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Original

Department of Buildings,

OFFICE, No. 2 FOURTH AVENUE.

436

52

New York, August 27<sup>th</sup> 1870

PLAN AND SPECIFICATION.

INFORMATION REQUIRED IN RECORDING PLANS AND SPECIFICATIONS FOR THE ERECTION OF BUILDINGS.

1. Number of buildings to be erected, Two
  2. Location, street number, or side of street, and number of feet from nearest corner, No 99, 2<sup>d</sup> Mark's Place, N. E. Middle of block from Ave A. and 1<sup>st</sup> Ave.
  3. Size of lot, 37 1/2 feet front, 37 1/2 feet rear, 112 feet deep.
  4. Size of building, 23'5" feet front, 23'5" feet rear, 7.5 feet deep, 5.7 feet in height, from curb level to highest point. Number of stories in height, Sabon's basement & cellar
  5. Estimated value of the materials and labor required in the erection of each building, \$ 20,000.00  
25,000.00  
*Size of the other building: 14'1" front, 14'1" rear, 7.5' deep by the same height as other building*
  6. Depth of foundation from curb level or surface of ground (in no case to be less than four feet, except when laid upon solid rock), 10ft
  7. Size of base stones, and how laid, 3'x4'x8" thick, length and crosswise
  8. Thickness of foundation walls and piers, of what materials, and how laid; footing courses, timber or piles side, front & rear walls 20", party wall 16" of hard burnt N.R. bricks & good cement & sharp sand mortar.
  9. Thickness of upper walls, of what materials, and how laid, 16" in basement & front of 1<sup>st</sup> story and 12" in upper stories, all brickwork of good bricks & in sharp sand & lime mortar.
- Extract from Law. "The mortar used in the construction of any building shall be composed of lime or cement mixed with sand, in proper proportions; no inferior lime or cement shall be used, and all sand shall be clean sharp grit, free from loam, and all the joints in all walls must be filled with mortar."
10. Materials of front. If stone, state the kind, give thickness of ashlar and backing, Front bricks, backing in 1<sup>st</sup> story 12" upper backing 8" well bonded with facing by splitting the face with continuous header behind; all backing work is to be done in cement mortar & sharp sand mortar.  
(All backing to be not less than 12 inches thick, and must be laid up with cement mortar.)
  11. Materials of roofing, tin
  12. Materials of cornices, galv. iron
  13. Iron shutters, no
  14. Style of roof. Flat, Peak, or Mansard, flat
  15. Access to roof, Stair bulkheads. How ventilated, by ventilation shafts & fan lights over door
  16. Independent walls, no thickness of, \_\_\_\_\_ inches.
  17. Party-walls yes thickness of, 20, 16 & 12 inches
  18. Walls coped; what material, blue stone
  19. Sizes of floor beams; 1st tier, 3x10 inches; 2d tier, 3x10 inches; 3d tier, 3x9 inches; 4th tier, 3x9 inches; 5th tier, 3x9 inches; 6th tier, 3x9 inches; roof tier, 3x8 inches; material, Spruce distance from centres, 16" for 6 tiers & 20" for roof tier
  20. Girders under floor beams, if any; size of same, of what materials, and how supported. 6"x8" spruce girders under 1<sup>st</sup> tier of beams, supported by 5" diam. locust posts set 6' apart.

21. Distance of wood-work from all flues, 12 inches ("not less than eight inches") from inside.
22. Hoistways, if any; how protected, no
23. Headers and trimmers to be hung in stirrup irons, no
24. How the building is to be occupied; if for a dwelling, state the number of families; if for a store or other business purposes in part, and the remainder for families, give the number on each floor, and whole number of families in each house, one house: basement by 2 stories each upper story by two or four families; other house basement by one story, <sup>each</sup> upper story by one family
25. Heights of ceilings, 1st story, 9 1/2 ft.; 2d story, 9 1/4 ft.; 3d story, 9 ft.; 4th story, 9 ft.; 5th story, 8 1/2 ft.; 6th story, \_\_\_\_\_ ft.

