

DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF MANHATTAN, CITY OF NEW YORK

MANHATTAN  
Municipal Bldg.,  
Manhattan

BROOKLYN  
Municipal Bldg.,  
Brooklyn

BRONX  
Bronx County Bldg.,  
Grand Conc. & E. 161st St.

QUEENS  
21-10 49th Avenue,  
L. I. City

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

NOTICE—This Application must be TYPEWRITTEN and filed in QUADRUPPLICATE

ALTERED BUILDING

PERMIT NO. 19 BLOCK 454 LOT 68

ALT. Application No. 2449 19 SEC. OR WARD VOL.  
N.B. ALT.

LOCATION 305 East 12th St.

DISTRICT (under building zone resolution) Use Bus Height 1 1/2 Area B

EXAMINED AND RECOMMENDED

FOR APPROVAL ON Aug 31 19 39 [Signature] Examiner

APPROVED 19 [Signature] Borough Superintendent

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: \$ **500.00**
- (3) PROPOSED OCCUPANCY: **Heretofore Converted M.D. - Class B**

STORY (include Cellar and basement)	BEFORE ALTERATION			AFTER ALTERATION						
	APTS.	ROOMS	USE	LIVE LOAD	NO. OF PERSONS			APTS.	ROOMS	USE
					MALE	FEMALE	TOTAL			
<del>cell.</del>										
cel.			storage & boiler							
B.	1	3	dwelling	} NO CHANGE IN OCCUPANCY						
1st		3	dwelling & 1 roomer							
2nd		6	roomers							
3rd		7	roomers							

- (4) SIZE OF EXISTING BUILDING:  
At typical floor level 21 feet front 42 feet deep 21 feet rear  
At street level 21 feet front 42 feet deep 21 feet rear  
Height<sup>1</sup> 3 & B stories 35 feet
- (5) SIZE OF BUILDING AS ALTERED:  
At street level (same) feet front (same) feet deep feet rear  
At typical floor level (same) feet front (same) feet deep feet rear  
Height<sup>1</sup> stories feet

If volume of building is to be increased, give the following information: **NO INCREASE IN VOLUME**

- (6) AREA<sup>2</sup> OF BUILDING AS ALTERED: At street level Total floor area<sup>2</sup> sq. ft.
- (7) TOTAL HEIGHT<sup>3</sup> Cubic Contents<sup>4</sup> cu. ft.

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 structure 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.)

(8) CHARACTER OF PRESENT BUILDING:

Frame—

Non-fireproof— **brick**

Fireproof—

Fire-Protected—

Metal—

Heavy Timber—

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

**In basement, enclose existing bathroom.**

**On 2nd fl., change existing bathroom to sleeping room and  
change existing inside sleeping room to bathroom.**

**On 3rd fl., make new bathroom at existing closets.**

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. **NO CHANGE IN HEIGHT OR OCCUPANCY**

(10) NATURE OF SOIL UPON WHICH FOOTINGS WILL REST IN TERMS OF SECTION 7.5.2, BUILDING CODE:

(11) FOOTINGS: Material

(12) FOUNDATION WALLS: Material

(13) UPPER WALLS: Material

Kind of Mortar

Any Ashlar

Thickness of Walls

(14) 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:

(15) NATURE OF SOIL UPON WHICH FOOTINGS WILL REST IN TERMS OF SECTION 7.5.2, BUILDING CODE:

(16) FOOTINGS: Material

(17) FOUNDATION WALLS: Material

(18) UPPER WALLS: Material

Kind of Mortar

Any Ashlar

Thickness of Walls

(19) PARTY WALLS: Any to be used?

Thickness of Walls

(20) FIREPROOFING: Material and Thickness

For Columns

For Girders

For Beams

(21) INTERIOR FINISH: Material

Floor Surface

Trim, Sash, Doors, etc.

Plaster

(22) OUTSIDE WINDOW FRAMES AND SASH: Material

(23) ANY ELECTRICAL WORK TO BE DONE?

