

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

Department of Buildings of The City of New York.

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B
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438

THOMAS U. BRADY,

President of the Board of Buildings and
Commissioner of Buildings for the Bor-
oughs of Manhattan and The Bronx.Office, No. 220 Fourth Avenue, S. W. cor. 18th Street,
Borough of Manhattan.

JOHN GUILFOYLE,

Commissioner of Buildings for
the Borough of Brooklyn.

Office, Borough Hall, Borough of Brooklyn.

DANIEL CAMPBELL,

Commissioner of Buildings for the Bor-
oughs of Queens and Richmond.Office, Richmond Building, New Brighton, Staten Island,
Borough of Richmond.Branch Office, Town Hall, Jamaica, Long Island,
Borough of Queens.Plan No. 438

APPLICATION FOR ERECTION OF BRICK BUILDINGS.

Application is hereby made to the Commissioner of Buildings of The City of New York, for the Borough
of Manhattan & Brox for the approval of the detailed statement of the speci-
fications and plans herewith submitted, for the erection of the building herein described. All provisions of
the Building Code shall be complied with in the erection of said building whether specified herein or not.

(Sign here)

M. Bornstein

THE CITY OF NEW YORK,

BOROUGH OF

Manhattan Apr. 2nd

1901

1. State how many buildings to be erected One
2. 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) 229 & 231 S. 12th
3. Will the building be erected on the front or rear of lot? Front
4. How to be occupied? as Dwelling If for dwelling, state the number of families in each house
5. Size of lot? 50 feet front; 50 feet rear; 103'-3" feet deep.
Give diagram of same.
6. Size of building? 50 feet front; 50 feet rear; 87'-3" feet deep.
Size of extension? — feet front; — feet rear; — feet deep.
Number of stories in height: main building? 7 1/2 Extension? —
Height from curb level to highest point: main building? 75 feet. Extension? — feet.
7. What is the character of the ground: rock, clay, sand, etc? Sand
8. Will the foundation be laid on earth, rock, timber or piles? Earth
9. Will there be a cellar? yes
10. What will be the base, stone or concrete? Concrete If base stones, give size and thickness, and how laid — If concrete, give thickness 12" X 12" with the walls
11. What will be the depth of foundation walls below curb level or surface of ground? 10 ft.
12. Of what will foundation walls be built? Brick
13. Give thickness of foundation walls: front, 24 inches; sides, 24 inches; rear, 24 inches; party, — inches.
14. Will interior supports be brick partition walls or piers, iron columns or wooden posts? —
Give size of same: —
15. If piers, give thickness of cap stones or plates — bond stones or plates —

16. Give base course, width and thickness _____
17. Will any part of front, side or rear wall, be supported on piers in cellar? yes
- Give size: front _____ size of base course _____
- rear _____ " " " _____
- side _____ " " " _____
- Size of cap stones _____ size of bond stones _____
18. Of what materials will the upper walls be constructed? _____
- What will be thickness of upper walls, exclusive of ashlar, if any?
- Basement: front _____ inches; rear _____ inches; side _____ inches; party _____ inches.
- | | | | | | | | | | | | |
|------------|---|-----------|---|---|-----------|---|---|-----------|---|---|---|
| 1st story: | " | <u>20</u> | " | " | <u>20</u> | " | " | <u>20</u> | " | " | " |
| 2d story: | " | <u>16</u> | " | " | <u>16</u> | " | " | <u>16</u> | " | " | " |
| 3d story: | " | <u>16</u> | " | " | <u>16</u> | " | " | <u>16</u> | " | " | " |
| 4th story: | " | <u>12</u> | " | " | <u>12</u> | " | " | <u>12</u> | " | " | " |
| 5th story: | " | <u>12</u> | " | " | <u>12</u> | " | " | <u>12</u> | " | " | " |
| 6th story: | " | <u>12</u> | " | " | <u>12</u> | " | " | <u>12</u> | " | " | " |
| 7th story: | " | <u>12</u> | " | " | <u>12</u> | " | " | <u>12</u> | " | " | " |
19. What will be the materials of the front? Brick If of stone, what kind? _____ If ashlar, give thickness _____
20. Will flues be lined with pipe or have 8 inches of brick around the same? _____
21. Will any exterior or interior wall be supported on iron or steel girders?
- Front, size _____; weight or thickness _____
- Side, " _____ " _____
- Rear, " _____ " _____
- Interior, " _____ " _____
- Front, " _____ " _____
- Side, " _____ " _____
- Rear, " _____ " _____
- Interior, " _____ " _____
22. Give size of columns, posts or girders to support floors.
- Cellar, material _____; size _____; distance on centres _____
- 1st story, " _____ " _____
- 2d story, " _____ " _____
- 3d story, " _____ " _____
- 4th story, " _____ " _____
- 5th story, " _____ " _____
23. Give material, size and distance on centres of floor beams.
- 1st tier, material Stal; size 7x8; distance on centres 4'-0"
- 2d tier, " _____ " _____
- 3d tier, " Spruce " 3x10 " 16
- 4th tier, " _____ " _____
- 5th tier, " _____ " _____
- 6th tier, " _____ " _____
- 7th tier, " _____ " _____
- 8th tier, " _____ " _____
- Roof tier, " _____ " _____
24. Specify construction of floor filling 4" thick bricks