26. Fire-escape, yes, iron balconies 3 ft wide connecting the buildings by windows on each story on each side of party wall. The large house to be provided with fire detectors and alarm by connection to the city.

27. Wood-houses, if any; where located, and of what materials constructed, in basement cell constructed of hemlock boards; cellar ceilings to have two coats of plastering; cellar stairs to be enclosed by 8" brick walls.
28. Hot air, steam, or other furnaces, if any, \_\_\_\_\_

29. If the front, rear, or side walls are to be supported, in whole or in part, by iron girders or lintels, give definite particulars, fronts to have in basement three 12" x 18" cast iron columns, and three 6" x 18" cast iron columns with cast iron lintels above  $\frac{16}{18}$ " 5", all to be lawfully tested before used

Extract from Law. "All cast-iron girders, lintels, or columns, before used in any building, shall have the maximum weight they will safely sustain stamped or marked thereon."

30. Size of piers; how built, \_\_\_\_\_

Extract from Law. "That every isolated brick pier less than six superficial feet at the base, shall have a bond stone not less than four inches thick by full size of pier built therein, at intervals of not more than thirty inches; and all piers under ends of iron lintels or girders, or upon which iron or stone posts are to rest, whether isolated or not, shall be bonded as above stated, and have a cut granite cap on each, not less than twelve inches thick by full size of the pier."

31. If any walls already built are to be used as party-walls, fill up the application below.

**APPLICATION TO USE PARTY-WALLS.**

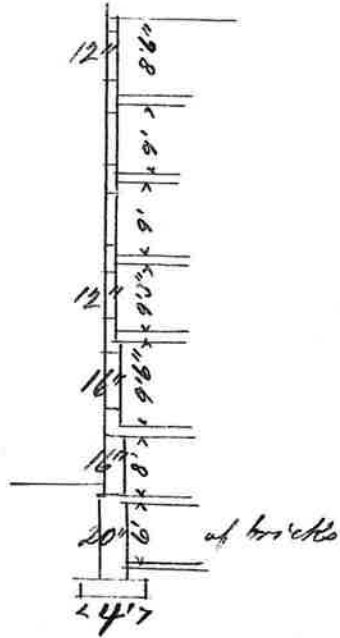
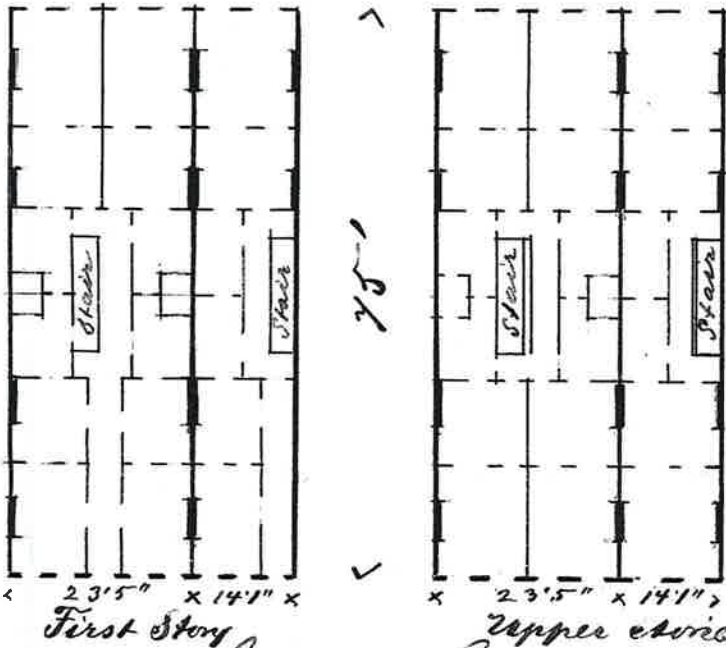
The undersigned gives notice that he intends to use the party walls of building No 97 & 101 St. Marks Place as party-wall in the erection of the building described above, and respectfully requests that the same be examined and a permit granted therefor. The foundation wall are built of stones, 24 inches thick; the upper wall are built of brick, 16 1/2 inches thick, 50 feet in height, 53 feet deep, the several lines of beams in the proposed beams will be set at least 8" from the face of beams shown in each party wall.

