

Plan No. 921

B449
L21

APPLICATION FOR ERECTION OF BUILDINGS.

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

NEW YORK, November 15th 1898. (Sign here) Julius Dreyfus Owner
Geo. Fred Pelham Archit.

specify construction of floor filling. 4" regular bonded brick; arches. 8 1/2" brick walls + 1" by entrance hallway + 1" terra cotta block. X 4" angle iron ceilings + materials.

1. State how many buildings to be erected. one
2. How occupied? If for dwelling, state the number of families. tenement of families + store
3. What is the street or avenue and the number thereof? Give diagram of property. No. 64 St. Marks Place
4. Size of lot. No. of feet front, 25.0"; No. of feet rear, 25.0"; No. of feet deep, 101.6"
5. Size of building. No. of feet front, 25.0"; No. of feet rear, 25.0"; No. of feet deep, 83.9"; No. of stories in height, 6 + Base; No. of feet height from curb level to highest point of roof cornice beams, 70.0"
6. What will each building cost exclusive of the lot? \$ 28,500⁰⁰/₁₀₀
7. What will be the depth of foundation walls from curb level or surface of ground? 10 feet
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. 9x36x24 laid edge to edge If concrete, give thickness.
10. What will be the sizes of piers? 7x24x28 7x20x28
11. What will be the sizes of the base of piers? one foot larger on all sides
12. What will be the thickness of foundation walls? 24 Of what material constructed? Rubble stone laid up in cement mortar
13. What will be the thickness of upper walls? Basement, 24 inches; 1st story, 16 inches; 2d story, 16 inches; 3d story, 12 inches; 4th story, 12 inches; 5th story, 12 inches; 6th story, 12 inches; 7th story, 4 inches, and from thence to top, 8 inches. Of what materials to be constructed? Hard burnt brick
14. State whether independent or party walls. Both
15. With what material will walls be coped? Blue stone or Earthenware
16. What will be the materials of front? Brick + stone If of stone, what kind? Brown Give thickness of ashler. 4 Give thickness of backing in each story. 1st sty. 16"
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, 8" x 11" lvs. p. y. steel +; 2d tier, 3x10 spruce; 3d tier, 3x10" spruce; 4th tier, 3x10" spruce; 5th tier, 3x10" spruce; 6th tier, 3x10" spruce; 7th tier, 4; 8th tier, 4; roof tier, 3x9" spruce
State distances from centres. 1st tier, 4.8 inches; 2d tier, 16 inches; 3d tier, 16 inches; 4th tier, 16 inches; 5th tier, 16 inches; 6th tier, 16 inches; 7th tier, 4 inches; 8th tier, 4 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, 8" brick walls under each of the upper floors, 8" Brick walls under each of the upper floors, Size and materials of columns under 1st floor, 8" Brick walls under each of the upper floors,
21. This building will safely sustain per superficial foot upon 1st floor 70 lbs.; upon 2d floor 70 lbs.; upon 3d floor 70 lbs.; upon 4th floor 70 lbs.; upon 5th floor 70 lbs.
22. If the front, rear or side walls are to be supported, in whole or in part, by iron girders or lintels, give definite particulars. See Plans
23. If girders are to be supported by brick piers and columns, state the sizes of piers and columns. See Plans
24. State by whom the construction of the building is to be superintended. Contractor

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.

Tenement, 4 families on each floor 2 stores in back, total 9 fam. 34

2. What will be the heights of ceilings? 1st story, *10'2"* feet; 2d story, *9'8"* feet; 3d story, *9'6"* feet; 4th story, *9'6"* feet; 5th story, *9'6"* feet; 6th story, *9'6"* feet; 7th story, _____ feet.

