

Received JUN 28 1899

DEPARTMENT OF BUILDINGS OF THE CITY OF NEW YORK.

Boroughs of Manhattan and the Bronx.

Plan No. 949, NEW BUILDINGS OF 189

STATE OF NEW YORK }
City and County of New York, } ss.:

August Ruff, the Owner of premises
hereinafter described, being duly sworn, deposes and says: That August Ruff
who resides at No. 52 West 120th Street in the City of
New York ^{borough Manhattan}, in the County of New York
in the State of New York, 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, situate, lying and
being in the City and County of New York, known and designated as No. 121 East
Tenth Street, and bounded and described as follows, viz.:

BEGINNING at a point on the north side of Tenth Street
distant 293 feet west from the corner
formed by the intersection of Second Avenue
running thence northwardly 95'-4"
thence westerly 25'-0
thence south 95'-7"
thence east 25'-0
to the point or place of beginning.

Deponent further says that the buildings proposed to be erected upon the said premises
in accordance with the accompanying detailed statement in writing of the specifications and plans
therefor, will be erected by or on account of the following person, whose full name, residence
and interest is as follows:

August Ruff No. 52 West 120th Street
as Owner
Kurtz & Rabe Cor. Spring & Bowery
as Architects for Owner
authorized by him to file plan & application
as to the Department of Building for approval
No.
as
No.
as
No.

they being the only person interested in said proposed building

Sworn to before me, this 28th
day of June 1899.
William Kurtz
Notary Public
Ch. Ruff

Plan No. 949

466 APPLICATION FOR PERMITS FOR THE ERECTION OF BUILDINGS. Received JUN 28 1899

Application is hereby made to the Commissioner of Buildings of the City of New York, Boroughs of Manhattan and the Bronx, for the approval of the detailed statement of the specifications and plans herewith submitted, for the erection of a 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, June 27th 1899. (Sign here) August Ruff
H. Hertzler + Rohl Architects

1. State how many buildings to be erected. one
 2. How occupied? If for dwelling, state the number of families. 24 families
 3. What is the street or avenue and the number thereof? Give diagram of property. No. 121 East 10 Street
 4. Size of lot. No. of feet front, 25.0; No. of feet rear, 25.0; No. of feet deep, 95.7
 5. Size of building. No. of feet front, 25.0; No. of feet rear, 25.0; No. of feet deep, 81.7; No. of stories in height, Bas + 6; No. of feet in height from curb level to highest point of roof beams, 69.0
 6. What will each building cost exclusive of the lot? \$ 20,000.00
 7. What will be the depth of foundation walls from curb level or surface of ground? ten
 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. 3' x 4' x 8' thick crossways If concrete, give thickness.
 10. What will be the sizes of piers? see front Elevation
 11. What will be the sizes of the base of piers? see front Elevation
 12. What will be the thickness of foundation walls? 24" x 20" x 16" Of what material constructed? stone 24" x 20" x 16" hard brick in cement mortar
 13. What will be the thickness of upper walls? Basement, _____ inches; 1st story 16" resp. 18" inches; 2d story, 16" resp. 12" inches; 3d story, 18" resp. 8" inches; 4th story, 12" resp. 8" inches; 5th story, 12" resp. 8" inches; 6th story, 12" resp. 8" inches; 7th story, _____ inches, and from thence to top, _____ inches. Of what materials to be constructed? hard burnt bricks in lime mortar
 14. State whether independent or party walls. party wall both sides
 15. With what material will walls be coped? blue stone
 16. What will be the materials of front? brick If of stone, what kind? Give thickness of ashler. Give thickness of backing in each story.
 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, 5' x 11" y p; 2d tier, 9" x 21"; 3d tier, 4' x 8" y p; 4th tier, 4' x 8" y p; 5th tier, 4' x 8" y p; 6th tier, 4' x 8" y p; 7th tier, _____; 8th tier, _____; roof tier, 3' x 8" y p
- State distances from centres. 1st tier, 16 inches; 2d tier, 46" inches; 3d tier, 16 inches; 4th tier, 16 inches; 5th tier, 16 inches; 6th tier, 16 inches; 7th tier, _____ inches; 8th tier, _____ 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, _____ under each of the upper floors, _____ Size and materials of columns under 1st floor, _____ under each of the upper floors, _____
 21. This building will safely sustain per superficial foot upon the Basement floor 150 lbs.; upon 2d floor 70 lbs.; upon 3d floor 70 lbs.; upon 4th floor 70 lbs.; upon 5th floor 70 lbs. and upon 6th 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. Basement front to have two 12" x 16" x 2-6" x 16" cast iron posts of 1" in with good top and bottom plates on top of these have twice these 10" x 10" x 76" lbs per yd. piece under iron posts to have blue stone 8" x 12" granite blocks + double 10" thick bottom stones all as per front elevation - over each first 2' span have two 6" x 6" x 40 lbs per yd. to support tank on roof as shown - beams to rest on 10" x 16" with 6" cap + size of pier on top
 23. If girders are to be supported by brick piers and columns, state the sizes of piers and columns. stone post to project 12" beyond building line and courses to be of galv iron stair halls throughout to have 4" x 8" x channels as shown
 24. Basement stairs from 1st story to roof to be of iron with slate treads
 25. State by whom the construction of the building is to be superintended. Hertzler + Rohl