Julius Langenbahn

32. If there is any building on the front or rear of the lot, give description of the same, and state how occupied. Present building is to be taken down

33. That all materials and workmanship will be in accordance with the requirements of the law, yes

34. Give diagrams of floors in all cases.



Owner Julius Lungenbach Residence 195 7th St.  
 Architect F. W. Klement Residence 200 Allen St.  
 Builder \_\_\_\_\_ Residence \_\_\_\_\_

**REPORT ON APPLICATION.**

New York, Aug 27<sup>th</sup> 1873

To the Superintendent of Buildings:

I respectfully report, that I have examined the wall named in the above application, and find the foundation wall to be built of stone 24 inches thick; the upper wall built of brick 12 x 16 inches thick, 5.5 feet deep, 5.0 feet in height, and is in a good and safe condition to be used as proposed.

John G. Lewis  
 Insp. / Deputy Superintendent of Buildings.

**REMARKS.**

Both of these walls were built on brick walls and in some condition as they are on different levels. I cannot say whether the brick walls will come on the same level or not if they do they should be level between and another

Amey

**REPORT OF INSPECTOR.**

New York, March 2<sup>nd</sup> 1873

To the Superintendent of Buildings:

Work was commenced on the within described building on the 1<sup>st</sup> day of Feb 1873 and completed on the 28<sup>th</sup> day of March and has been done in accordance with the plan and specification except as noted below.

John Beattie  
 Inspector.

**REMARKS.**

In violation  
JB

PLANS AND SPECIFICATIONS  
FOR

NEW BUILDINGS.

No. 132 Submitted *Aug 2 1873*

LOCATION.

*No 99 N. Park Place*

Owner *Jessie W. Mankin*

Architect *W. M. Wood*

Builder

Referred to *Deputy Supt. Aug 27 1873*

Returned by *Deputy Supt. Aug 29 1873*

Report *favorable.*

*New York, Sep 15 1873*

This is to Certify that I have examined the within plan and specification, and find the same to be in accordance with the several laws relating to buildings in the City of New York; and that the same has been entered in the records of this Department.

*Henry S. Dudley*  
Superintendent of Buildings

Referred to Inspector *4th Dist*

*Sept. 2nd 1873*

Returned *Sept 3rd 1873*

Inspector

[SUPPLEMENT.]

In all Tenement Houses having Stores on the first floor, and built to contain two or more families on a floor above the store, the ceiling above the store must be constructed as follows:

Lathed with iron lath throughout, or deafened with good mortar not less than one inch thick, and levelled with the top of the beams and, if the deafening is used instead of the iron lath, then there must be, in addition to the deafening, a space lathed with iron lath not less than two feet wide, against all walls that are furred; and in all cases where iron lath is used on any ceiling it must be let into the horizontal joints of the brick walls not less than one-half inch. All hall partitions in such buildings must be either 8-inch walls built from the foundation to the top of the second story beams or, if the partitions are built of wooden joists, the partitions must be filled in with brick or lathed with iron lath on the hall side of the partition. All wood-houses placed in the cellars of tenement buildings must be constructed fire-proof.

In all new buildings that require fire-escapes, the iron brackets or bearers for the fire-escape must be built into the walls as the building of the wall progresses, and the fire-escape completely finished before the building is occupied.

Inspectors are required to report forthwith any person or persons violating any of the foregoing provisions.

JAS. M. MACGREGOR,  
*Supt. of Buildings.*

Applicant must indicate the Building Line or Lines clearly and distinctly on the Drawings.

B 436  
L 52

the Borough President of the Borough of Manhattan,  
In The City of New York.

RECEIVED NOV 10 1905  
FOR THE BOROUGH OF MANHATTAN

THE BUREAU OF BUILDINGS FOR THE BOROUGH OF MANHATTAN,  
Office, No. 220 FOURTH AVENUE,  
S. W. Corner 18th Street.

