

ORIGINAL

Form 1, 1903.

Tenement House Department  
of the City of New York

TENEMENT HOUSE DEPARTMENT 1903.190

OF

THE CITY OF NEW YORK.

Manhattan Office :  
No. 61 IRVING PLACE,  
S. W. Cor. 18th Street.

Brooklyn Office :  
TEMPLE BAR BUILDING,  
No. 44 Court Street,  
Cor. Jerusalem Street.

Plan No. 157 190 . Filed APR 13 1903 190 .

APPLICATION FOR ERECTION OF NEW TENEMENT HOUSE.

APPLICATION is hereby made to the Tenement House Commissioner 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 Tenement House herein described. The applicant agrees to comply with all provisions of law and ordinances in the erection of said building whether specified herein or not.

(Sign here)

Address

*Geo. P. Pelham Corch.*  
*503 Fifth Ave.*

Applications must be filed in TRIPLICATE and drawings in DUPLICATE.

NOTE.—In making application for the approval of plans for a new tenement house the following drawings must be furnished: Plans of all floors, including cellar and basement, an elevation showing heights of stories, 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 linen tracing cloth or be cloth prints. After approval by the Tenement House Department one set of plans and a certificate of approval will be at once forwarded to the Bureau of Buildings by the Department. The dimensions and boundaries of each lot must be clearly marked on plans, as must the measurements of all courts, yards, vent-shafts, rooms and halls, as well as the use to which each room is to be put. With each application must be filed a written statement signed by the owner of the proposed building, authorizing the person signing this application to make such application. There must also be filed with this application a diagram or survey of the property, on linen tracing cloth, showing the width and depth of the lot and its location and distance from adjacent streets.

All amendments to plans and applications must be made on a separate blank provided for that purpose, and where changes affecting sizes of lots, buildings, courts, rooms, or halls are made, separate drawings showing such changes must be filed.

NOTE—Where it is proposed to convert or alter to the purposes of a tenement house a building not used for such purpose, the form of application used for the erection of a new tenement-house must be filed in the Department and must be completely filled out.

THE CITY OF NEW YORK,

BOROUGH OF

Date

190

*Manhattan* *April 16<sup>th</sup>*

1. State how many tenement houses 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) *Nos. 57-59 Second Ave*

3. Owner

Address

*Joseph Wittner* *306 Broadway*

4. Architect

Address

*Geo. P. Pelham* *503 Fifth Ave*





24. Describe intakes or ducts for each inner court (Sec. 63) *Open passage connecting inner court with yard* Give size of each. *13'0" x 8'0"*  
 Give area of each *20 sq. ft. 27 3/4 sq. ft.*
25. State dimensions of windows for rooms (Sec. 65) *12 sq. ft and over*
26. Will living rooms be provided with fan-lights over doors? *yes*
27. State dimensions of windows for bath-rooms and water-closet compartments (Sec. 69) *Three sq. ft and over*
28. Will any part of the public halls be shut off from any other part of the public halls by doors? *None* If so, state how such portions will be lighted and ventilated (Sec. 72) *✓*
29. State size of ventilating skylight over main stairs (Sec. 83) *8'6" x 5'0"*  
 Area of glazed surface? *64 sq. ft.* Is it provided with fixed louvres and also ridge ventilators? *yes*
30. Will cellar or basement be occupied for living purposes; and state whether it is the cellar or the basement that is to be occupied? (Sec. 91) *No*  
 Give height of such occupied rooms from finished floor to finished ceiling. ....  
 Give height of ceiling of such rooms above the surface of the street or ground adjoining; and state whether it is the street or the yard.
31. How will the cellar or lowest floor be made damp-proof? (Sec. 92) *To the satisfaction of this Dept.*  
 What is the character of the ground or soil? *earth*  
 How will the walls of the cellar or lowest floor be made damp-proof? *To the satisfaction of this Dept.*
32. How will the cellar ceiling be constructed? If not fireproof, will it be plastered? (Sec. 101) *fireproof*
33. How many water-closets, baths and other plumbing fixtures will be provided? (Sec. 95.)