The 2' height (vertical) to have 6" x 8" flat stone with the blocks in front of it regular bonded & arches to near part 1/4" use to the 4'

Her ft
etc near
if front

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. *Basement & Store*
Each upper story 4 families - 24 families + two store in all
2. What will be the heights of ceilings? 1st story, *10-0* feet; 2d story, *10-0* feet; 3d story, *9-4"* feet; 4th story, *9-4"* feet; 5th story, *9-4"* feet; 6th story, *9-4"* feet; 7th story, _____ feet.
3. How are the hall partitions to be constructed and of what materials? (*other than main halls*)
2 1/2" x 4" studs - 16" from centers plastered both sides
4. How many buildings are to be taken down? *One*

Owner *August Ruff* Address *9052 West 160th Street*
 Architect *Rutger & Röhl* Address *Cor Spring & Bouving*
 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* intend to use the *eastern* ^{old} ~~western~~ wall of building *the western wall being a party wall with No 119 & the eastern wall a beam right wall to* 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 *are* built of *Blue Stone* *20* inches thick, *10-0* feet below curb; the upper wall *are* built of *brick*, *12* inches thick, *45* ~~up 55~~ feet deep, *at 50* feet in height. *each*

(Sign here) *August Ruff*
for Rutger & Röhl Arch

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 in 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 $\frac{3}{4}$ x $\frac{1}{2}$ inches wrought iron, placed edgewise, or $\frac{1}{2}$ 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 $\frac{1}{2}$ inch x $\frac{1}{2}$ inch wrought iron or $\frac{1}{2}$ 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 $\frac{3}{8}$ inch thick, and no top rail shall be connected at angles by the use of cast iron.

BOTTOM RAILS.—Bottom rails must be $\frac{1}{2}$ inch x $\frac{3}{8}$ inch wrought iron or $\frac{1}{2}$ 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 $\frac{1}{2}$ x $\frac{3}{4}$ 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 $\frac{1}{2}$ x $\frac{3}{8}$ inch slats placed not over $\frac{1}{2}$ inches apart, and secured to iron battens $\frac{1}{2}$ x $\frac{3}{8}$ 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 $\frac{1}{2}$ x $\frac{3}{8}$ 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 Commissioner 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.

ORIGINAL

RECEIVED
BUILDINGS
1971
NEW YORK

THE CITY OF NEW YORK

HOUSING AND DEVELOPMENT ADMINISTRATION

DEPARTMENT OF BUILDINGS

MANHATTAN
Municipal Bldg.,
New York, N. Y. 10007

BROOKLYN
Municipal Bldg.,
Brooklyn, N. Y. 11201

BRONX
1932 Arthur Avenue
Bronx, N. Y. 10457

QUEENS
120-55 Queens Blvd.
Kew Gardens, N. Y. 11424

RICHMOND
Boro Hall
St. George, N. Y. 10301

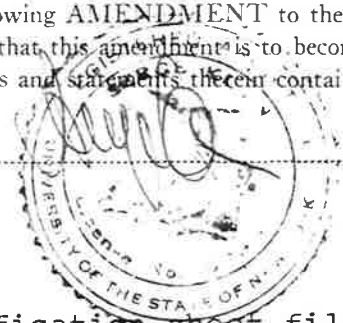
AMENDMENT

NOTICE—This Amendment must be TYPEWRITTEN and filed in TRIPLICATE

ALT APPLICATION No. 767 19 70 BLOCK 466 LOT 47
(N. B., Alt., Elev., etc.)
LOCATION 121 East 10th Street, N.s., 163' West of Stuyvesant St., Man.
House Number Street Distance from Nearest Corner Borough
Date Sept. 3 19 71

Application is hereby made to the Commissioner for approval of the following AMENDMENT to the specifications and plans filed with the above numbered application, with the stipulation that this amendment is to become a part of the aforesaid original application and subject to all the conditions, agreements and stipulations therein contained.

