

B 437 L 10

HOUSE NO. AND STREET

HOUSE NO. AND STREET

HOUSE NO. AND STREET

APPLICATIONS

10th. ST. EAST 256-258.

NB 2116-99 Alt 551-90 UB 361-08*
 NB 1834-99 Alt 1833-87 UB 457-36* BN 2919-50 ✓
 NB 142-00 ✓ V 358-58 BN 3834-54
 E 471-36 V 1792-66P BN 1884-55
 Alt 292-38 ✓ V 1536-73 BN 366-58P
 P 185-38 PRS 500-81
 FO 1467-54
 FO 6-66

KIND	NO.	YEAR	FILED	COMPLETED	DRAWINGS
NB	142	1900			FILED ✓
P.D.	185	1938			Alt 292-38
Alt.	292	1938		5/9/38	Inside
PR	1040	1958	ERASER		
BSN	2919	1950		10-3-50	"
BN	1884	1955			"
Misc FP	1467	1954			"
BN	366	1958			Inside
MISC	6	1966		4/22/66	N.P.

ORIGINAL

Form 54-1899.

Department of Buildings of The City of New York.

BOROUGH OF MANHATTAN AND THE BRONX.

Plan No. 113 MB 1900 189. Filed 189.

NOTICE.—In making application for the approval of plans for light and ventilation of new tenement and lodging houses, or for alterations of existing tenement or lodging houses, the following drawings must be furnished : Plans of all floors, including cellar and basement, and, if necessary, transverse and longitudinal sections. All plans must be drawn to a uniform scale, not less than one-quarter inch to the foot, and be on tracing cloth or cloth prints, and each shaft or court properly designated and dimensions of same plainly marked thereat.

NOTICE.—This permit expires by its own limitation six months from date of approval of the plan by the Commissioner of Buildings for the Boroughs of Manhattan and The Bronx, unless the building is then begun.

THOMAS J. BRADY,

Commissioner of Buildings for the Boroughs of Manhattan and The Bronx.

APPLICATION

TO THE

COMMISSIONER OF BUILDINGS

FOR THE BOROUGH OF MANHATTAN AND THE BRONX,

TO APPROVE PLANS FOR LIGHT AND VENTILATION OF PROPOSED TENEMENT OR LODGING HOUSE.

Pursuant to law, application is hereby made to the Commissioner of Buildings for the Boroughs of Manhattan and The Bronx, to approve plans herewith submitted for light and ventilation of the buildings described in the following specifications, which are made part of said plans. The plans and specifications are to be construed together, but, in case of any difference between them, these specifications, subject to such conditions as may be imposed by the Commissioner of Buildings for the Boroughs of Manhattan and The Bronx, are to govern.

Location NE 256 East 10th Street. Number of Buildings One.

Owner Gordon, Levy & Co. Address 159 Canal Street.

Architect C. B. Meyers. Address 1 Union Sq. West.

Dimensions of each Lot 4 3'-7 1/2" (Average) x 92'-4"

Dimensions of each Building 4 3'-7" (Average) x 78'-4"

Dimensions of each Extension

Number of floors above cellar or basement of main building Dist of extension

If it is proposed to alter an existing tenement or lodging house, or to convert a dwelling house or other building into a tenement or lodging house, state in what particulars:

Cellar—How to be occupied?.....

Basement—How to be occupied? *3 families in front. Rear for cellar purposes.*

Cellar ceiling—Height above sidewalk.....

Basement ceiling—Height above sidewalk *At least 2'-0"*

	Cellar.	Basement.	1st floor.	2d floor.	3d floor.	4th floor.	5th floor.	6th floor.	7th floor.
How many families will occupy each floor?		3	6	6	6	6	6	6	
Height of ceilings.....		9'-4"	10'	10'	9'-6"	9'-6"	9'-6"	9'-6"	
Number of living rooms opening on shafts and courts.....		9	15	15	15	15	15	15	
Number of living rooms opening on street and yard.....		3	8	8	8	8	8	8	

Halls—How lighted and ventilated? *Windows and skylight in roof.*

State dimensions of ventilating skylight over main hall *5'-0" x 7'-0"*

Dimensions of windows for living rooms *over 12 sq. ft.*

Dimensions of windows for water-closet apartments *" 3 " "*

Dimensions of fanlights over doors of living rooms where marked on plans *14" by width of door.*

Cellar—How lighted and ventilated?.....