|                          | Cellar | Basement | 1st Story | 2d Story | 3d Story | 4th Story | 5th Story | 6th Story | 7th Story | 8th Story | 9th Story | Total |
|--------------------------|--------|----------|-----------|----------|----------|-----------|-----------|-----------|-----------|-----------|-----------|-------|
| Water-closets (how many) | 2      |          | 4         | 4        | 4        | 4         | 4         | 4         | 4         | 4         | 4         | 35    |
| Urinals,                 |        |          | 3         | 4        | 4        | 4         | 4         | 4         | 4         | 4         | 4         | 35    |
| Wash-basins,             |        |          | 1         | 4        | 4        | 4         | 4         | 4         | 4         | 4         | 4         | 33    |
| Bath-tubs,               |        |          | 1         | 4        | 4        | 4         | 4         | 4         | 4         | 4         | 4         | 33    |
| Shower-baths,            |        |          | 2         | 4        | 4        | 4         | 4         | 4         | 4         | 4         | 4         | 34    |
| Wash-tubs,               |        |          |           |          |          |           |           |           |           |           |           |       |
| Stinks,                  |        |          |           |          |          |           |           |           |           |           |           |       |

34. Is the street on which building is proposed to be erected now provided with a public sewer? *yes* If not, what disposition will be made of waste and sewage? *✓*
35. If water-closets or bath-rooms are ventilated by means of a vent-shaft, give dimensions of same (Sec. 85) ..... feet wide by ..... feet long. Will vent-shafts be entirely open at the top? *✓*  
 Describe intake for vent-shaft. *✓*  
 Give size of same. *✓*

- 36. How will water-closet compartments be lighted and ventilated? (Sec. 95)  
 Give source of light *windows opening on court by and gaslight by pipe*
- 37. How will floors of water-closet compartments be made water-proof? (Sec. 95)  
*Bath Room floors tiled* Will there be a base 6 inches  
 high of water-proof material around same, and state of what material?  
*Marble base 6" high*
- 38. Describe location and character of water supply for each apartment (Sec. 94).  
*No kitchen toilets a Bath Rooms*  
 Will there be a roof tank? .....
- 39. What part of the building will be used as a store, or for any business purpose?  
 (Sec. 110) *Small part of first story arranged  
 for store purposes*
- 40. Remarks .....

ORIGINAL

Form B469  
L32

Office of the Borough President of the Borough of Manhattan,  
In The City of New York.

THE BUREAU OF BUILDINGS FOR THE BOROUGH OF MANHATTAN  
Office, No. 220 FOURTH AVENUE,  
S. W. Corner 13th Street.

Plan No. 347

APPLICATION FOR ERECTION OF BRICK BUILDINGS,

Application is hereby made to the Superintendent of Buildings of The City of New York, for the Borough of Manhattan, 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 law shall be complied with in the erection of said building whether specified herein or not.

(Sign here) *Joseph Pelham Archt.*  
THE CITY OF NEW YORK,  
BOROUGH OF MANHATTAN, *April 28th* 190*3*

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). *Nos 57-59 Second Avenue*
3. Will the building be erected on the front or rear of lot? *front*
4. How to be occupied? *apartments* If for dwelling, state the number of families in each house. *33 families and stores*
5. Size of lot? *48.0"* feet front; *48.0"* feet rear; *100.0"* feet deep.  
Give diagram of same. *48.0" 40.6" 85.0"*
6. Size of building? *48.0"* feet front; *40.6"* feet rear; *85.0"* feet deep.  
Size of extension? *—* feet front; *—* feet rear; *—* feet deep.  
Number of stories in height: main building? *9xcellar* Extension? *—*  
Height from curb level to highest point: main building? *93.0"* feet. Extension? *—* feet.
7. What is the character of the ground: rock, clay, sand, etc.? *earth*
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. *4.0" wide by 2.0 thick* If concrete, give thickness
11. What will be the depth of foundation walls below curb level or surface of ground? *10 feet*
12. Of what will foundation walls be built? *Hard burnt brick laid up in cement*
13. Give thickness of foundation walls: front, *16* inches; sides, *16* inches; rear, *16* inches; party, *16* inches.

