

PLAN No. 1330

Original

BUREAU INS. OF BUILDINGS

June 28 1887

APPLICATION FOR ERECTION OF BUILDINGS.

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438  
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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, June 28<sup>th</sup> 1887 (Sign here) Geo B Pelham

1. State how many buildings to be erected, one
2. How occupied; if for dwelling, state the number of families, Street & Tenement 32 families
3. What is the street or avenue and the number thereof? No 255 East 10<sup>th</sup> St
4. Size of lot, No. of feet front, 25.0'; No. of feet rear, 25.0'; No. of feet deep, 94.5'
5. Size of building, No. of feet front, 25.0'; No. of feet rear, 25.0'; No. of feet deep, 83'.  
No. of stories in height, Six; No. of feet in height, from curb level to highest point of roof beams, 59.11'
6. What will each building cost [exclusive of the lot], \$ 20,000
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, rock, timber or piles? Earth
9. What will be the base—stone or concrete? Concrete If base stones, give size and how laid  
If concrete, give thickness, 1.8"
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? 20 x 24 and of what materials constructed, Rubble stone laid in cement mortar
13. What will be the thickness of upper walls? Basement inches; 1st story, 12 inches; 2d story, 12 inches; 3d story, 12 inches; 4th story, 12 inches; 5<sup>th</sup> 6th story, 12 inches; from thence to top, \_\_\_\_\_ inches; and of what materials to be constructed, Hardwell burnt brick laid in fresh burnt lime & clean grit sand
14. Whether independent or party-walls; if party-walls, give thickness thereof, Party 12 inches.
15. With what material will walls be coped? Stone
16. What will be the materials of front? BR & Philadelphia facing If of stone, what kind, Prussian Stone Rock  
Give thickness of front ashlar, 4 and thickness of backing in each story, 12"
17. Will the roof be flat, peak, or mansard? Flat
18. What will be the materials of roofing? Tin
19. Give size and materials of floor beams, 1st tier, Spruce, 3 x 10; 2d tier, ", 3 x 10; 3d tier, ", 3 x 10; 4th tier, ", 3 x 10; 5th tier, ", 3 x 10; 6th tier, ", 3 x 10; roof tier, ", 3 x 9. State distance from centres on 1st tier, 16 inches; 2d tier, 16 inches; 3d tier, 16 inches; 4th tier, 16 inches; 5th tier, 16 inches; 6th tier, 16 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, 9 Piers, 7 x 9 under upper floors, \_\_\_\_\_  
Size and materials of columns under 1st floor, P&R Piers 12 x 16 under 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, The front wall above 1<sup>st</sup> floor to be carried on girders composed of three 12" rolled iron beams properly spaced & bolted together & tested by Dept Bldg. & supported by two 12 x 16, and two 8 x 16" Cast iron cols of 1 1/4" castings resting on 12" granite bases & piers of Hard buck, brick in cement with binders every 30 inches size of piers 24 x 24 and center pier 2.0 x 6.0
22. If girders are to be supported by brick piers and columns, state the size of piers and columns,

BR Lumber waiters 12" in cellar.  
DB Fire Escapes will be provided front & rear -

IF THE BUILDING IS TO BE OCCUPIED AS A TENEMENT HOUSE, GIVE THE FOLLOWING PARTICULARS.

23. 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, *Four, 22 families & 2 stores*
24. What will be the heights of ceilings on 1st story, *9* feet; 2d story, *9* feet; 3d story, *9* feet; 4th story, *9* feet; 5th story, *9* feet; 6th story, *9* feet.
25. How are the hall partitions to be constructed and of what materials, *Ordinary Stud Partitions*
- Owner, *Matthew Sonneberg* Address *255 East 10<sup>th</sup> St*  
 Architect, *J. B. Pelham* Address *1401 Broadway*  
 Mason Address \_\_\_\_\_  
 Carpenter Address \_\_\_\_\_

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

The undersigned gives notice that *he* intends to use the *E & W* wall of building *being nos 253 & 257 adjoining on each side* 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 wall *is* built of *Brk*, *12* inches thick; *Exposed* *17* feet deep, *453* feet in height. *West wall 17 deep and 45 ft high* (Sign here) *J. B. Pelham*

THE BUILDING LAW REQUIRES

- 1st—All stone walls must be properly bonded.  
 2d—All skylights, over 3 feet square, must be of iron and glass.  
 3d—All buildings over 2 stories or above 25 feet in height, *except dwellings 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 office buildings, hotels, lodging houses and factories; and *the balconies of such fire escapes must take in one window of each suite of apartments*, all to be constructed as follows:

BRACKETS must not be less than  $\frac{1}{2} \times 1\frac{1}{2}$  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.