25. Is the building to be fire proof? Yes
26. Of what material will partitions be built? 2 x 4 studs
27. What will be the material of roofing? 7 in Will roof be flat,
peak or mansard? Flat
28. What will be the material of dumb waiter shafts? 2 x 2 angles with 3" hollow blocks
29. What will be the material of elevator shafts? _____
30. What will be the material of bay windows? _____
31. What kind of fire escape will be provided? wrought iron
32. Give size of vent shafts to water closet apartments _____; and of what
material constructed _____
33. Will access to roof be by scuttle or bulkhead? Bulkhead If by bulkhead, how
constructed? 8" brick wall
34. With what material will walls be coped? terra cotta
35. How will building be heated? Ranges
36. Is there any building already erected on lot? yes If so, and the same is to remain, state
how occupied? _____ Size _____
Number of feet between buildings? _____
37. Are any buildings to be taken down? yes; how many? 2
38. What is the estimated cost of each building, exclusive of lot? \$ 35000
What is the estimated cost of all the buildings, exclusive of lots? \$ _____

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

39. State what per centum of lot is to be occupied? 75%
40. How many feet open space will remain between building and rear line of lot? 13'-0"
41. Is any part of building to be used as a store or for any other business purpose, if so, state for what?

	Cellar	Base- ment	1st Floor	2d Floor	3d Floor	4th Floor	5th Floor	6th Floor	7th Floor
42. How many families will occupy each?		<u>4</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>1</u>
43. Height of ceilings?		<u>8</u>	<u>10</u>	<u>9</u>	<u>9</u>	<u>9</u>	<u>9</u>	<u>9</u>	<u>7</u>
44. Number of living rooms opening on shafts and courts?			<u>14</u>	<u>18</u>	<u>18</u>	<u>18</u>	<u>18</u>	<u>18</u>	
45. Number of living rooms opening on street and yard?			<u>8</u>	<u>8</u>	<u>8</u>	<u>8</u>	<u>8</u>	<u>8</u>	

46. How basement to be occupied? as dwelling Height of basement ceiling above sidewalk? _____
How lighted and ventilated? _____
How made water-tight? ceint
47. Will cellar or basement ceiling be plastered? yes How? hor coats
48. How will cellar stairs be enclosed? in brick
49. How cellar to be occupied? as dwelling Height of cellar ceiling above sidewalk? _____
How lighted and ventilated? windows
How made water-tight? ceint
50. Give number of light and vent shafts 4
State materials to be used in their construction Brick

51. Will shafts be open or covered with louvre skylights full size of shafts? open
- Size of each shaft? see drawing
52. Dimensions of windows for living rooms? 3x6-6
53. What doors will have fan lights? All Bell Rooms
- Dimensions of same?
54. Of what materials will hall partitions be constructed? 12" 8" Brick walls
55. Of what materials will hall floors be constructed? 4" brick arches
56. How will hall ceilings and soffits of stairs be plastered? wire lath & plaster
57. How will halls be lighted and ventilated? Window
58. Of what material will stairways be constructed? Iron
59. 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? —
60. How will floors and sides of water closets to the height of 16 inches be made waterproof? Slate
61. Number and location of water closets: Cellar 4; 1st floor 5; 2d floor 5; 3d floor 5; 4th floor 5; 5th floor 5; 6th floor 5; 7th floor 5
62. Total area of shafts over 25 square feet? — Of courts? —