Basement—How lighted and ventilated? *Windows to yard, areas shafts.*

" How made water-tight? *concrete.*

Cellar—How lighted and ventilated?.....

" How made water-tight?.....

Will cellar or basement ceiling be plastered? *Yes.*

What additional structure, if any, will be on lot? *None.*

Distance from extreme rear of main building to rear line of lot *14'-0"*

Distance from extreme rear of extension to rear line of lot.....

	Cellar.	Basement.	1st floor.	2d floor.	3d floor.	4th floor.	5th floor.	6th floor.	7th floor.
Number and location of water-closets..		2	3	3	3	3	3	3	

How will the floor and sides of water-closet apartments be made water-tight?.....

Slate slabs and 16" bases.

How will water-closet apartments be ventilated? *By windows to shafts.*

DIMENSIONS OF LOT, SHAFTS, COURTS, YARDS, ETC.

NOTE.—If several buildings and lots are of same dimensions throughout, one statement is sufficient. ALL COMPUTATIONS MUST BE MADE ON LEVEL OF FIRST STORY. SHAFTS LESS THAN TWENTY-FIVE SQUARE FEET IN AREA WILL NOT BE COMPUTED AS UNCOVERED SPACE.

NOTE.—Section 661, Laws 1887, as amended 1895, restricts the occupancy of any tenement or lodging house on any ordinary city lot to sixty-five per centum of the area of said lot, when such lot is not a corner lot, and empowers the Superintendent of Buildings to extend such occupancy to seventy-five per centum of the area of the aforesaid lot, provided "the light and ventilation of such tenement or lodging house are, in the opinion of the Commissioner of Buildings, materially improved." The same section also provides that no tenement or lodging house shall occupy more than ninety-two per centum of the area of a corner lot above the first story.

The limiting percentages that will be allowed under this provision of law is as follows :

Up to 80 feet.....	75 per cent.	Up to 120 feet.....	67 per cent.
" 90 ".....	73 "	" 130 ".....	"
" 100 ".....	71 "	and above.....	65 per cent.
" 110 ".....	69 "		

For corner buildings upon lots less than 50 feet frontage, the maximum area that may be covered will be determined as follows :

Up to 80 feet.....	92 per cent.	Up to 120 feet.....	84 per cent.
" 90 ".....	90 "	" 130 ".....	82 "
" 100 ".....	88 "	" 140 ".....	80 "
" 110 ".....	86 "	" 150 ".....	78 "

For buildings greater than 50 feet frontage, the former tables of percentages will apply to that part which is in excess of 50 feet, and the latter scale for that which is under 50 feet.

While the uncovered area cannot be less than the above, it must be greater where required by the further regulations for shafts and fixing distance required at rear.

HOUSE No. 1.	HOUSE No. 2.	3/11/1900. HOUSE No. 3. <i>Corrected computations.</i>
Shaft Sq. Ft. No. 1, $2\frac{2}{3} \times 3\frac{4}{3} = 7.18\frac{2}{3}$ and $4\frac{1}{6} \times 6\frac{1}{3} = 7.18\frac{2}{3}$ " 2, $6\frac{1}{3} \times 7\frac{1}{6} = 3.6\frac{7}{18}$ minus $3 \times 3 = 3$ " 3, $5\frac{1}{3} \times 17\frac{1}{6} = 9.5\frac{1}{9}$ " 4, $5\frac{1}{2} \times 2\frac{6}{6} = 14.3\frac{1}{2}$	Shaft Sq. Ft. No. 1, " 2, " 3, " 4, Court No. 1, " 2, Front } Yard, } Rear } Yard, } $14 \times 4\frac{3}{8} = 614\frac{1}{4}$ Alley } Yard, } Total area of Shafts, } $100.8\frac{1}{2}$ etc..... } Average House, $4\frac{3}{8} \times 7\frac{8}{8} = 34.14\frac{3}{8}$ Lot, $4\frac{3}{8} \times 9\frac{2}{2} = 40.28\frac{5}{4}$ Per cent. of } lot covered } 74.977	Shaft Sq. Ft. No. 1, $3\frac{1}{3} \times 18\frac{1}{6} = 12.0\frac{1}{3}$ and $6\frac{1}{3} \times 6\frac{5}{6} = 12.0\frac{1}{3}$ " 2, $6\frac{1}{3} \times 7\frac{1}{6} = 3.6\frac{7}{18}$ minus $3 \times 3 = 3$ " 3, $5\frac{1}{3} \times 17\frac{1}{6} = 9.5\frac{1}{9}$ " 4, $5\frac{1}{6} \times 2\frac{6}{6} = 13.5\frac{1}{36}$
<p>Front } Yard, } Rear } Yard, } $14 \times 4\frac{3}{8} = 614\frac{1}{4}$ Alley } Yard, } Total area of Shafts, } $101.1\frac{1}{9}$ etc..... } Average House, $4\frac{3}{8} \times 7\frac{8}{8} = 34.14\frac{3}{8}$ Lot, $4\frac{3}{8} \times 9\frac{2}{2} = 40.28\frac{5}{4}$ Per cent. of } lot covered } 74.9</p>		
<p>Remarks.....</p>		