14. Will interior supports be brick partition walls or piers, iron columns or wooden posts? *See p. 110*  
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?.....

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? *Hard burnt brick*

What will be thickness of upper walls, exclusive of ashlar, if any?

Basement: front *coll* inches; rear *24* inches; side *24* inches; party..... inches

1st story: " *coll* " " *20* " " *20* " " " "

2d story: " *24* " " *20* " " *20* " " " "

3d story: " *24* " " *20* " " *20* " " " "

4th story: " *24* " " *20* " " *20* " " " "

5th story: " *20* " " *16* " " *16* " " " "

6th story: " *20* " " *16* " " *16* " " " "

7th story: " *20* " " *16* " " *16* " " " "

*8 1/2 x 9 1/2*  
*16*

19. What will be the materials of the front? *Brick & stone trim*. 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? *Flues lined*

21. Will any wall be supported on iron or steel girders?.....

Front, material..... weight or thickness.....

Side, "..... " " ".....

Rear, "..... " " ".....

Interior, "..... " " ".....

Will any wall be supported on iron or steel columns?.....

Front, material..... size..... weight or thickness.....

Side, "..... " " ".....

Rear, "..... " " ".....

Interior, "..... " " ".....

22. Give material of girders..... of columns.....

Under 1st tier, size of girders..... size of columns.....

" 2d tier, "..... " " ".....

" 3d tier, "..... " " ".....

" 4th tier, "..... " " ".....

" 5th tier, "..... " " ".....

" Roof tier, "..... " " ".....

*Bearing of steel floor beams and girders on walls 8" and 12"*

*See Don Place*  
*See Don Place & Schedule*

23. Give material, size and distance on centres of floor beams.

1st tier, material *See Section Plans* size ..... ; distance on centres .....  
 2d tier, " .....  
 3d tier, " .....  
 4th tier, " .....  
 5th tier, " .....  
 6th tier, " .....  
 7th tier, " .....  
 8th tier, " .....  
 Roof tier, " .....

Give thickness of headers ..... of trimmers .....

24. Specify construction of floor filling *Repps Method of fireproof arches*

25. Is the building to be fire proof? *Fireproof throughout*

26. Of what material will partitions be built? *Cross 2" T.C. Blocks* core and ditto *2" T.C. Blocks*

27. Give material of skylights *galvanized iron* size .....

28. What will be the material of roofing? *Cin* Will roof be flat, peak or mansard? *flat*

29. What will be the material of dumb waiter shafts? *3" angle iron & 3" T.C. plates*

30. What will be the material of elevator shafts? *open grill work & brick foundation*

31. What will be the material of the cornices? *galvanized iron*

32. What will be the material of bay windows? *Brick walls*

33. What kind of fire escape will be provided? *None*

34. Will cellar be plastered? *Yes* How? *fireproof arches & I beam flanges wire lath & plastered*

35. Will access to roof be by scuttle or bulkhead? *bulkhead* If by bulkhead, how constructed? *2" terra cotta blocks*

36. With what material will walls be coped? *Blue stone or earthward*

37. How will building be heated? *Steam heated*

38. Is there any other building erected on lot or permit granted for one? *None*

Size ..... x ..... ; height ..... feet. How occupied? .....  
 ..... Give distance between same and proposed building ..... feet.