Owner, M. Weinberg Address, 63 E. 3rd St

Architect, M. Borusky " 245 Broadway NYC

Superintendent, Brown " —

Mason, — " —

Carpenter, — " —

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 Jan 4th 1901

The undersigned gives notice that we intend to use the East & West wall of building 229 & 231 East 12th St

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 Stone 20 inches thick, 10 feet below curb; the upper wall built of Brick 12 inches thick, 60 feet deep, 35 feet in height.

(Sign here) Michael Borusky

Department of Landings of the City of New York.

PLAN No. 76 of 190 .

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

Michael Bernsten

being duly sworn, deposes and says: That he resides at Number 245 Bldwy
in the Borough of Manhattan
in The City of N.Y., in the County of N.Y.
in the State of N.Y., that he is an 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 2298231
5112th St., 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, to wit: Plan
No. _____ of 190 , is duly authorized to be performed by
the owner
and that I am
duly authorized by them
to make application in compliance with Chapter 378 of the Laws of 1897, and the Building Code, for
the approval of such detailed statement of specifications and plans in their
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:

Michael Bernsten No. 245 Bldwy
as Archit.

Mrs Max Niebey No. _____

as Owner

Louis Niebey No. _____

as owner

No. _____

as _____

No. _____

as _____

[OVER]

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 12th St
....., distant 100 feet
East from the corner formed by the intersection of
3rd Ave and 12th St,
running thence 103'-3" North feet;
thence 50' East feet;
thence 103'-3" South feet;
thence 50' West feet
to the point or place of beginning.

Sworn to before me, this 3
day of April, 1901

Michael Borucki

James H. [Signature]
Notary Public, _____ County.
New York

DEPARTMENT OF BUILDINGS CITY OF NEW YORK, Boroughs of
No. 220 FOURTH AVENUE.

Bronx,

New York, 6/24/01 ~~187~~

LIV.

557 MBM -

TO PPL. 229-331 E 12 St.

It is proposed to make shafts No 1 and No 4
lon 42'-8" + 1'-4" in place of 44'-8" + 1'-4" as
shown on your table of Computations & as shown on
plans this day.

M. Bernstein

For modification as to end Ventilation see
original L&P

6/26 1901.

This is to certify that the within specified
statement of specifications and design of the shafts
relating thereto, have been submitted to the
Commissioner of Buildings for the Boroughs of
Manhattan and The Bronx and are hereby

Approved
J. G. Wallace
Commissioner of Buildings for the
Boroughs of Manhattan and The Bronx

DEPARTMENT OF BUILDINGS CITY OF NEW YORK, Boroughs of Manhattan and The Bronx,
No. 220 FOURTH AVENUE.

New York, July 25th 1901

Amendment to Application No. 557 New B. 1901

Location 229 & 231 East 12th St.

(1) It is proposed to construct building as 7 story & basement as shown on additional plan filed this day & as amended on original drawings. Main walls to be 20" brick in cellar 16" on 1st, 2nd & 3rd stories & 12" on upper stories.

See New Elevation & section filed this day. Application for east & west party wall has been made. and new section filed this day.

M. Bornstein Archt.
J. M.

8/6 1901

PIS
James L. Teller
City

Exm

DEPARTMENT OF BUILDINGS OF THE CITY OF NEW YORK.

THOMAS J. BRADY, President of the Board of Buildings and Commissioner of Buildings for the Boroughs of Manhattan and The Bronx. Office, No. 220 Fourth Avenue, Southwest Corner Eighteenth Street, Borough of Manhattan.

JOHN GUILFOYLE, Commissioner of Buildings for the Borough of Brooklyn. Office, Borough Hall, Borough of Brooklyn.

DANIEL CAMPBELL, Commissioner of Buildings for the Boroughs of Queens and Richmond. Office, Richmond Building, New Brighton, Staten Island, Borough of Richmond. Branch Office, Town Hall, Jamaica, Long Island, Borough of Queens.

Plan No. 55 MB 190 / Filed 190 .