Applicant Serge Klein Signature
Address 157 West 57th Street, NYC



1. Revised plans and revised specification sheet filed herewith

2. Reconsideration is respectfully requested to allow acceptance of a proposed Recreation Room in the Basement of the Building, accessory to the First Floor apartment as shown on plans filed herewith, as follows:

- a. The entire BASM ceiling is fireproof construction; steel & masonry arches and all that is required under the Mult.Dwelling Law is 1 hr. construction and we have 3 hrs. construction.
- b. There will be two means of egress out of the proposed Recreation Room; firstly through a min. 1 hr. rated passage & BASM level, directly to street; secondly through a legal exterior stair from BASM to the First floor Public Hall 1 hr. rated and thence directly to street; in addition there will also be the voluntary stair connecting the Recreation Room in the Cellar with the respective First floor apartment.
- c. Area of the Recreation Room and its two fixture washroom (W.C. & W.E.) will be not more than the area of the connecting First floor apartment. Since the subject Recreation room will be situated in the BASM, it will not count in the Buildings floor area or the zoning room count.
- d. The subject Recreation Room will not be used for Living or sleeping as per the Owner's affidavit filed herewith.

In the light of the fact that there are very few recreational facilities in the immediate area, the proposed Recreation-Rm will be of great value to the family who will occupy the subject First floor apartment.

9/17/71 On to accept with entire apt with rec. room cellar, 1 hr rated with 1 sprinkler hd outside convenience stair (spiral) from domestic. Wm C Kupper
Chief Exr - Exr

9-21-71 Corrected specification sheet filed herewith.

Estimated Cost: This Amendment \$..... Fee Required \$..... Verified by.....

Fee Paid

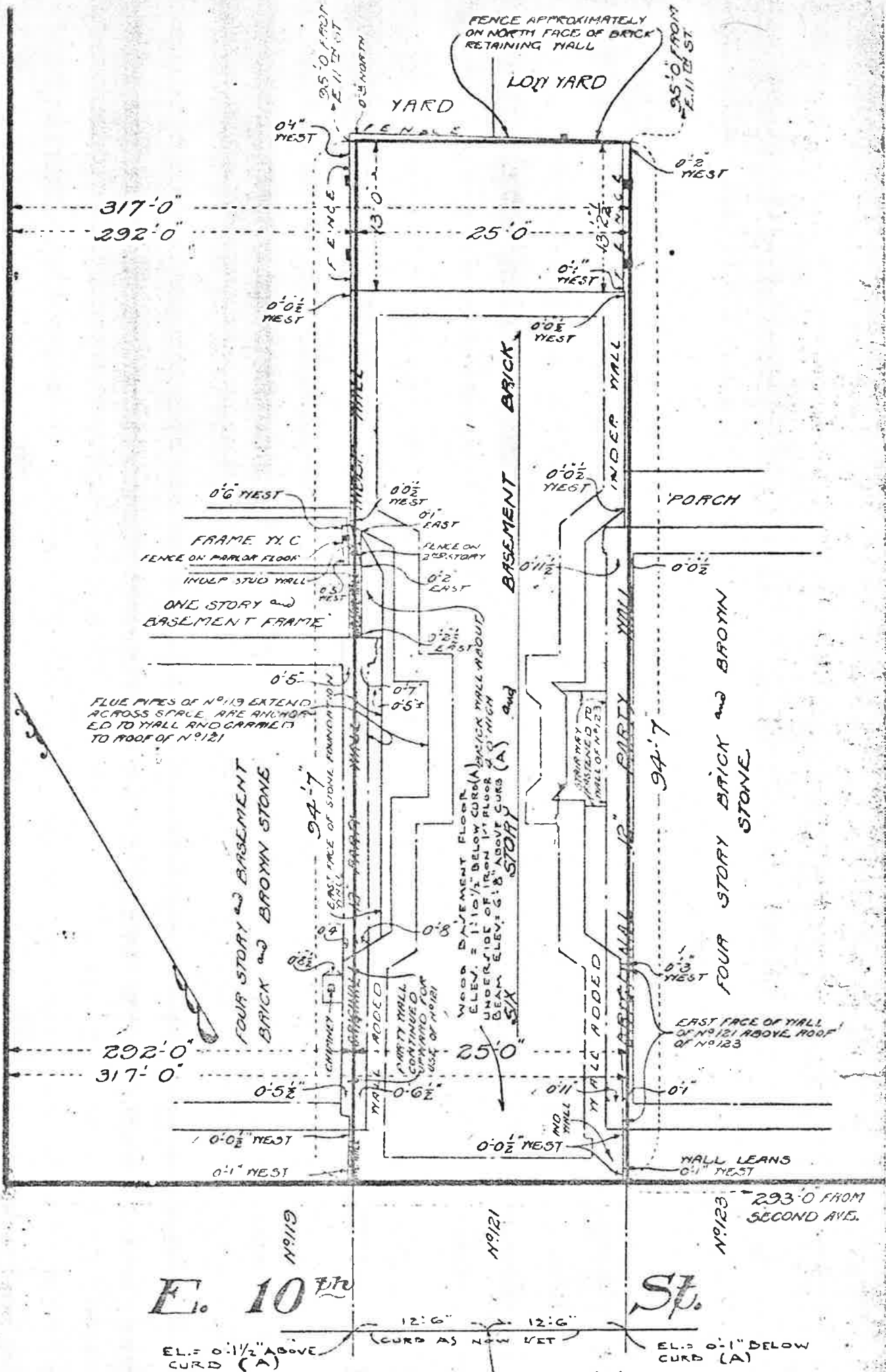
NOTE—The applicant must not use the back of this sheet. If more space is needed additional sheets must be used. No item must be continued over to another sheet; but each item must be complete on the sheet on which it appears. Only those items that appear above the endorsements at the bottom of the page can be considered.