T RAILS—The top rail of balcony must be  $1\frac{1}{2}$  inch  $\times$   $\frac{1}{2}$  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  $\times$   $\frac{1}{2}$  inch wrought iron, well led 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  $\frac{1}{2} \times 3\frac{1}{2}$  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  $1\frac{1}{2} \times \frac{1}{2}$  inch slats placed not over  $1\frac{1}{2}$  inches apart, and secured to iron battens  $1\frac{1}{2} \times \frac{1}{2}$  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 23 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  $1\frac{1}{2} \times \frac{1}{2}$  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.

In constructing all balcony fire escapes, the manufacturer thereof shall securely fasten to each balcony in a conspicuous place, a CAST IRON PLATE having suitable raised letters on 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."

- ~~No~~ 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. The inner four inches from the bottom of flue to the top of the second tier of floor beams, shall be built of fire-brick laid with fire-clay mortar. No furnace flue shall be of less size than eight inches square, or four inches wide and sixteen inches long, inside measure. When furnace flues are located in the usual chimney stacks, the side of the flue inside of the house to which it belongs may be four inches thick. 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 BOILER FLUES must be lined with fire-brick at least fifteen feet in height from the bottom, and in no case shall the walls of said flues be less than eight inches thick.  
 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, or iron post, or column, intended to support a wall of stone or brick, or any floor or part thereof, shall be used for that purpose, *until tested and approved* as provided by law.

**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 Queens Bldg., 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  
 CITY OF NEW YORK  
 BOROUGH OF MANHATTAN

# ALTERED BUILDINGS

PERMIT No. \_\_\_\_\_ 19 \_\_\_\_\_ BLOCK No. 438

APPLICATION No. 2366 1938 LOT No. 50

WARD No. \_\_\_\_\_ VOL. No. \_\_\_\_\_

LOCATION 255 East 10th Street

DISTRICT (Under building zone resolution) USE Bus. 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: \$ 3,000.00
- (3) OCCUPANCY (in detail): Glass- A: Old Law Multiple Dwelling.



STORY (include Cellar and basement)	BEFORE ALTERATION			AFTER ALTERATION				
	APTS.	ROOMS	USE	LIVE LOAD	No. OF PERSONS	APTS.	ROOMS	USE
Cellar	--	--	Storage	--				Storage
Basemt.	2 apt.	& stores;	Res. & Bus.	40#5F	--	3	10	Residential
1st fl.	4 "	14	Residential	"	--	4	13	"
2nd "	4	14	"	"	--	4	13	"
3rd "	4	14	"	"	--	4	13	"
4th "	4	14	"	"	--	4	13	"
5th "	4	14	"	"	--	4	13	"

**ORIGINAL**

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 typical floor level	<del>33.0</del> 25.0	feet front	83.0	feet deep
At street level	25.0	feet front	83.0	feet deep
Height	Five <del>six</del> stories & Bmt.	stories	58.0	feet
- (5) SIZE OF BUILDING AS ALTERED:
 

At street level		feet front		feet deep
At typical floor level	no change	feet front	no change	feet deep
Height		stories		feet
- (6) CHARACTER OF PRESENT BUILDING:
 

Frame—	
Non-fireproof—	Non-Fireproof.
Fireproof—	

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

It is proposed to remove front stone entrance stoop, fill-in existing front area<sup>way</sup>, entrance to building to be from basement floor through new public hall; remove present store fronts, buildk new brick wall in place thereof; creat new apartment within area of old stores; provide two new toilet compartments on the first,second,third,fourth and fifth floors, all front east apartments on each of these floors to have three rooms in place of four rooms; fire retard halls, replace present wood stairs with new W.I. stairs and railings; other minor changes as caused by this alteration as shown on plans herewith submitted.

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 \_\_\_\_\_

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Commissioner of Buildings, Borough of \_\_\_\_\_