

ORIGINAL

DEPARTMENT OF BUILDINGS,  
BUREAU OF MANHATTAN & THE BRONX,

Received JUN 22 1899

1461

1

FORM No. 2.

Plan No. 201

# B 436 APPLICATION TO ALTER, REPAIR, Etc.

Application 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 alteration or repair of the building as herein described. All provisions of the Building Law shall be complied with in the alteration or repair of said building, whether specified herein or not.

(Sign here)

*Wm Schermer Esq.*  
*Per. Gray Regelman Architect.*

NEW YORK, June 22<sup>nd</sup> 1899.

1. State how many buildings to be altered. One
2. What is the street or avenue and the number thereof? Give diagram of property. No. 140 First Avenue
3. How much will the alteration cost? \$ 2500 =

### GIVE THE FOLLOWING INFORMATION AS TO THE PRESENT BUILDING:

1. Size of lot on which it is located, No. of feet front, 19-; feet rear, 19-; feet deep, 80-
2. Size of building, No. of feet front, 19-; feet rear, 19-; feet deep, 45ft 8 ins No. of stories in height, 4; No. of feet in height from curb level to highest point of beams, 43ft
3. Material of building, Bricks and Stone Foundations; material of front, Bricks, Stone Trimmings
4. Whether roof is peak, flat, or mansard, Flat
5. Depth of foundation walls 9 feet; thickness of foundation walls, 20 ins; materials of foundation walls, Stone
6. Thickness of upper walls, 12 inches. Material of upper walls, Bricks
7. Whether independent or party walls, Independent
8. How the building is or was occupied, Store on first floor - Apartments on upper floors

### IF TO BE RAISED OR BUILT UPON, GIVE THE FOLLOWING INFORMATION:

1. How many stories will the building be when raised? Not to be raised
2. How high will the building be when raised? Not to be raised
3. Will the roof be flat, peak, or mansard? Flat
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,  2d tier,  3d tier,  4th tier. Distance from centres on  tier,  inches;  tier  inches.
6. How will the building be occupied? The same as at present - Store on first floor - Apartments on upper floors

### IF TO BE EXTENDED ON ANY SIDE, GIVE THE FOLLOWING INFORMATION.

1. Size of extension, No. feet front, 15-10"; feet rear, 15-10"; feet deep, 14ft; No. of stories in height, 4; No. of feet in height, 44ft
2. What will be the material of foundation walls of extension? Stone What will be the depth? 9 feet. What will be the thickness? 20 inches.
3. Will foundation be laid on earth, sand, rock, timber or piles? Earth

Building is not fire proof. Partitions remain as now existing.

Specify location of partitions. Specify construction of floor filling.



IF TO BE EXTENDED ON ANY SIDE GIVE THE FOLLOWING INFORMATION.

4. What will be the base, stone or concrete? Stone If base stones, give size and thickness and how laid, 10" x 24" x 36" laid dry. 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, 12 inches; 2d story, 12 inches; 3d story, 12 inches; 4th story, 12 inches; 5th story, ✓ inches; 6th story, ✓ inches; 7th story, \_\_\_\_\_ inches; from thence to top, 8 inches; and of what materials to be constructed, Bricks
7. State whether independent or party-walls. Independent. If party-walls give thickness thereof. ✓
8. With what material will walls be coped? Blue Stone
9. What will be the materials of front? Bricks. If of stone, what kind? ✓ ✓ ✓  
Give thickness of front ashlar. \_\_\_\_\_ Give thickness of backing. ✓ ✓ ✓
10. Will the roof be flat, peaked or mansard? Flat
11. What will be the materials of roofing? Tin
12. Give size and material of floor beams, 1st tier, spruce, 3" x 10"; 2d tier, spruce, 3" x 10"; 3d tier, spruce, 3" x 10"; 4th tier, spruce, 3" x 10"; 5th tier, \_\_\_\_\_; 6th tier, \_\_\_\_\_; 7th tier, \_\_\_\_\_; roof tier, spruce, 3" x 8". State distance from centres on 1st tier, 16 inches; 2d tier, 16 inches; 3d tier, 16 inches; 4th tier, 16 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, \_\_\_\_\_ 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. The side wall above first story will be supported by a girder as shown composed of two 12" steel beams each weighing 126 lbs. per yard; and the short angle wall by a girder composed of two 8" steel beams each weighing 54 lbs. per yard. Each girder to have plaster and stone templater.
15. If girders are to be supported by brick piers and columns, state the size of piers and columns. 12" girders to be supported by 8" x 12" x 1" cast iron col on one end, and 20" x 24" brick pier properly bonded.
16. How will the extension be connected with present or main building? By doors opening thereto on each floor as shown.
17. How will the extension be occupied? If for dwelling purposes, state how many families are to occupy each floor. Store on first floor, two families upper floors. One occupying 2nd & 3rd stories, one 4th story.
18. State who will superintend the alterations. Henry Segelmann, Architect.

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

The 1st floor will have partitions removed as indicated by dotted red lines on plans and new partitions substituted as shown. Upper floors will have door openings closed, and new partitions built as shown by plans.

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

Where indicated on the plans in present rear wall, such openings as shown are to be closed and bricked up, and window openings to be cut down to level of floors, and doors be substituted therefor.



Owner - William Schormar Address - 65 St Marks Place - New York City - N.Y.  
 Architect - Henry Degshuam Address - 133 Seventh St.  
 Mason - Address \_\_\_\_\_  
 Carpenter - Address \_\_\_\_\_

REPORT UPON APPLICATION.

Department of Buildings of the City of New York.

NEW YORK, June 24 1899

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 Stone 20 inches thick, 8 feet below curb, the upper wall built of brick 12 x 8 inches thick, 45 feet deep, 45 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? Natural Soil

What kind of sand was used in the mortar? Sharp

How is or was the building occupied? Store & Tenement

(The Inspector must here state what defects, if any, are in the walls, beams or other part of the building.)