EXAMINED AND RECOMMENDED FOR APPROVAL ON 9/24/71, 1971 Examiner

APPROVED SEP 24 1971 1971 Borough Superintendent

Ove.

Third



ELEVATIONS SURVEYED
 DECEMBER 1, 1971
 EARL B. LOVELL-S.P. BELCHER, INC.
 H. Schmalz
 LIC. CITY SURVEYOR

CELLAR STEPS PROJECT 5' INTO E. 10th ST.
 STOOP PROJECTS 6'3" INTO E. 10th ST.

THERE IS NO LIABILITY FOR THIS SURVEY EXCEPT UNDER A POLICY OF THE TITLE GUARANTEE AND TRUST CO.

47 BLOCK 466
 219480

Surveyed as in Possession,
 New York, Feb. 7-1913.
 Geo. C. Hollenik, 126 B'way

2-10-7-712228

ORIGINAL THE CITY OF NEW YORK

RECEIVED DEPARTMENT OF BUILDINGS 1971

HOUSING AND DEVELOPMENT ADMINISTRATION DEPARTMENT OF BUILDINGS

MANHATTAN Municipal Bldg., New York, N. Y. 10007

BROOKLYN Municipal Bldg., Brooklyn, N. Y. 11201

BRONX 1932 Arthur Avenue Bronx, N. Y. 10457

QUEENS 120-55 Queens Blvd. Kew Gardens, N. Y. 11424

RICHMOND Boro Hall St. George, N. Y. 10301

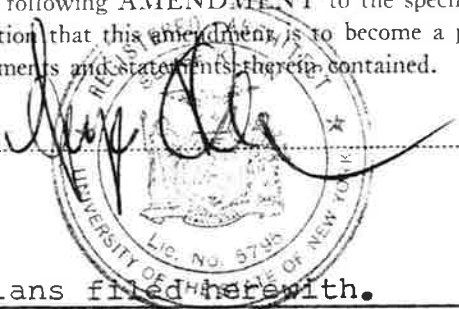
AMENDMENT

NOTICE—This Amendment must be TYPEWRITTEN and filed in TRIPLICATE

ALT APPLICATION No. 767 19 70 BLOCK 466 LOT 47
(N. B., Alt., Elev., etc.)
LOCATION 121 East 10th. Street, N.s., 292'-0" E. of 3rd. Ave., Manhattan
House Number Street Distance from Nearest Corner Borough
Date December 22nd, 19 71

Application is hereby made to the Commissioner for approval of the following AMENDMENT to the specifications and plans filed with the above numbered application, with the stipulation that this amendment is to become a part of the aforesaid original application and subject to all the conditions, agreements and statements therein contained.