3. How are the hall partitions to be constructed and of what materials? *See other note on 1st page*

4. How many buildings are to be taken down? *one*

Owner *Julius Dreyfus* Address *530 Bway*
Architect *Geo. Fred. Pelham* Address *503 Fifth Ave.*
Mason _____ Address _____
Carpenter _____ Address _____

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

1. The undersigned gives notice that *Owner* intend to use the *Westerly* wall of building *66 St. Mark's Place* 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* *2'0"* inches thick, *10'0"* feet below curb; the upper wall *is* built of *brick* *12* inches thick, *46'4"* feet deep, *56'0"* feet in height.

(Sign here) *Geo. Fred. Pelham Archt.*

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--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 $\frac{1}{4}$ x $1\frac{1}{4}$ inches wrought iron, placed edgewise, or $1\frac{3}{4}$ 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 $\frac{1}{2}$ inch thick.
- TOP RAILS.--The top rail of balcony must be $1\frac{3}{4}$ inch x $\frac{1}{2}$ inch wrought iron or $1\frac{1}{2}$ inch angle iron $\frac{1}{4}$ inch thick, and in all cases must go through the walls, and be secured by nuts and 4 inch square washers, at least $\frac{3}{4}$ inch thick, and no top rail shall be connected at angles by the use of cast iron.
- BOTTOM RAILS.--Bottom rails must be $1\frac{1}{4}$ inch x $\frac{3}{4}$ inch wrought iron or $1\frac{1}{2}$ inch angle iron $\frac{1}{4}$ 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 $\frac{1}{2}$ 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 $\frac{1}{4}$ x $3\frac{1}{2}$ inch wrought iron sides or strings. Steps may be of cast iron of the same width of strings, or $\frac{5}{8}$ 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 $\frac{3}{4}$ inch hand rail of wrought iron, well braced.
- FLOORS.--The flooring of balconies must be of wrought iron $1\frac{1}{2}$ x $\frac{3}{4}$ inch slats placed not over $1\frac{1}{4}$ inches apart, and secured to iron battens $1\frac{1}{2}$ 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 36 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 $1\frac{1}{2}$ 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 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.

(4) State generally in what manner the Building will be altered: Alter entrance, create two apartments on basement floor in place of stores, and install two additional toilet rooms on each of 1st to 6th floors as per plans filed herewith.

(5) Size of Existing Building:

At street level	25	feet front	33	feet deep	25	feet rear
At typical floor level	25	feet front	33	feet deep	25	feet rear
Height ¹		6 stories	60	feet		

(6) If volume of Building is to be changed, give the following information:

At street level		feet front		feet deep		feet rear
At typical floor level		feet front		feet deep		feet rear
Height ¹		stories		feet		

Area ² of Building as Altered: At street level		Total floor area ²	sq. ft.
Total Height ³		Additional Cubic Contents ⁴	cu. ft.

(7) Estimated Cost of Alteration:⁵ ~~\$5000.-~~ *10,000 as per cost affidavit*
 Estimated Cost, exclusive of extension:

(8) Is Application made to remove violations? no If Yes, State Violation Numbers

(9) If building is to be enlarged or extended or floor loads increased, Soil Data shall be submitted in accordance with Sec. C26-376.0. For alterations of a minor nature, the Applicant certifies that he has investigated the nature of the soil and finds the following:
 Character of soil Bearing capacity

(10) State what disposition will be made of waste and sewage existing public sewer
 (Public sewer, Private sewer, Cesspool, etc.)

(11) Does this Application include Dropped Curb? no
 (If Drop Curb Permit is obtained with this Application, DIAGRAM showing the relative position of drop curb and extent thereof must be included on plot diagram.⁶
 Drop Curb ft. @ \$ per ft. Splay ft. @ \$ per ft.
 Exact distance from nearest corner to Curb Cut: feet.
 Deposit: \$ Fee: \$ Total: \$
 Paid 19 . Document No. . Cashier

(12) Temporary Structures between Street Line and Curb:
 Will a Sidewalk Shed be required? Length feet.
 Will any other miscellaneous temporary structures be required?
 Fee Required . Fee Paid 19 . Document No. . Cashier

1. The term "height" of a structure shall mean the vertical distance from the curb level to the highest point of the roof beams in the case of flat roofs or to a point at the average height of the gable in the case of roofs having a pitch of more than one foot in four and one-half, except that in the case of structures where the grade of the street has not been legally established or where the structure does not adjoin the street, the average level of all the ground adjoining such structures shall be used instead of the curb level.