(The Inspector must state the thickness of each wall in each and every story.)

Foundation walls stone 20"  
1, 2, 3 story 12" brick  
4 story 8" "  
No defect visible  
non fire proof

John G. Lord Inspector.

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 1/4 x 1 3/4 inches wrought iron, placed edgewise, or 1 3/4 inch angle iron 1/4 inch thick, well braced, and not more than three feet apart, and the braces to brackets must be not less than 1/4 inch square wrought iron, and must extend two-thirds of the width of the respective brackets or balconies. In all cases the brackets must go through the wall, and be turned down three inches.
- BRACKETS ON NEW BUILDINGS must be set as the walls are being built. When brackets are to be put on old houses, the part going through the wall shall not be less than one inch diameter, with screw nuts and washers not less than five inches square and 1/2 inch thick.
- TOP RAILS.—The top rail of balcony must be 1 3/4 inch x 1 1/2 inch wrought iron or 1 1/2 inch angle iron 1/4 inch thick, and in all cases must go through the walls, and be secured by nuts and 4 inch square washers, at least 3/4 inch thick, and no top rail shall be connected at angles by the use of cast iron.
- BOTTOM RAILS.—Bottom rails must be 1 1/4 inch x 3/4 inch wrought iron or 1 1/4 inch angle iron 1/4 inch thick, well leaded into the wall. In frame buildings the top rails must go through the studding and be secured on the inside by washers and nuts as above.
- FILLING-IN BARS.—The filling-in bars must be not less than 1/2 inch round or square wrought iron, placed not more than 6 inches from centre, and well riveted to the top and bottom rails.
- STAIRS.—The stairs in all cases must be not less than 18 inches wide, and constructed of 1/4 x 3 1/2 inch wrought iron sides or strings. Steps may be of cast iron of the same width of strings, or 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 3/4 inch hand rail of wrought iron, well braced.
- FLOORS.—The flooring of balconies must be of wrought iron 1 1/4 x 3/4 inch slats placed not over 1 1/2 inches apart, and secured to iron battens 1 1/2 x 3/4 inch, not over three feet apart and riveted at the intersection. The openings for stairways in all balconies shall not be less than 20 inches wide and 30 inches long, and have no covers.
- DROP LADDERS.—Drop ladders from lower balconies where required shall not be less than 14 inches wide, and shall be made of 1 1/2 x 3/8 inch sides and 5/8 inch rungs of wrought iron. In no case shall a drop ladder be more than 12 feet in length. In no case shall the ends of balconies extend more than nine inches over the brackets.
- SCUTTLE LADDERS.—Ladders to scuttles shall be constructed in all cases the same as the stairs or step-ladders from balconies of fire escapes.
- THE HEIGHT OF RAILING around balconies shall not be less than two feet nine inches.

No Fire Escape will be approved by 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.



7-13-99a  
8-26-99a

2 DRAWINGS FILED.

1 affidavit  
1 diagram

**ORIGINAL.**  
Department of Buildings,  
CITY OF NEW YORK.

Detailed Statement of Specifications  
FOR  
ALTERATIONS TO BUILDINGS.

No. 1461 Submitted June 22 1899

LOCATION.

140 First Avenue.

Owner William Schomar.

Architect Henry Bergmann.

Builder \_\_\_\_\_

Received by John G. Lord June 23 1899

Returned by " " " " 1899

Report favorable.

FINAL REPORT.

New York, Nov 1 1899

To the Superintendent of Buildings:  
Work was commenced on the within described building on the 15 day of August 1899 and completed on the 4 day of October 1899, and has been done in accordance with the foregoing detailed statement, except as noted below.

Raymond V. McDonough  
Inspector.

REMARKS:  
Not commenced.  
John G. Lord

Referred to Inspector 13

7/14 8/30 18999

Returned \_\_\_\_\_ 18999

Inspector 16

New York, \_\_\_\_\_ 1899  
This is to certify that I have examined the within detailed statement, together with the copy of the plan 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 record of the Department of Buildings.  
\_\_\_\_\_  
Superintendent of Buildings.

New York, 7/5 1899

This is to certify that the within detailed statement of specifications and a copy of the plans relating thereto, have been submitted to the Commissioner of Buildings for the Boroughs of Manhattan and the Bronx, and are hereby approved.  
Dis  
John G. Lord  
Commissioner of Buildings for the Boroughs of Manhattan and the Bronx.

Amendment of 7/7 1899

approved 7/12/99

June 29 99

John P. Andrews  
John P. Andrews 7/1/99

June 29 99

John P. Andrews  
John P. Andrews 7/5/99

Ed amended 7/7/99

New York, July 7 1899

Plans for P. & D. amended approved.

John P. Andrews  
Chief Insp. P. & V. Bldg.

John P. Andrews 7/17/99  
John P. Andrews 8/21 1899  
Request for modification not required

John P. Andrews 8/30/99  
John P. Andrews 9/5 1899  
New York, Sept 5 1899

John P. Andrews 9/17/99  
John P. Andrews 9/21 1899  
New York, Sept 21 1899

Stu + Hats  
OK. July 10 1899  
R. Miller

New York, 7/12 1899

This is to certify that the within detailed statement of specifications and a copy of the plans relating thereto, have been submitted to the Commissioner of Buildings for the Boroughs of Manhattan and the Bronx, and are hereby approved.  
Ed amended 7/7/99

John P. Andrews  
Commissioner of Buildings for the Boroughs of Manhattan and the Bronx.

8/21 9 8/25/99

Amendment of 8/21 1899

approved John P. Andrews

E. & F. filed 6/12 1899