2  
3266

Plan No. 3266

### APPLICATION TO ALTER, REPAIR, ETC.

Application is hereby made to the Superintendent of Buildings of The City of New York for the Borough of Manhattan for the approval of the detailed statement of the specifications and plans herewith submitted for the alteration or repair of the building herein described. All provisions of the law shall be complied with in the alteration or repair of said building, whether specified herein or not.

(Sign here) Meissmann

THE CITY OF NEW YORK,

BOROUGH OF MANHATTAN, Nov 10, 1905

### LOCATION AND DESCRIPTION OF PRESENT BUILDING.

- State how many buildings to be altered one
- What is the exact location thereof? (State on what street or avenue; the side thereof, the number of feet from the nearest street or avenue, and the name thereof) North side of St. Marks Pl. 175' east of First Av. #99
- How was the building occupied? }  
How is the building to be occupied? } Tenement
- Is the building on front or rear of lot? front Is there any other building erected on lot or permit granted for one? no Size \_\_\_\_\_ x \_\_\_\_\_; height \_\_\_\_\_ How occupied? \_\_\_\_\_ Give distance between same and proposed building \_\_\_\_\_ feet.
- Size of lot? 25 feet front; 25 feet rear; 110 feet deep.
- Size of building which it is proposed to alter or repair? 25 feet front; 25 feet rear; 75 feet deep. Number of stories in height? 5 story + Height from curb level to highest point? 58 ft basement
- Depth of foundation walls below curb level? 8 ft. Material of foundation walls? stone Thickness of foundation walls? front 24 inches; rear 24 inches; side 24 inches; party 24 inches.
- Material of upper walls? brick If ashlar, give kind and thickness \_\_\_\_\_
- Thickness of upper walls:  
Basement: front 16 inches; rear 16 inches; side 16 inches; party 16 inches.  
1st story: " 16 " " 16 " " 16 " " 16 "  
2d story: " 12 " " 12 " " 12 " " 12 "  
3d story: " 12 " " 12 " " 12 " " 12 "  
4th story: " 12 " " 12 " " 12 " " 12 "  
5th story: " 12 " " 12 " " 12 " " 12 "  
6th story: " \_\_\_\_\_ " " \_\_\_\_\_ " " \_\_\_\_\_ " " \_\_\_\_\_ "
- Is roof flat, peak or mansard? flat

11. Size of present extension, if any? ..... feet front; ..... feet deep; ..... feet high.
12. Thickness and material of foundation walls? .....
13. Material of upper walls? ..... If ashlar, give kind and thickness .....
14. Thickness of upper walls:  
 Basement: front ..... inches; rear ..... inches; side ..... inches; party ..... inches.  
 1st story: " ..... " ..... " ..... " ..... " ..... "  
 2d story: " ..... " ..... " ..... " ..... " ..... "  
 3d story: " ..... " ..... " ..... " ..... " ..... "  
 4th story: " ..... " ..... " ..... " ..... " ..... "
15. Is present building provided with a fire escape? ..... *yes*

If to be extended on any side, give the following information:

16. Is extension to be on side, front or rear? .....
17. Size of proposed extension, feet front .....; feet rear .....; feet deep .....; number of stories in height? ..... number of feet in height? .....
18. Material of foundation walls? .....; depth ..... feet; material of base course .....; thickness of base course .....; thickness of foundation walls, front ..... inches; side ..... inches; rear ..... inches; party ..... inches.
19. Will foundation be on rock, sand, earth or piles? .....
20. What will be the size of piers in cellar? .....; distance on centres? .....; size of base of piers? .....; thickness of cap stones? .....; of bond stones? .....
21. Material of upper walls? .....; material of front? .....
22. Thickness, exclusive of ashlar, of upper walls:  
 1st story: front ..... inches; rear ..... inches; side ..... inches; party ..... inches.  
 2d story: " ..... " ..... " ..... " ..... " ..... "  
 3d story: " ..... " ..... " ..... " ..... " ..... "  
 4th story: " ..... " ..... " ..... " ..... " ..... "  
 5th story: " ..... " ..... " ..... " ..... " ..... "  
 6th story: " ..... " ..... " ..... " ..... " ..... "
23. With what will walls be coped? .....
24. Will roof be flat, peak, or mansard? .....; material .....
25. Give size and material of floor and roof beams .....  
 1st tier, material .....; size .....; distance on centres .....  
 2d tier, " ..... " ..... " ..... "  
 3d tier, " ..... " ..... " ..... "  
 4th tier, " ..... " ..... " ..... "  
 5th tier, " ..... " ..... " ..... "  
 Roof tier, " ..... " ..... " ..... "
- Give thickness of headers ..... of trimmers .....
26. Give material of girders ..... of columns .....  
 Under 1st tier, size of girders .....; size of columns .....  
 " 2d " " " .....; " " .....  
 " 3d " " " .....; " " .....  
 " 4th " " " .....; " " .....  
 " 5th " " " .....; " " .....  
 " Roof tier, " " " .....; " " .....

27. If front, rear or side is to be supported on columns or girders, give  
 girders, material ..... ; front ..... ; side ..... ; rear .....  
 size ..... " ..... " ..... " .....  
 columns, material ..... " ..... " ..... " .....  
 size ..... " ..... " ..... " .....
28. If constructed of frame, give material ..... ; size of sill ..... ;  
 plate ..... ; enteries ..... ; posts ..... ; studs ..... ;  
 braces .....
29. If open on one side, give size of plate ..... posts .....
30. How will extension be occupied? ..... If for  
 dwelling, give number of families on each floor .....
31. How will extension be connected with main building? .....
32. Give size of skylights ..... ; material .....
33. Give material of cornices .....
34. Give material of light shafts ..... ; size .....

If to be increased in height, give the following information :

35. Will building be raised from foundation, or extended on top? Give particulars .....
36. How many stories high will building be when raised? ..... ; feet high .....
37. Will the roof be flat, peak or mansard? ....., material .....
38. Material of coping? .....
39. Give material of new walls ..... thickness of ..... story ..... inches ;  
 ..... story ..... inches ; ..... story ..... inches ; ..... story  
 ..... inches ; ..... story ..... inches ; ..... story ..... inches ;  
 ..... story ..... inches.
40. Material of floor beams? ..... Size ..... tier ..... ;  
 centres ..... ; ..... tier ..... ; centres ..... ; ..... tier ..... ;  
 centres ..... ; ..... tier ..... ; centres ..... ; ..... tier ..... ;  
 centres .....
41. Material of girders? ..... Size under 1st tier ..... ;  
 2d tier ..... ; 3d tier ..... ; 4th tier ..... ; 5th tier ..... ;  
 6th tier .....
42. Material of columns? ..... Size under 1st tier ..... 2d tier .....  
 3d tier ..... ; 4th tier ..... ; 5th tier ..... ; 6th tier .....
43. Size of piers in cellar ..... ; distance on centres ..... ; thickness of capstones  
 to piers ..... ; bond stones .....
44. If constructed of frame, give material of frame ..... ; size of sills ..... ;  
 corner posts ..... ; middle posts ..... ; enteries ..... ; plates ..... ;  
 braces ..... ; studs .....
45. How will building be occupied when altered? .....  
 If for dwelling, state number of families on each floor? .....
46. With what kind of fire escape will building be provided? .....

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 :

47. Build brick structure in yard 4'8" x 6'1", foundation to be 12" set on 12" x 24" concrete, upper wall to be 8" brick with terra cotta coping. Floor of roof beams to be 3" x 6", 20" on centres. Skylight to be 3'8" x 4'8".

If altered Internally, give definite particulars, and state how the building will be occupied :

48. Bld. F. P. air-shaft of 3" terra cotta blocks set in 4" x 4" x 3/8" angle iron frame with 3" x 3" cross bars, set on 16" x 16" x 8" granite blocks 16" x 16" piers in cellar; on 40" x 40" x 12" concrete footing. Install W. b. on all floors, lath & plaster partitions, but windows in cross partitions. Bld 8" brick wall in cellar of bakery. Fire-proof ceiling of bakery as marked on plans.