REMARKS

.....  
*Inspector*



DEPARTMENT OF HOUSING AND BUILDINGS
BOROUGH OF MANHATTAN, CITY OF NEW YORK

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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, and one copy sworn to by Applicant. If Elevator or Plumbing Applications are filed herewith, one affidavit is sufficient for all.

AFFIDAVIT

FORM A

APPLICATION No. 444 1939 19

BLOCK 454

PERMIT NO. 19

LOT 68

LOCATION 305 East 12th Street

FEES REQUIRED FOR

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 C-26-177.0).

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 C-26-187.0).

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 C-26-161.0).

Work will be carried out in compliance with all the provisions of the Administrative Code of the City of New York and with the provisions of other laws and rules in effect on this date relating to the erection of said structure.

EXAMINED AND RECOMMENDED

FOR APPROVAL ON Aug 31 1939

[Signature]
Examiner

APPROVED 19

Borough Superintendent

STATE AND CITY OF NEW YORK

COUNTY OF N. Y. ss.:

David Kaufman

Typewrite Name

153 Centre St., N. Y. C.

being duly sworn, deposes and says: That he resides at (Number and Street)

in the City of N. Y. in the Borough of Manhattan

in the State of N. Y., that he is making this application for the approval of plans and specifications herewith submitted and made a part hereof, for the building therein described. Deponent further

says that he has personally supervised the preparation of the Structural

(Architectural, Structural or Mechanical)

plans and that to the best of his knowledge and belief, the structure, if built in accordance with such plans, will conform to the Administrative Code; the Rules and Regulations of the Board of Standards and Appeals; The Charter; The Multiple Dwelling Law; The Labor Law; The General City Law; The Building Zone Resolution or any other provisions of law applicable thereto, except as hereinafter otherwise noted.

Deponent further says that he is Prof. Engineer 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 City of New York, aforesaid, and known

and designated as Number 305 East 12th Street

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, including all amendments to the same which may be filed hereafter—and also all Elevator and Plumbing work (if any) proposed to be done upon the same premises and specified in separate applications filed herewith and all subsequent amendments

thereto—is duly authorized by Grazia Lamagna

(Name of Owner or Lessee who has Owner's consent)

and that David Kaufman duly authorized by the aforesaid Owner

to make application for the approval of such detailed statements of specifications and plans (and amendments thereto) in his 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:

NAMES AND ADDRESSES

Owner Grazia Lamagna- 305 East 12th St., N. Y. C.

Lessee \_\_\_\_\_

Architect Prof. Eng.- David Kaufman- 153 Centre St., N. Y. C.

Superintendent \_\_\_\_\_

The said land and premises above referred to are situated, bounded and described as follows, viz.: BEGINNING at a point on the North side of East 12th St.

distant 99 feet East from the corner formed by the intersection of East 12th St. and Second Ave.

running thence E-21 feet; thence N-51.9 feet; W-21 feet; thence S-51.9 feet

to the point or place of beginning,—being designated on the map as Block No. 454 Lot No. 68

(SIGN HERE) \_\_\_\_\_ APPLICANT

Sworn to before me, this 19th day of July, 1931. Notary Public or Commissioner of Deeds. Affix Seal of Registered Architect or Professional Engineer Here. COMMISSIONER OF DEEDS City of New York New York County No. 143 Commission expires Dec 1, 1932

NOTE.—If building is a Multiple Dwelling, the following authorization is required:

AUTHORIZATION OF OWNER

Grazia Lamagna Deposits and says: That he resides at 305 East 12th St., Borough Manhattan City of N. Y. State of N. Y.; that he is the Owner 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 St. and known as No. 305 on said street; that the multiple dwelling proposed to be altered upon said premises will be constructed in accordance 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 who has been properly qualified; and that David Kaufman is duly authorized by said owner.

Grazia Lamagna 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.

NOTE.—This clause to be used only when the person executing this authorization is not the sole owner of the premises described herein.