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, or to convert a dwelling house or other class of building into a tenement or lodging house, 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 thereon.

The approval of this application is in accordance with section 4 of the Building Code, to wit: "Any approval which has been issued by a Commissioner of Buildings pursuant to the provisions of law, but under which no work has been commenced within one year from the time of issuance, shall expire by limitation."

APPLICATION is hereby made to the Commissioner of Buildings for the Borough of Manhattan & Bronx of The City of New York, for the approval of the plans and specifications herewith submitted for the **Light and Ventilation** of the building herein described.

The applicant agrees to be governed by the rules and regulations of the Board of Buildings, and to comply therewith and with every provision of law, whether herein specified or not.

Date, March 28th 190¹.

In Bernstien

(Sign here.)

Location 229 & 231 E. 12th St. Number of Buildings One

Owner Mrs. Winberg Address 63 E. 3rd St.

Architect Dr. Bernstien Address 245 Broadway

Dimensions of each Lot 50' x 10 3-3

Dimensions of each Building 50' x 8 7-3

Dimensions of each Extension

Number of floors above cellar or basement of main building 7 bast & cellar

Number of floors above cellar or basement of Extension

Cellar—How to be occupied? As Coal storage

Basement—How to be occupied? As dwelling

Cellar ceiling—Height above sidewalk

Basement ceiling—Height above sidewalk 9'-0"

	Cellar.	Basement.	1st floor.	2d floor.	3d floor.	4th floor.	5th floor.	6th floor.	7th floor.
How many families will occupy each floor?		4	5	5	5	5	5	5	5
Height from floor to ceiling	8'-0"	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"
Number of living rooms opening on shafts and courts		14	18	18	18	18	18	18	18
Number of living rooms opening on street and yard		8	8	8	8	8	8	8	8

Halls—How lighted and ventilated? Windows + gal. vent S.E.

State dimensions of ventilating skylight over main hall 3 X 6-6

Dimensions of windows for living rooms 3 X 6-6

Dimensions of windows for water-closet apartments 2 X 6

Dimensions of fanlights over doors of living rooms 2-6 X 12

Cellar—How lighted and ventilated? Windows

“ How made water-tight? Cement

Basement—How lighted and ventilated? Windows

“ How made water-tight? Cement

How will cellar or basement ceiling be plastered? Two coats

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

Distance from extreme rear of main building to rear line of lot 13'-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..		4	5	5	5	5	5	5	5

How will water-closet apartments be ventilated? Windows

DIMENSIONS OF LOT, SHAFTS, 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, EXCEPT FOR CORNER BUILDINGS WHICH ARE TO BE MADE AT THE SECOND FLOOR LEVEL. SHAFTS LESS THAN TWENTY-FIVE SQUARE FEET IN AREA WILL NOT BE COMPUTED AS UNCOVERED SPACE.

NOTE.—Section 1318, Chapter 373, Laws of 1897, 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 Commissioner 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.

Percentages of lot area allowed under this provision of law are as follows :

Up to 80 feet in height.....	75 per cent.	Up to 110 feet in height.....	69 per cent.
" 90 "	78 "	Up to 120 "	67 "
" 100 "	71 "	Above 120 "	65 "

Percentages of area of corner lots allowed under this provision of law as follows :

Up to 80 feet in height	92 per cent.	Up to 130 feet in height.....	82 per cent.
" 90 "	90 "	" 140 "	80 "
" 100 "	88 "	" 150 "	78 "
" 110 "	86 "	Above 150 "	75 "
" 120 "	84 "		