Occupied as at present

49. How much will the alteration cost?

\$ 3500

If the Building is to be occupied as a Flat, Apartment or Lodging House, give the following particulars :

50. Is any part of building to be used as a store or for any other business purpose, if so, state for what?

	Cellar	Basement	1st Floor	2d Floor	3d Floor	4th Floor	5th Floor	6th Floor
51. How many families will occupy each?								
52. Height of ceilings?								

53. How basement to be occupied?

How made water-tight?

54. Will cellar or basement ceiling be plastered? How?

55. How will cellar stairs be enclosed?

56. How cellar to be occupied?

How made water-tight?

57. Will shafts be open or covered with louvre skylights full size of shafts?

Size of each shaft?



If a Wall or Part of a Wall already built is to be used, fill up the following :

THE CITY OF NEW YORK,

BOROUGH OF MANHATTAN, ..... 190

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) .....

REPORT UPON APPLICATION.

The Bureau of Buildings for The Borough of Manhattan.

THE CITY OF NEW YORK,

BOROUGH OF MANHATTAN, ..... 190

To the Superintendent of Buildings for the Borough of Manhattan :

I respectfully report that I have thoroughly examined and measured the wall....., etc.  
named in the foregoing application, and found 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 the building.....in a good and safe condition to be altered as proposed.  
The..... wall.....built as party wall.....and.....in a good and safe condition to be used  
as proposed. Building occupied as follows: basement....., 1st floor.....  
2d floor....., 3d floor....., 4th floor.....  
5th floor....., 6th floor....., 7th floor.....  
8th floor....., 9th floor....., 10th floor.....

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

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

If building is VACANT, state how the same was occupied?.....

Is the PRESENT building to be connected with any ADJOINING building?..... If so, state dimensions  
and material of adjoining building, viz. : Material.....; feet front.....;  
feet rear.....; feet deep.....; feet in height.....; number of stories.....;  
how occupied?.....

(The Inspector must here state what defects, if any, are in the walls.)

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

.....  
.....  
.....  
.....

..... Inspector.

58. Dimensions of water-closet windows? .....
- Dimensions of windows for living rooms? .....
59. Of what materials will hall partitions be constructed? .....
- .....
60. Of what materials will hall floors be constructed? .....
- .....
61. How will hall ceilings and soffits of stairs be plastered? .....
62. Of what material will stairways be constructed? .....
- Give sizes of stair well holes? .....
63. If any other building on lot, give size; front .....; rear .....; deep .....; stories high .....; how occupied .....; on front or rear of lot .....; material .....
- How much space between it and proposed building? .....
64. How will floors and sides of water closets to the height of 16 inches be made waterproof? .....
- .....
65. Number and location of water closets: Cellar .....; 1st floor .....; 2d floor .....; 3d floor .....; 4th floor .....; 5th floor .....; 6th floor .....
66. This building will safely sustain per superficial foot upon the first floor ..... lbs.; upon 2d floor ..... lbs.; upon 3d floor ..... lbs.; upon 4th floor ..... lbs.; upon 5th floor ..... lbs.; upon 6th floor ..... lbs.; upon 7th floor ..... lbs.; upon 8th floor ..... lbs.

Owner, M. Berliant, Address, 73 E. 3rd St.