And it is further understood by the owner and architect that these plans for light and ventilation of the above-described buildings are approved, and this permit is issued and accepted upon the following conditions in addition to the foregoing, and are hereby incorporated therewith, according as the same is a tenement or lodging house :

Strict adherence to plans required.

That strict adherence to the plans and specifications on which this permit is granted will be required by the Commissioner of Buildings for the Boroughs of Manhattan and The Bronx unless permission in writing has been previously given by him allowing their modification.

Cellars, permit to occupy as a dwelling.

That no part of the cellar or basement will be constructed during the erection or after the completion of these buildings, to be occupied wholly or in part as a dwelling, unless the same be approved herein, or a special permit in writing has been previously obtained from the Commissioner of Buildings for the Boroughs of Manhattan and The

Conditions neces-
to obtain per-

Bronx, nor unless the same comply with the following conditions: 1st. That the ceiling thereof be at least seven feet in height in every part. 2d. That the ceiling thereof be at least two feet above the street or curb. 3d. That the space beneath the floor is cemented; and, 4th. That the area extend along the full frontage thereof and be at least two feet six inches wide, six inches below the floor level of the part occupied, and properly graded and drained, and that the steps leading thereto will have open risers and be so arranged as not to obstruct the light and ventilation thereof.

Air space required.

That no habitable room will have a smaller air space than six hundred cubic feet.

Windows.

That every habitable room and water-closet apartment will have a window opening directly upon the street, yard, shaft or court, and such windows will be at least twelve square feet in area for living rooms, and three square feet in area for water-closet apartments, measured between the stop-beads. Said window will be hung with weights and made to slide vertically; and, in addition, each room, except those opening upon the public halls, will have a ventilating or transom window so arranged as to produce a cross-current of air.

Transoms

Alcove rooms.

Alcove rooms will conform to all the requirements of ordinary rooms.

Area of shafts and courts.

Except as hereinafter otherwise stated, every light and air shaft or court for habitable rooms will be at least twenty-five feet square in area up to and including five stories in height, and be increased five square feet in area for each additional story beyond the fifth, and not less than two feet four inches wide in the clear at every point up to and including five stories in height and be increased four inches in width for each additional story beyond the fifth. Shafts or courts between two houses, and common to both, will be double this area and not less than four feet eight inches wide up to and including five stories in height and be increased eight inches in width for each additional story beyond the fifth. Where there are five interior rooms in a line on a floor the area of each shaft or court will be fifty per cent. greater than above described, and where there are six interior rooms in a line on a floor the area of such shaft or court will be at least one hundred per cent. greater than the minimum above stated.

Increased areas of shafts and courts.

Where there are twelve rooms on a floor of a tenement-house erected on an ordinary city lot, except a corner lot, the shafts and courts to light and ventilate the interior rooms will have an area equal to two hundred and fifteen square feet, and where there are fourteen rooms on a floor of a similar tenement-house the area of such shafts and courts will not be less than two hundred and sixty-five square feet, and these shafts or courts will be enlarged at their central portion so as to provide windows at the ends of each set of rooms where there are front and rear sets of apartments on a floor.

Where shafts will be enlarged.

Shafts in corner houses.