2. In computing this area, measurement shall be taken to the outside surfaces of exterior walls at each floor. Courts, yards, etc., shall be excluded. The areas of cellars and basements shall not be included.

3. Total height shall be measured from 6 inches below the lowest finished floor to the outside of the roof, and in case of sloping roofs, to the average height.

4. The cubical contents is the actual space enclosed within the outer surfaces of the outside walls and between the outer surface of the roof and six inches below the surface of the lowest floors. This includes the cube of dormers, penthouses, vaults, pits, enclosed porches, and other enclosed appendages. Outside steps, terraces, footings, courts, yards, light shafts and buildings detached from the main structure are not to be included. (Detached structures are to be separately computed.)

5. "Estimated Cost" for computation purposes on alteration of existing buildings or structures shall be the cost of all contemplated construction, including plumbing work, elevator work, standpipe fire line work, automatic sprinkler, fuel oil, air conditioning, etc.

6. Space for plot diagram is located on Affidavit Form.

7. Use should be related to pertinent legal terms, e.g., use terms like factory rather than loft, auto repairs rather than brake testing, etc.

8. If fuel burning equipment is to be installed Smoke Control Equipment Form must accompany this application.

THE CITY OF NEW YORK
DEPARTMENT OF BUILDINGS

MANHATTAN
Municipal Bldg.,
New York 7

BROOKLYN
Municipal Bldg.,
Brooklyn 1

BRONX
1932 Arthur Avenue
Bronx 57

QUEENS
120-55 Queens Blvd.,
Kew Gardens 24, L. I.

RICHMOND
Boro Hall,
St. George 1, S. I.

STATEMENT "A"



BLOCK 449 LOT 21

LOCATION 64 St. Marks Place S/3 250' West of 1st Avenue, Manh.
House Number Street Distance from Nearest Corner Borough

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 C26-177.0.)

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 C26.187.0.)

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 C26-161.0.)

EXAMINED AND RECOMMENDED FOR APPROVAL ON SEP 29 1959, 19

William C. Muffler
Examiner
Borough Superintendent

APPROVED, 19

Herzog & Schecter per Joseph Schecter
(Typewrite Name)

they have offices at 258 Broadway
states that ~~XXXXXXXXXX~~

in the Borough of Manh.; in the City of New York

in the State of New York; that he is making this application for the approval of

architectural plans and specifications herewith submitted and made part hereof.
(Architectural, Structural, Mechanical, Etc.)

Applicant further states that he has personally supervised the preparation of such architectural plans and that to
(Architectural, Structural, Mechanical, Etc.)

the best of his knowledge and belief, the work will be carried out in compliance therewith, and the structure, if built in accordance with such plans, will conform with all applicable provisions of the charter, the administrative code, the multiple dwelling law, the labor law, the general city law, the zoning resolution, the rules of the board and all other laws governing building construction, except as specifically noted otherwise.

Applicant further states that he is duly authorized by Mortgage Ventures Ltd.
(Name of Owner)

who is 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, to make application for the approval of such detailed statements of specifications and plans, elevator or plumbing work (if any) and amendments thereto, in the said owner's behalf.

Applicant further states 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 structure, are as follows:

Owner's name Mortgage Ventures Ltd. Address 95 Liberty Street, Manh.
(If a corporation, give full name and address of at least two officers.)

Rose H. Yarnark Pres. 95 Liberty St.

Emanuel Kessler Sec. 95 Liberty St.

Lessee Address

Address

Architect Herzog & Schecter Address 258 Broadway, Manh.

Engineer Address

Superintendent Address

NOTICE—This statement must be TYPEWRITTEN and filed in QUADRUPPLICATE.