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.	HOUSE No. 3.
Sq. Ft.	Sq. Ft.	Sq. Ft.
Light or ventilating Shaft	Light or ventilating Shaft	Light or ventilating Shaft
No. 1, 3'-6" x 4'-8" = 161.7	No. 1, 3'-6" x 4'-8" = 161.7	No. 1, =
" 2, 3'-4" x 2'-3" = 74.2	" 2, 3'-4" x 2'-5" = 87.5	" 2, =
" 3, 3'-9" x 2'-11" = 77.9	" 3, 3'-4" x 2'-6" = 86.3	" 3, =
" 4, 4'-0" x 2'-9" = 116.0	" 4, 4'-0" x 2'-9" = 116.0	" 4, =
Front Yard, } 3'-4" x 2'-5" = 68.0	Front Yard, } 3'-4" x 2'-5" = 68.0	Front Yard, } =
Rear Yard, } 1'-3" x 5'-0" = 6.8	Rear Yard, } 1'-3" x 5'-0" = 6.8	Rear Yard, } =
Side Yard, } =	Side Yard, } =	Side Yard, } =
Total area of light or ventilating Shafts, etc.....	Total area of light or ventilating Shafts, etc.....	Total area of light or ventilating Shafts, etc.....
House, 50' x 8'-7" = 345.7	House, 50' x 9'-0" = 450.0	House, =
Lot, 50' x 10'-3" = 516.7	Lot, 50' x 10'-3" = 516.7	Lot, =
Per cent. of lot covered } less than 75%	Per cent. of lot covered, } less than 75%	Per cent. of lot covered }

Remarks

The first tier of floor beams above the cellar, if of wood, in all dwelling, tenement or lodging-houses shall be covered on the under side with plaster-boards, wire or metal lath, and plastered with not less than one coat of mortar on same, or such other protection as may be approved by the Commissioner of Buildings.

FINAL REPORT.

THE CITY OF NEW YORK, Feb 7th, 1902To the Commissioner of Buildings for the Boroughs of Manhattan

SIR—I have the honor to report that work was begun on the above described premises on the 2nd day of August, 1901, and completed on the 6th day of March, 1902, and that said premises conform in all respects to the conditions of the above permit and also the laws and the rules and regulations of the Department of Buildings relating to the light and ventilation of tenement and lodging houses.

Respectfully submitted,

[Signature]
Inspector, 4th District.

1/10⁰² — Building topped out
Carpenters on Line Houghlin

2⁰² — Violation filed on small rooms
E. Houghlin

3⁰² — Violation on small rooms removed (see
modification granted) Houghlin

CITY OF NEW YORK
DEPARTMENT OF HOUSING AND BUILDINGS

MANHATTAN
Municipal Bldg.,
New York 7

BROOKLYN
Municipal Bldg.,
Brooklyn 2

BRONX
1932 Arthur Avenue
Bronx 57

QUEENS
120-55 Queens Blvd.,
Kew Gardens 24, 1st Fl.

DEPARTMENT OF
HOUSING AND BUILDINGS
Boro Hall,
St. George, L. I.
RECEIVED AUG 2 1954

AUTHORIZATION OF OWNER—MULTIPLE DWELLING

NOTICE—This Application must be TYPEWRITTEN

P.F. APPLICATION 125.3 1954 BLOCK 468 LOT 46
N.B.—Alt.
LOCATION 229 East 12th Street, north side, 160' 6" west of Second Avenue, Manhattan
House Number Street Distance from Nearest Corner Borough
Malcolm J. Klein states that he resides

at 8 Hudson Street Borough of

City of Yonkers State of New York; that he is co-Sole Owner
Part

of all that certain piece or lot of land situated in the Borough of Manhattan in the City of

New York, and located on the north side of East 12th Street and known as

No. 229-231 on said street; that the said multiple dwelling will be altered or constructed in accord-

ance with the annexed specifications and plans submitted herewith for the approval of the Department of Housing

and Buildings; that the work will be supervised by Licensed Architect, Professional Engineer or a Superintendent

of Construction who has had ten years' experience supervising building construction; and that

Clinton Brown is duly authorized by said

Malcolm J. Klein, co-owner to make application in said owner's behalf for the approval of

such specifications and plans in compliance with Chapter 713 of the Laws of 1929 Zoning Resolution, Administra-

tive Code and other Laws, Rules and Regulations applicable to the Construction and Use of Multiple Dwellings.

He further says that the full names and residences, street and number, of the owner or owners of the said land, and of every person having an interest in said premises and projected multiple dwelling either as owner, lessee, or otherwise, as required by Section 300 of the Multiple Dwelling Law, are as follows: (If a corporation, give full name and address of at least two officers.)

Malcom J. Klein, co-owner No. 3 Hudson Street, Yonkers, NY
Name and Relationship to premises Address

Doris Marker, co-owner No. 8 Hudson Street, Yonkers, NY
Name and Relationship to premises Address

Name and Relationship to premises No. Address
Signature of Owner