Applicant Serge Klein Signature
Address 157 West 57th. Street Manhattan



Note: Corrected Specification Sheets & plans filed herewith.

1. Respectfully request permission to allow correction of Departmental records to show that the subject structure is a SIX STORY & BASEMENT c1-3 Nonfireproof O.L.T., Multiple-Dwelling and NOT a Six story & Cellar, O.L.T., Mult-Dwelling. Filed herewith are a Land-Surveyor's Surveys establishing that the Story below the Sidewalk is factually a Basement as the Elev. of Fl. - is 1'-10 1/2" below the actual legal curb and the underside of 1st. story floor is 6'-8" above the curb. In addition to the above a set of old plans was found in the meanwhile, which shows the lowest story as Basement; the document dates back to June -28, 1899, which establishes without doubt that the building is a Six Story & a Basement Structure, with c1-A apts @ Basement through 6th., floors, shown. Revised Specification sheet and plans filed herewith.

Dec 22, 1971 OK to accept Harmon

ADDITIONAL CONST. COST \$16,000.00
None INCL IN CONST

\$48.00 for work done 2/18/72

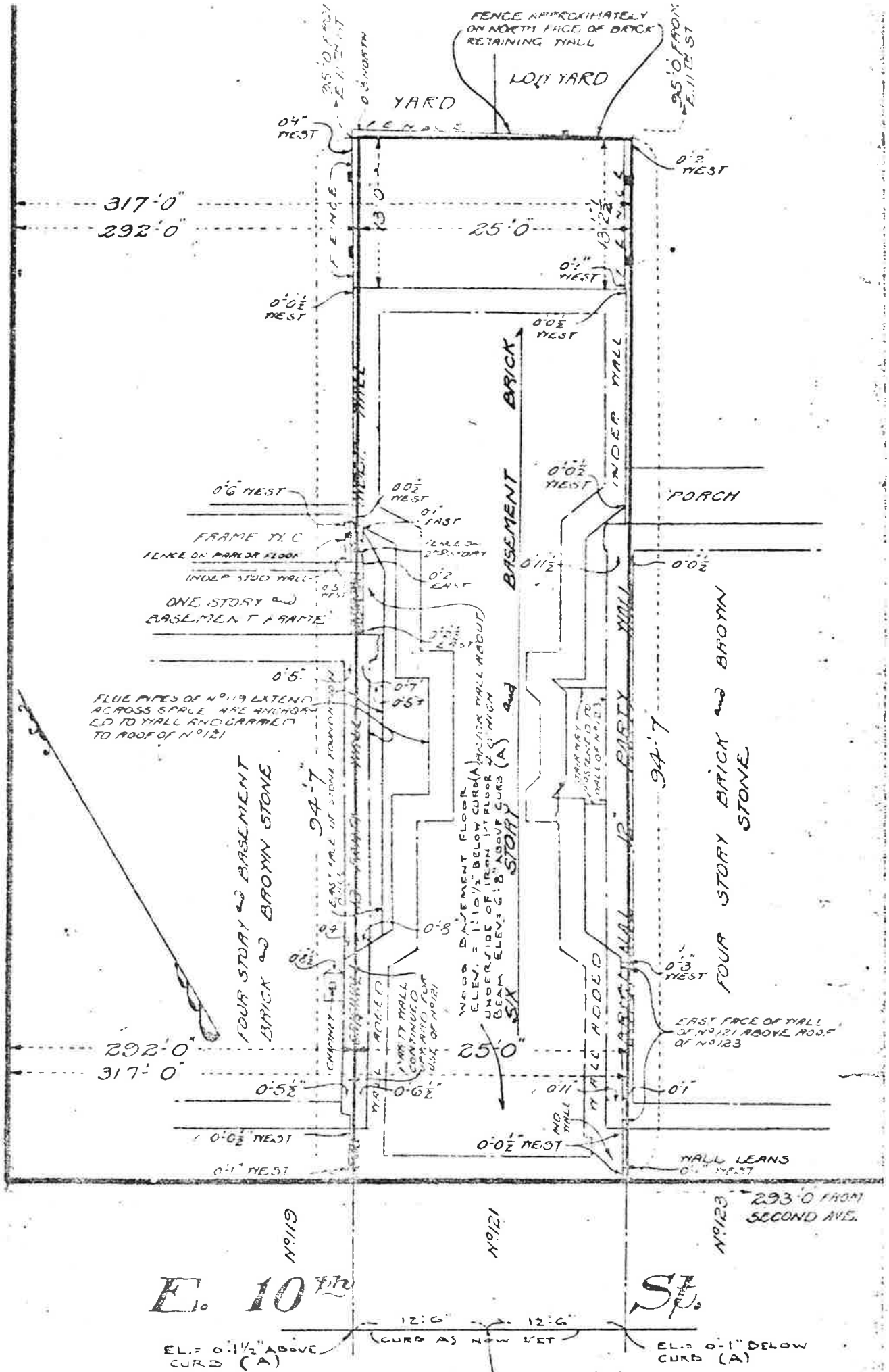
Estimated Cost: This Amendment \$ [redacted] Fee Required \$ None Verified by [signature]
Fee Paid \$16,000.00 for work done 2/18/72