That the said land and premises above referred to are situated, bounded and described as follows:

(NOTE—See diagram below)

BEGINNING at a point on the south side of St. Marks Place distant 250 feet west from the corner formed by the intersection of St. Marks Place and 1st Avenue

call 9/29/59

running thence west 25' (Direction) feet; thence south 101'6" (Direction) feet;

thence east 25' (Direction) feet; thence north 101'6" (Direction) feet;

to the point or place of beginning, being designated on the map as

Block No. 449 / Lot No. 21

(SIGN HERE)

Joseph Schaefer



Applicant

Falsification of any statement is an offense under Section 982-9.0 of the Administrative Code and is punishable by a fine of not more than five hundred dollars (\$500.00) or imprisonment of not more than sixty (60) days or both.

NOTE:—If building is a Multiple Dwelling, authorization of owner is required on Form 95.

Above Block and Lot Verified 19

Department of

House Number Dated 19

Bureau of

PLOT DIAGRAM must be drawn to indicated scale, 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 and the existing grades, properly identified, of streets at nearest points from the proposed buildings in each direction; the House numbers and the Block and Lot numbers. Obtain this data from Bureau of Sewers and Highways and the Tax Department or consult Plan Desk in each Borough as to where data is available. Show dimensions of lot, building, courts and yards.

Status of Street: private; public highway; other

The legal width of is ft.; sidewalk width should be ft.

The legal width of is ft.; sidewalk width should be ft.

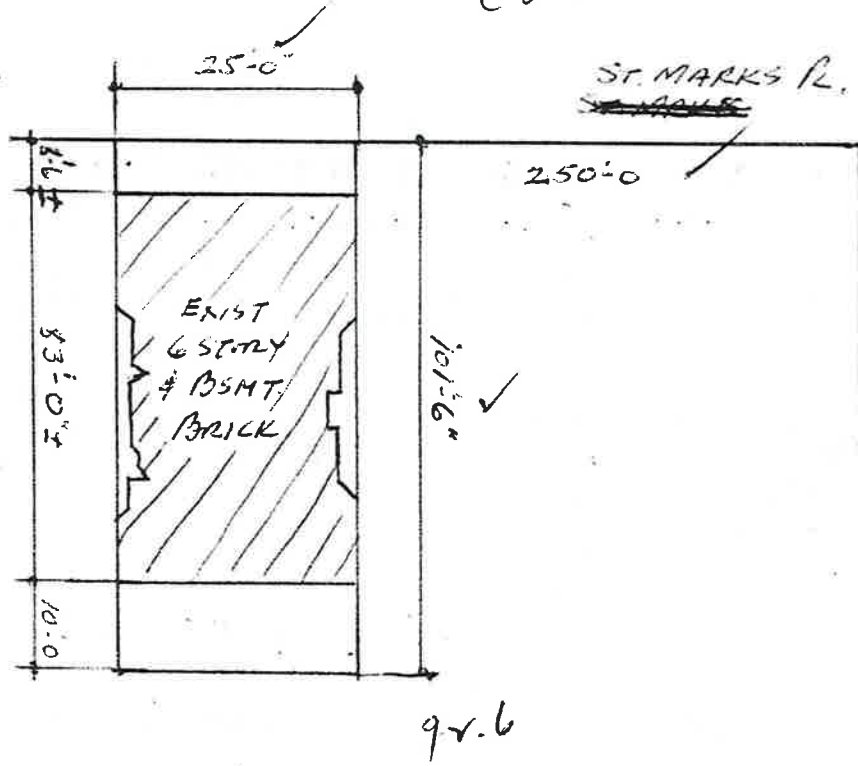
The street lines as shown in the diagram are substantially correct. Proposed changes in street lines and grades, if any, are indicated in red. The legal grades and the existing grades are indicated on the diagram thus: Legal Grade, 25.00. Existing, 24.00.

Dated 19 Bureau of

Residence of Business 14 B

DIAGRAM

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The north point of the diagram must agree with the arrow

call 9/29/59 WCH

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