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:

Table with 2 columns: Name and Relationship to premises, Address. Includes entries for Grazia Lamagna, Owner, at 305 East 12th St., N. Y. C. with signature.



ORIGINAL

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.

BLOCK 454 LOT 68

STATEMENT "A"
ALT. DEPARTMENT OF BUILDINGS
107
RECEIVED JAN 26 1962
P. & D. CITY OF NEW YORK
BOROUGH MANHATTAN

LOCATION 305 East 12th Street 99'-0" east of 2nd Avenue Manhattan
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 8-1, 1962
APPROVED AUG 2-1962 19
Examiner
Borough Superintendent

Donald D. Fisher of
Jacob Fisher & Donald D. Fisher, Architects
(Typewrite Name)

states that his office is at 225 Lafayette Street
in the Borough of Manhattan; in the City of N.Y.;
in the State of N.Y.; that he is making this application for the approval of

Architectural, structural plans and
(Architectural, Structural, Mechanical, Etc.)

specifications herewith submitted and made part hereof.

Applicant further states that he has personally supervised the preparation of such

Architectural, structural 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 Atlanta Associates Inc.
(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 Atlanta Associates Inc. Address 178 2nd Avenue, N.Y.C.
(If a corporation, give full name and address of at least two officers.)

Pres. Jeanette Juskovitz Sec. Treas. Max Isaacs

Lessee Address

Architect Jacob Fisher & Donald D. Fisher Address 225 Lafayette St. N.Y.C.

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 **north** side of **12th St.**  
distant **99** feet **east** from the corner formed by the intersection of  
**12th St.** and **2nd Avenue**

running thence **Easterly 21'-0"** feet; thence **Northerly 51'-9"** feet;  
(Direction) (Direction)

thence **Westerly 21'-0"** feet; thence **Southerly 51'-9"** feet;  
(Direction) (Direction)

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

Block No. **454** Lot No. **68**

(SIGN HERE).....



Affix Seal of Registered Architect or Professional Engineer Here.

AUTHORIZATION OF OWNER: I hereby state that I have authorized the applicant to file this application for the work specified herein.

*Walter L. ...*  
(Signature of Owner or Officer of Corp.)

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.

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.

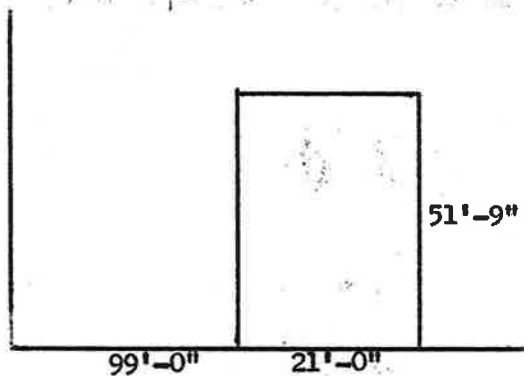
The legal width of ..... is ..... ft.; sidewalk width should be ..... ft.

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 .....

### DIAGRAM

2  
n  
d  
A  
v  
e.



The north point of the diagram must agree with the arrow

12th Street



THE CITY OF NEW YORK **ORIGINAL**  
DEPARTMENT OF BUILDINGS

MANHATTAN  
Municipal Bldg.,  
New York 7

BROOKLYN  
Municipal Bldg.,  
Brooklyn 1

BRONX  
1932 Arthur Ave.,  
New York 57

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

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

NOTICE—This Application must be TYPEWRITTEN and filed in QUADRUPPLICATE

BLOCK 454 LOT 68  
ZONING: USE DIST. R.7-2.F.C.15 8/16  
HEIGHT DIST. \_\_\_\_\_  
AREA DIST. \_\_\_\_\_

**ALTERED BUILDING**

DEPARTMENT OF BUILDINGS  
RECEIVED AUG 10 1962  
NEW YORK  
MUNICIPAL MANHATTAN  
DO NOT WRITE IN THIS SPACE

LOCATION 305 East 12th Street 99'-0" east of 2nd Avenue Manhattan  
House Number, Street, Distance from Nearest Corner and Borough