39. Are any buildings to be taken down? *Yes* ; how many? *Two*

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

40. Is any part of building to be used as a store or for any other business purpose? If so, state for what? *Front part of first floor arranged for store*

|   | Cellar | Basement | 1st Floor    | 2d Floor | 3d Floor | 4th Floor | 5th Floor | 6th Floor | 7th Floor |
|---|--------|----------|--------------|----------|----------|-----------|-----------|-----------|-----------|
| 41. How many families will occupy each? |        |          | 1            | 4        | 4        | 4         | 4         | 4         | 4         |
| 42. Height of ceilings?                 |        |          | See sections |          |          |           |           |           |           |

*879*



4. basement to be occupied?

How made water-tight? *outside in front area & curbs*

44. How will cellar stairs be enclosed? *outside in front area & curbs*

45. How cellar to be occupied? *storage*

How made water-tight? *Cement floor*

46. Will shafts be open or covered with louvre skylights full size of shafts?

*Open to sky*

Size of each shaft?

47. Dimensions of water closet windows? *3 sq. ft. and over*

Dimensions of windows for living rooms? *12 sq. feet and over*

48. Of what materials will hall partitions be constructed?

*2" terra cotta blocks*

49. Of what materials will hall floors be constructed?

*Kapp's method of fireproof arches*

50. How will hall ceilings and soffits of stairs be plastered?

51. Of what material will stairways be constructed?

*Iron strings & presers & slate treads*

Give sizes of stair well holes.

52. 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?

53. How will floors and sides of water closets to the height of 16 inches be made waterproof? *Pat. Room*

*floors tiled & slate base*

54. Number and location of water closets: Cellar *2*; 1st floor *3*; 2d floor *4*; 3d floor *4*; 4th floor *4*; 5th floor *4*; 6th floor *4*; 7th floor *4*

55. What is the estimated cost of each building, exclusive of lot? \$ *130,000.00/100*

56. What is the estimated cost of all the buildings, exclusive of lots? \$ *130,000.00/100*

Owner, *Joseph Witner* Address, *306 Broadway*

Architect, *Geo. Sub. Pelham* " *513 Fifth Ave.*

Superintendent, *Wm. M. E.* " "

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 April 28<sup>th</sup> 1903

The undersigned gives notice that *owner* intend to use the *party* wall of building

*No. 61 Second Avenue*

as party wall in the creation of the building hereinbefore described, and respectfully requests that the same be

examined and a permit granted therefor. The foundation wall *5* built of *brick* inches thick,

*10 feet* feet below curb; the upper wall *5* built of *brick* inches thick,

*50 2/4* feet deep, *100* feet in height.

(Sign here) *Geo. Sub. Pelham*

*Architect*

R. 5-7-03

State and City of New York )  
County of New York ) ss.

*Geo. P. Pelham*

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

..... in the Borough of  
in The City of *New Rochelle* in the County of *Westchester*

in the State of *New York*, that he is *The Architect for*

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 S. *57-59 Second Ave*

....., and hereinafter more particularly described; that the statements made in the foregoing application are true; that the two sets of plans accompanying this application are identical in all particulars, and that the work proposed to be done upon the said premises will be in accordance with the foregoing detailed statement in writing of the specifications and the accompanying plans, and that he is duly authorized by *Joseph Vittur* of No. *238 E. 53rd St* to make application in compliance with Chapters 344 and 466 of the Laws of 1901 for the approval of such detailed statement of specifications and plans 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, either as owner, lessee, or in any representative capacity, are as follows:

*Joseph Vittur* No. ....  
as *Owner*  
Office No. *306 Broadway*

*Geo. P. Pelham* No. *503-5th Ave*  
as *Architect*

The said land and premises above referred to, are situate at, bounded and described as follows, viz.:

BEGINNING at a point on the *Westerly* side of *Second Avenue*, distant *48'2"* feet *Northerly* from the corner formed by the intersection of *3rd Street* and *Second Avenue* running thence *Westerly 100'0"* feet; thence *Northerly 48'0"* feet; thence *Easterly 100'0"* feet; thence *Southerly 48'0"* feet to the point or place of beginning.