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EXAMINED AND RECOMMENDED FOR APPROVAL ON 2/4/72 19
APPROVED FEB 4 - 1972 19 13
Examiner
Borough Superintendent

Ove.

Third



ELEVATIONS SURVEYED
 DECEMBER 1, 1971
 EARL B. LOVELL-S.P. BELCHER, INC.
H. Schmitt
 CITY SURVEYOR

CELLAR STEPS PROJECT 5' INTO E. 10th ST.
 STUOP PROJECTS 5'3" INTO E. 10th ST.

THESE ELEVATIONS FOR THIS SURVEY ARE IN ACCORDANCE WITH THE CITY ENGINEERING DEPARTMENT

47 BLOCK 466
 219480

*Survey as in Possession,
 New York, Feb. 7-1913.
 Geo. C. Hollenbeck, 126 B'way*

THE CITY OF NEW YORK
HOUSING AND DEVELOPMENT ADMINISTRATION
DEPARTMENT OF BUILDINGS

MANHATTAN Municipal Bldg., New York, N. Y. 10007
BROOKLYN Municipal Bldg., Brooklyn, N. Y. 11201
BRONX 1932 Arthur Avenue Bronx, N. Y. 10457
QUEENS 120-55 Queens Blvd. Kew Gardens, N. Y. 11424
RICHMOND Boro Hall St. George, N. Y. 10301

AMENDMENT

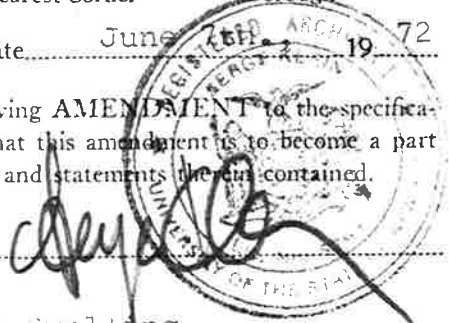
NOTICE—This Amendment must be TYPEWRITTEN and filed in TRIPLICATE

ALT APPLICATION No. 767 19 70 BLOCK 466 LOT 47
(N. B., Alt., Elev., etc.)
LOCATION 121 East 10th. Street, N.S., 163'-0" W. of Stuyvesant Street, Man.
House Number Street Distance from Nearest Corner Borough

Date June 18th 19 72

Application is hereby made to the Commissioner for approval of the following AMENDMENT to the specifications and plans filed with the above numbered application, with the stipulation that this amendment is to become a part of the aforesaid original application and subject to all the conditions, agreements and statements therein contained.

Applicant Serge Klein, A.I.A. Signature
Address 157 West 57th. Street, Manhattan



This is an ARP-7, O.L.T., cl-3 Multiple Dwelling.
It is respectfully proposed to account for an ink correction on the approved plans, to show at the Basement level, front, the following: Since the existing 5'-0" high door under the stoop is not a required means of egress and also, it cannot be blocked up, as per ruling by the Landmarks Preservation Commission, it is proposed to create @ the front, adjoining the stoop, a garbage-Room for the storage of Garbage Containers. Therefor it is proposed to erect a 4" thick conc.bl.-partition which would join two of the existing walls, to form the subject Garbage storage Room.

Estimated Cost: This Amendment \$Incl. in the construction Fee Required \$ None Verified by 6/18/72

Fee Paid

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EXAMINED AND RECOMMENDED FOR APPROVAL ON 6/18/72 19 [Signature] Examiner

APPROVED 19 [Signature] Borough Superintendent