In every corner house on an ordinary city lot having four families on a floor, and six rooms on the inside portion thereof the shaft to light and ventilate interior rooms will have an area equal to one hundred and seven and one-half square feet; and where there are seven rooms the area of such shaft will be one hundred and thirty-two and one-half square feet, and these shafts will be enlarged at their central portions to provide end windows as above described.

Shafts to be free from obstructions.

All shafts over ten square feet in area will be free and clear from skylights or any other covering or obstruction at the top, and all shafts and courts will be of the same area throughout.

Ventilating sky-

That the main hall will be lighted and ventilated by a skylight provided with louvres or ridge ventilator.

Space at rear.

At the rear of every tenement or lodging house on any lot other than a corner lot there will be and remain from the ground upward a clear space of not less than ten feet between it and the rear end of the lot. At the rear of every tenement or lodging house on any corner lot there shall be and remain above the first story a clear space of not less than five feet between it and the rear end of the lot, up to eighty feet in height and

- Over 80 feet, five feet four inches.
- " 85 " five feet eight inches.
- " 90 " six feet.
- " 95 " six feet four inches.
- " 100 " six feet eight inches.
- " 105 " seven feet.
- " 110 " seven feet four inches.
- " 115 " seven feet eight inches.

- Over 120 feet, eight feet.
- " 125 " eight feet four inches.
- " 130 " eight feet eight inches.
- " 135 " nine feet.
- " 140 " nine feet four inches.
- " 145 " nine feet eight inches.
- " 150 " ten feet.

Where the width of a corner lot is greater than an ordinary city lot it will have a clear space of not less than ten feet in the rear of that portion in excess of an ordinary city lot, or, in lieu thereof, an open court not less than one of the same widths as above, and beginning at the street or avenue, which will extend the full width of the lot and continue to the first interior room. And such interior portion of a corner tenement or lodging house will conform to all the requirements of a tenement or lodging house situated on an inside lot.

DEPARTMENT OF BUILDINGS
DEPARTMENT OF BUILDINGS

BOROUGH OF MANHATTAN, CITY OF NEW YORK

3

ALT. APPLICATION NO. 292 1938

LOCATION 256 E 10 St.

FINAL REPORT OF **CONSTRUCTION** INSPECTOR

City of New York, 5/11/38 193

TO THE COMMISSIONER OF BUILDINGS:

I beg to report that the work described in the above entitled application was completed on the 9th day of May 1938; and that the said work was carefully examined by me and found to conform in all respects to the approved plans and specifications and to the requirements of the Building Code, and other laws and rules applying thereto, except as follows: (State record numbers of all pending violations.)

no structural stuff

Signed

John J. O'Connell
Const
Inspector

6 District

(PAGE)

14

BOROUGH OF Manhattan, CITY OF NEW YORK

DEPARTMENT OF BUILDINGS

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.

Use for Specifications of "ALTERED" Buildings

ALTERED BUILDINGS

PERMIT No. _____ 19
 APPLICATION No. 292 19 38
 LOCATION 256 East 10th. St
 BLOCK No. 437
 LOT No. 10
 WARD No. _____
 VOL. No. _____

DISTRICT (Under building zone resolution) USE Res. HEIGHT 1 1/2 AREA B.

SPECIFICATIONS

(1) NUMBER OF BUILDINGS TO BE ALTERED One
 Any other building on lot or permit granted for one? No
 Is building on front or rear of lot? front

(2) ESTIMATED COST OF ALTERATION: \$ 1900.

(3) OCCUPANCY (in detail): CLASS A MUL. DWEL. TENEMENT

STORY (include Cellar and basement)	BEFORE ALTERATION				AFTER ALTERATION			
	APTS.	ROOMS	USE	LIVE LOAD	No. OF PERSONS	APTS.	ROOMS	USE
base.	0	0	storage			0	0	storage
1st.	6	23	apts.			6	23	apts.
2nd.	6	23	apts.			6	23	apts.
3rd.	6	23	apts.			6	23	apts.
4th.	6	23	apts.			6	23	apts.
5th.	6	23	apts.			6	23	apts.
6th.	6	23	apts.			6	23	apts.

If building is to be occupied other than dwelling with ordinary store on the first floor, give permit number under which it was erected or legally converted.