EXAMINED AND RECOMMENDED

FOR APPROVAL ON 8/11 1962

*John M. Ryan*  
Examiner  
Borough Superintendent

APPROVED \_\_\_\_\_ 19

Initial fee payment

2nd payment of fee to be collected before a permit is issued—Amount \$ \_\_\_\_\_

Verified by \_\_\_\_\_ Date \_\_\_\_\_

**SPECIFICATIONS**

- (1) Classification of Buildings to be Altered. (NOTE—See C26-238.0) **Non-fireproof Class 3**
- (2) Any other buildings on lot or permit granted for one? **No**  
Is building on front or rear of lot? Front
- (3) Use and Occupancy. **MD Class A, Converted Dwelling**  
(NOTE—If a multiple dwelling, authorization of owner must be filed)  
A new C of O (will) (~~will not~~) be required. 8/16

STORY (Include cellar and basement)	EXISTING LEGAL USE			PROPOSED OCCUPANCY						
	APTS.	ROOMS	USE	LIVE LOAD	NO. OF PERSONS			APTS.	ROOMS	USE
					MALE	FEMALE	TOTAL			
Cellar	-	-	Storage & Heating Plant					-	-	Storage & Heating Plant
Basement	1	3	Dwelling					1	2	1 Apartment
1st Fl.	-	4	Furn. Rms.					1	2	1 Apartment
2nd Fl.	-	6	Furn. Rms.					1	4	1 Apartment
3rd Fl.	-	7	Furn. Rms.					1	4	1 Apartment

-6473 (8)





**DEPARTMENT OF BUILDINGS**

**BOROUGH OF MANHATTAN, THE CITY OF NEW YORK**  
 Date **January 15, 1963** No. **57041**

**CERTIFICATE OF OCCUPANCY**

**NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT**

This certificate supersedes C. O. No.

THIS CERTIFIES that the ~~new~~ ~~altered~~ ~~existing~~ building—premises located at **305 East 12th Street** Block **154** Lot **68**

That the zoning lot and premises above referred to are situated, bounded and described as follows:

BEGINNING at a point on the **north** side of **East 12th Street** distant **99** feet **east** from the corner formed by the intersection of **East 12th Street** and **2nd Avenue** running thence **east 21'-0"** feet; thence **north 51'-9"** feet; thence **west 21'-0"** feet; thence **south 51'-9"** feet; running thence \_\_\_\_\_ feet; thence \_\_\_\_\_ feet;

to the point or place of beginning, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

~~XXXXX~~ Alt. No. **107-1962** Construction classification—**Class 3, Non fireproof**  
 Occupancy classification—**Heretofore Converted Class "A" Malt, Dwelling** Height **9 & Base** stories, **15** feet.  
 Date of completion—**January 11, 1963** Located in **R 7-2 & C 1-5** Zoning District.  
 at time of issuance of permit. **2030-1962**

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: and The City Planning Commission: (Calendar numbers to be inserted here)

**PERMISSIBLE USE AND OCCUPANCY**

Off-Street Parking Spaces \_\_\_\_\_  
 Off-Street Loading Berths \_\_\_\_\_

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
Cellar	On ground		Heating plant and storage.
Basement			One (1) apartment.
1st, to 3rd story, incl.			One (1) apartment on each story.  Fuel Oil Permit # G100229 approved by Fire Department.

THIS CERTIFICATE SHALL ALSO BE CONSIDERED A CERTIFICATE OF COMPLIANCE OR NON-COMPLIANCE UNDER SECTION 601 OF THE MULTIPLE DWELLING LAW.

Sec. 601.3  
 "Prior to the Building Code Conversion Act of January 1, 1933, this building was classified as a multiple dwelling structure as stated in the certificate of occupancy issued on \_\_\_\_\_ and maintained in the main entrance hall classed under \_\_\_\_\_ structure."