Sworn to before me this *16* day of *April* 190*3*

*William J. ...*  
Notary Public, *Westchester* County.

**F BUILDINGS**

OF NEW YORK

OF MANHATTAN

**APPLICATION**

FOR

**Tenement House Certificate**

Premises ..... 57-59 - 2nd Ave.

Certificate No. 171 ..... issued to

Joseph Wittner  
June 20 1904

File with Plan No. 347 k. 10 2 ..... 190

William H. Dal  
Chief Clerk  
June 20 1904

Office of the Borough President of the Borough of Manhattan,  
In The City of New York.

THE BUREAU OF BUILDINGS FOR THE BOROUGH OF MANHATTAN,

Office, No. 220 FOURTH AVENUE,  
S. W. CORNER 18TH STREET.

The City of New York, June 20 1904

To the Superintendent of Buildings for the Borough of Manhattan.

SIR:—The undersigned respectfully requests that a certificate be issued to him that the tenement house known as No. 57 + 59 Second Av in the Borough of Manhattan, in the City of New York, conforms to the requirements of the Building Code.

Plan No. 347 N.B. 1903 (Signed) Joseph W. Walker Owner  
(Address) 238 E 53

THE BUREAU OF BUILDINGS OF THE CITY OF NEW YORK,  
BOROUGH OF MANHATTAN.

I have caused search to be made for Violations on record in this Bureau affecting premises situate 57-59 Second Avenue,

in the Borough of Manhattan in the City of New York. As a result of such search it is reported to me as follows:

I find as follows: No fire escape case pending

Dated, June 21 1904 D. J. O'Dair Fire Escape Clerk.

I find as follows: No violations pending

Dated, JUN 21 1904 Frank J. Roberts Violation Clerk.

I find as follows: No Unsafe Building case pending

Dated, June 21 1904 A. F. McFadden Unsafe Building Clerk.

Dated, The City of New York, 1904

Superintendent of Buildings for the Borough of Manhattan.



**BUREAU OF BUILDINGS****BOROUGH OF MANHATTAN, CITY OF NEW YORK**

NOTICE—This Application must be TYPEWRITTEN and filed in TRIPLICATE.  
 "SPECIFICATIONS-SHEET A" [Form 152-1913] must be filed with EVERY Alteration Application.  
 "SPECIFICATIONS-SHEET B" [Form 158-1913] must be filed, in addition, in case the building  
 is to be raised in height or occupancy changed so as to increase floor loads, or if building is to  
 be enlarged on one side.

ALT. APPLICATION No. 143 1914

LOCATION 57-59 Second Avenue

Examined Jan 20 1914 John H. Tomlinson Examiner

RECEIVED  
 BUREAU OF BUILDINGS  
 JAN 15 1914  
 BOROUGH OF MANHATTAN  
 CITY OF NEW YORK

**SPECIFICATIONS—SHEET A**

- (1) NUMBER OF BUILDINGS TO BE ALTERED **one**  
 Any other building on lot or permit granted for one? **no**
- (2) ESTIMATED COST OF ALTERATION: \$ **100.00**
- (3) OCCUPANCY (in detail):  
 Of present building **stores first floor - tenement upper floors**  
 Of building as altered **stores first floor - tenement upper floors**
- (4) SIZE OF EXISTING BUILDING:
- |                        |              |            |               |           |
|------------------------|--------------|------------|---------------|-----------|
| At street level        | <b>48'0"</b> | feet front | <b>90'0"</b>  | feet deep |
| At typical floor level | <b>48'0"</b> | feet front | <b>90'0"</b>  | feet deep |
| Height                 | <b>9</b>     | stories    | <b>110'0"</b> | feet      |
- (5) SIZE OF BUILDING AS ALTERED:
- |                        |              |            |               |           |
|------------------------|--------------|------------|---------------|-----------|
| At street level        | <b>48'0"</b> | feet front | <b>90'0"</b>  | feet deep |
| At typical floor level | <b>48'0"</b> | feet front | <b>90'0"</b>  | feet deep |
| Height                 | <b>9</b>     | stories    | <b>110'0"</b> | feet      |
- (6) CHARACTER OF CONSTRUCTION OF PRESENT BUILDING: **ordinary**  
[Frame, Ordinary or Fireproof]
- (7) STATE GENERALLY IN WHAT MANNER THE BUILDING WILL BE ALTERED: **Show windows to be moved back flush with building line. Partition to be erected in rear of northerly store.**