(4) SIZE OF EXISTING BUILDING:
 At street level 44'0 feet front 78' feet deep
 At typical floor level 44'0 feet front 78' feet deep
 Height six stories 64 feet

(5) SIZE OF BUILDING AS ALTERED:
 At street level SAME feet front SAME feet deep
 At typical floor level SAME feet front SAME feet deep
 Height SAME stories SAME feet

(6) CHARACTER OF PRESENT BUILDING:
 Frame—
 Non-fireproof—
 Fireproof—
Non-fireproof

②

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

Install four new watercloset compartments on 1st. 2nd. 3rd. 4th. 5th. and 6th. floors. Remove one existing watercloset compartment from 1st. 2nd. 3rd. and 4th. 5th. and 6th. floors. Erect new stud, lath and plaster partitions for new watercloset compartments on 1st. 2nd. 3rd. 4th. 5th. 6th. floors. New doors for existing watercloset compartments on 1st. 2nd. 3rd. 4th. 5th. and 6th. floors. All as shown on plan filed herewith.

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 _____

DEPARTMENT OF BUILDINGS

BOROUGH OF , 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.

PERMIT No. _____ 19

ALT. APPLICATION No. 292 1938

LOCATION 256 East 40 St.

JAN 27 1938

REFERRED TO INSPECTOR _____, 193____, FOR IMMEDIATE REPORT AS TO
OCCUPANCY: (If vacant, how last occupied?)

Basement	_____	6th Floor	_____
1st Floor	} 6 Stories -	7th Floor	_____
2d Floor		8th Floor	_____
3d Floor	} Class "A"	9th Floor	_____
4th Floor		10th Floor	_____
5th Floor	} M.D		

State exit conditions _____

Is Building Fireproof, Non-fireproof or Frame? N.F.P.

What are the posted floor capacities? _____

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 _____

Remarks: no det

Violations Pending? no det

Unsafe? no det

Certificate of Occupancy? no det

Classification of Bldg. _____

(Dated) Feb. 1st, 1938

(Signed) John J. O'Keefe Inspector.

(Handwritten signature and initials)

4:30 PM. 7/10/38

BOROUGH OF Manhattan, CITY OF NEW YORK
 DEPARTMENT OF BUILDINGS

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.

DEPARTMENT OF
HOUSING & BUILDINGS

NOTICE—This Application must be TYPEWRITTEN and filed in

Use for Specifications of "ALTERED" Building

Received JAN 27 1938

ALTERED BUILDINGS

CITY OF NEW YORK
BOROUGH OF MANHATTAN

PERMIT No. 19

BLOCK No. 437

APPLICATION No. 19 38

LOT No. 10

WARD No.

VOL. No.

LOCATION 256 East 10th St.

DISTRICT (Under building zone resolution) USE Res. HEIGHT 1 1/2 AREA B.

SPECIFICATIONS

(1) NUMBER OF BUILDINGS TO BE ALTERED
 Any other building on lot or permit granted for one?
 Is building on front or rear of lot?

One
No
front

(2) ESTIMATED COST OF ALTERATION: \$

1900.

(3) OCCUPANCY (in detail):

CLASS "A" MUL. DWELLING Tenement

STORY (include Cellar and basement)	BEFORE ALTERATION			AFTER ALTERATION				
	APTS.	ROOMS	Use	LIVE LOAD	NO. OF PERSONS	APTS.	ROOMS	Use
base.	0	0	storage			0	0	storage
1st.	6	23	apts.			6	21	apts.
2nd.	6	23	"			6	21	"
3rd.	6	23	"			6	21	"
4th.	6	23	"			6	21	"
5th.	6	23	"			6	21	"
6th.	6	23	"			6	21	"

If building is to be occupied other than dwelling with ordinary store on the first floor, give permit number under which it was erected or legally converted.

(4) SIZE OF EXISTING BUILDING:
 At street level 44'0" feet front
 At typical floor level " feet front
 Height six stories

78'
64'

feet deep
feet deep
feet

(5) SIZE OF BUILDING AS ALTERED:
 At street level SAME feet front
 At typical floor level SAME feet front
 Height SAME stories

SAME

feet deep
feet deep
feet

(6) CHARACTER OF PRESENT BUILDING: Non-fireproof
 Frame—
 Non-fireproof—
 Fireproof—

2