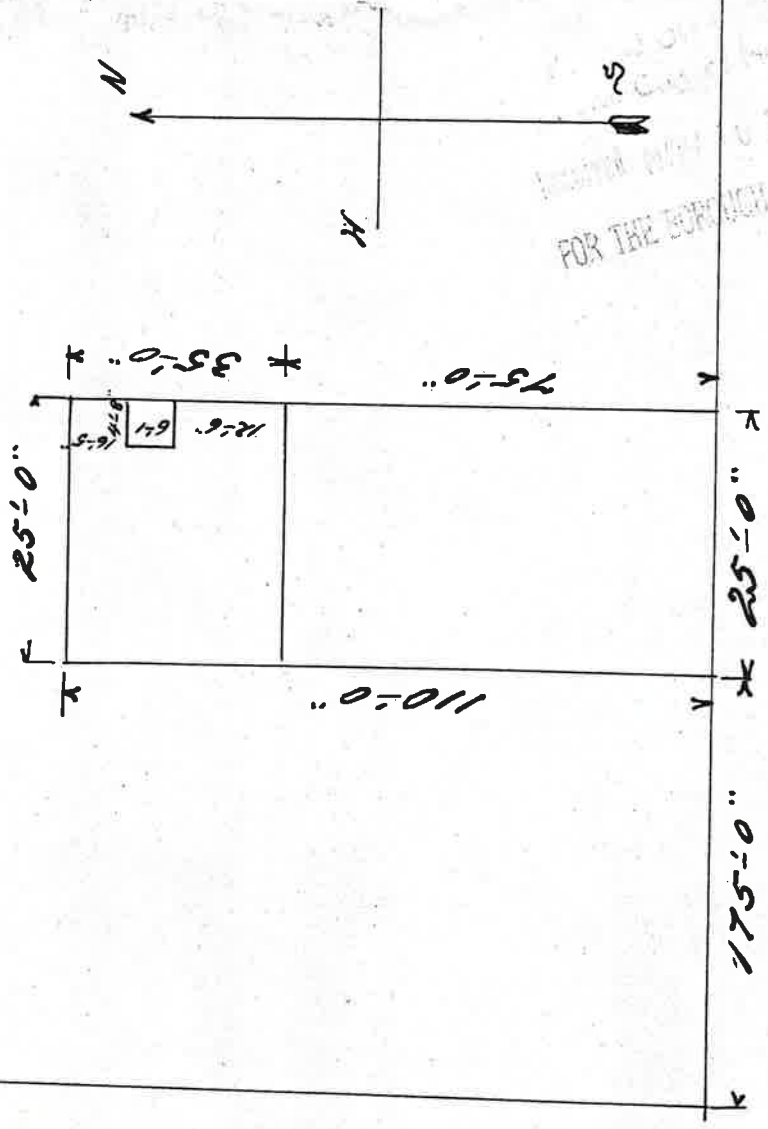
Architect, Heissmann, 30 First St

Superintendent, owner, " [Signature]

Mason, [Signature] " [Signature]

Carpenter, [Signature] " [Signature]

GENERAL



DEPARTMENT OF THE CITY OF NEW YORK  
FOR THE DEPARTMENT OF SANITATION

FIRST AVE.

ST. MARKS PL.

99 St. Marks pl.

3766

DEPARTMENT OF BUILDINGS OF THE CITY OF NEW YORK  
FOR THE BOROUGH OF MANHATTAN

RECEIVED NOV 10 1905  
FOR THE BOROUGH OF MANHATTAN

PLAN No. 3766 alt of 190 5

State and City of New York, } ss.:  
County of .....

I, O Reissmann, residing at Number 30 First St Manhattan 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

the 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

in The City of New York, aforesaid, and known and designated as Number 99 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, is duly authorized to be performed by M. Berliant

and that O Reissmann

is duly authorized by M. Berliant to make application for the approval of such detailed statement of specifications and plans 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:

M. Berliant No. 73 E. 3rd St.

as owner

O Reissmann No. 30 First St

as architect

No

as

No

as

The said land and premises above referred to, are situate at, bounded and described as follows, viz.:

BEGINNING at a point on the north side of St. Marks Pl., distant 175 feet  
~~east~~ from the corner formed by the intersection of  
First Ave. and St. Marks Pl.  
running thence northwesterly 100 feet;  
thence easterly 25 feet;  
thence southeasterly 100 feet;  
thence westerly 25 feet  
to the point or place of beginning.

Sworn to before me, this 10 day of Nov, 190 }

[Signature]

C. J. Carroll  
Notary Public, ..... County.