TENEMENT HOUSE DEPARTMENT

NEW LAW TENEMENTS

OF

THE CITY OF NEW YORK

MANHATTAN OFFICE, MUNICIPAL BUILDING, Centre and Chambers Streets.

BRONX OFFICE, No. 391 EAST 149th STREET.

BROOKLYN OFFICE, No. 503 FULTON STREET.

PLAN No. SLIP ALT. 293 1915 FILED 1915

APPLICATION FOR SLIGHT ALTERATIONS AND REPAIRS.

APPLICATION is hereby made to the Tenement House Commissioner of The City of New York for the approval of the detailed statement of the specifications and plans herewith submitted for the alteration of the tenement house herein described. THE APPLICANT AGREES TO COMPLY WITH ALL PROVISIONS OF LAW AND ORDINANCES IN THE ALTERATION OF SAID BUILDING, WHETHER SPECIFIED HEREIN OR NOT.

(Sign here) Louis Y. Goldstone

Address 38 West 32 Street

NOTE.—The above signature to be that of the owner or of the person authorized by him to make application.

WAT emr

conditions, by officer or for condition.

VERY IMPORTANT THAT SAME BE CAREFULLY READ.

Three sets of Applications and two sets of Drawings must be filed (Boroughs of Manhattan and The Bronx).

Three sets of Applications and three sets of Drawings must be filed (Boroughs of Brooklyn, Queens and Richmond).

All plans must be drawn to a uniform scale, not less than one-quarter inch to the foot, and be on linen tracing cloth or be cloth prints, and the proposed new work must be clearly distinguished from the old work by dotted lines or by other conventional methods.

After approval by the Tenement House Department, one set of plans and a certificate of approval will be at once forwarded to the Bureau of Buildings by the Department.

The dimensions and boundaries of each lot must be clearly marked on plans, as must the clear measurements of all courts, yards, shafts, rooms, stairs and halls, the location of all fire-escapes, and the use to which each room and the several portions of the cellar are to be put. With each application, not personally signed by the owner, must be filed a written statement (see page 3), authorizing the person signing this application to make such application. Thereafter no person other than the owner whose signature appears in the papers, or the person authorized by him as above explained, will be recognized by the Department. A new owner or a new architect may be substituted during the progress of the work only after filing a new authorization, as per page 3.

When necessary the Department may require a block plan, on sheet 8 1/4 x 13 1/2 in. (on linen tracing cloth or cloth print), giving dimensions and boundaries of each lot, distance of same from adjacent streets, the size of the building, with general dimensions, including dimensions of all courts, yards, areas, shafts and offsets from the same.

Disapproved amendments are rejected in their entirety. A subsequent amendment, filed to meet the objections, must also contain all items proposed in the original amendment or specifically disapproved.

All amendments to plans and applications must be made on a separate blank provided for that purpose, and where changes affecting the sizes of lots, buildings, courts, rooms, or halls are made, separate drawings showing such changes must be filed, if required by the Department. Amendments must be typewritten. All changes made in drawings or applications, after the date of original filing, must be made in red ink, and each change or correction dated and initialed or signed by the person making the same. Corrected drawings will be required if changes made, in the opinion of the Department, make same necessary.

NOTE.—Where it is proposed to convert or alter to the purposes of a tenement house a building not a tenement house, the form of application used for the erection of a new tenement house must be filed in the Department and must be completely filled out.

Borough of Manhattan Date March 23rd 1915

- 1. No. of tenement houses to be altered one
2. Location 57-59 Second Avenue
3. Owner Estate of Callman Rowe Address 265 Fifth Avenue
4. Architect Rowe & Goldstone Address 38 West 32nd Street
5. Estimated cost of alterations or repairs \$100.00
6. Size of each lot? 48'0" front; 100'0" deep.
7. Size of building on front of lot? 48'0" front; 80'0" deep.
7a. Size of building on rear of lot? front; deep.
8. Material of building? brick and stone
9. Is the building that is to be altered on the front or rear of the lot? front
10. Is there any other building on the lot? No For what purpose will it be used?

Will the total number of living rooms be diminished no

Cost by how many 2

11. How occupied at present? tenement No. of apartments? 33

Cellar ..... Basement ..... 1st Fl. 1 2d Fl. 4 3d Fl. 4  
4th Fl. 1 5th Fl. 1 6th Fl. 1  
to 9th

12. How occupied after alterations are completed? tenement No. of apartments? 33

Cellar ..... Basement ..... 1st Fl. 1 2d Fl. 1 3d Fl. 1  
4th Fl. 1 5th Fl. 1 6th Fl. 1  
to 9th

13. Is there a basement? no Is there a cellar? yes Is there a sub-cellar? no

14. Number of stories above cellar or basement? 9 Height of cellar or basement ceiling above curb? 8" below

15. Has the building been erected since April 10, 1901? yes

16. Will the building or any part thereof, or any part of the premises, be occupied during the progress of the proposed alteration? yes

If the building is to be occupied during alterations give the following information:

A. Will the front, rear, or side walls or any portion thereof be removed? no

State in detail in what manner and for what purpose

B. Will a proper and sufficient means of egress from the building to street, to yard, and to fire escapes be maintained at all times during the progress of the alteration? yes

C. Are the fire escape balconies, stairs or ladders, or any portion of same to be altered or removed? Give details yes - present drop ladder at 2nd story front to be set back and connected to fire escape balcony

D. Will the entrance hall, stairs, stair halls, public halls or access to roof be altered? no

State in what respects

E. Are the general water closet accommodations to be altered? State in what respects no

F. Will the occupants of the building be fully provided with proper water closet accommodations during the progress of the alterations? yes

G. Will there be an adequate and sufficient supply of water on all floors at all hours of the day and night? yes

H. Will there be a light kept burning in the public hallway near the stairs upon the entrance story, and upon the second story above the entrance story, from sunset to sunrise? State character of light gas

No alterations or repairs except the following are proposed to be made to the said tenement house:-

Present entrance stoop to be removed and set back to building line. Fire escape drop ladder, which is at present on said entrance, is to be set back and attached to fire escape balcony

Signature of applicant Rowe & Goldstein  
Address 38 West 32 Street



DEPARTMENT OF HOUSING AND BUILDINGS

OF THE

BOROUGH OF MANHATTAN, CITY OF NEW YORK

MANHATTAN Municipal Bldg., Manhattan

BROOKLYN Municipal Bldg., Brooklyn

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

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.

BUILDING NOTICE

Application for Minor Structures, Minor Alterations and Repairs

PERMIT No. 19

APPLICATION No. 970 19 38 WARD No.

LOCATION 57-59 Second Avenue

ZONE

USE Business

HEIGHT 1 1/2

CITY OF NEW YORK March 31st, 1938

AREA B

TO THE BOROUGH SUPERINTENDENT:

Application is hereby made for approval of the plans and specifications herewith submitted, and made a part hereof, for the erection or alteration of the building therein described,—with the understanding that if no work is performed hereunder within one year from the time of issuance, this approval shall expire by limitation as provided by law; and the applicant agrees to comply with all the rules and regulations of the Department of Housing and Buildings for the Borough of Manhattan, all provisions of the Building Code of the City of New York, and with every other provision of law relating to the erection or alteration of said building in effect at this date.

(Sign Here)

[Handwritten signature]

APPLICANT

Arthur & Humbert Long for Lessee P.E. Lic. 10969

SEPARATE PERMIT SHOWING PROOF OF WORKMEN'S COMPENSATION, MUST BE PROCURED BEFORE COMMENCING WORK

(HERE STATE DEFINITELY NATURE OF PROPOSED WORK)

See accompanying drawing. Building lobby is to be cut off about 7'-1"

I propose to shorten than existant, by building 4" T.C. block partition plastered both sides to 6" finish. Cut an arch thru brick wall leading from store to rear portion of store previously occupied as Club Room. Close door opening between existing Club Rooms with T.C. Block. Cut doorway from rear of store to kitchen (thru T.C. partition) Note that kitchen was part of Club Room space. Change partition enlarging Ladies Toilet. Replacing of Toilet Fixtures and Kitchen Tubs and Ranges underplumbing repair slip filed by J. Nagle Company (Licensed Plumbers) 69 East 4th St., New York City, filed on March 28, 1938. Ladies Toilet Room Door moved so that entrance will be inside of store instead of from Building Lobby. Patching of floors, metal ceilings, painting, etc. as required. Note years ago these store premises were occupied as a Restaurant, and present Restaurant is a case of bringing store area back to its original occupancy.

Is this a new or old building? Old

If old building, give character of construction Stone foundation, brick walls (Fire-proof)

Number of stories high Nine

How occupied Stores, Club Rooms on First Floor - Upper stories apartments.

Is application made to remove a violation? No

How to be occupied Stores, including one Restaurant on First Floor - upper floors unchanged

Cost \$ 300.00

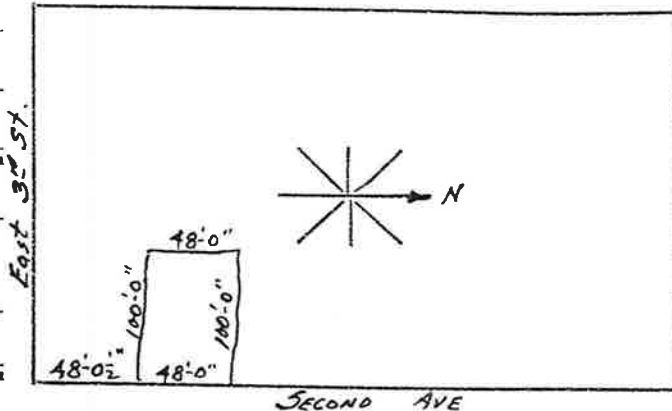
57-9 2c d Ave

[Handwritten initials]

# BUILDING NOTICE

DEPARTMENT OF HOUSING  
AND BUILDINGS  
BOROUGH OF  
CITY OF NEW YORK

Date March 29, 1938  
House Number 57-59  
Signed \_\_\_\_\_  
Highway Bureau  
Width of Street \_\_\_\_\_  
Distance from Curb To Building Line \_\_\_\_\_  
Signed \_\_\_\_\_  
Topographical Bureau



Section 2  
Vol. 1  
Block 459  
Lot 32  
Signed \_\_\_\_\_  
Deputy Tax Commissioner

STATE AND CITY OF NEW YORK, }  
COUNTY OF MANHATTAN } ss.:

J. LAWRENCE RAHIST being duly sworn deposes and says: That he resides at 2707 SEDGWICK AVENUE, BRONX, NEW YORK Borough of BRONX City of New York; that he is the agent for the (owner-lessee) of the premises above described and is duly authorized to make this application; that the work to be done is duly authorized by the owner, thru the lessee.

Deponent further says that the full names and residences of the owners or lessees of said premises are:

Owner Callman Rouse Estate  
Mortimer and Harry Rouse, Exec. Residence 43 Leonard Street, New York City

Lessee SALTZMAN'S RESTAURANT INC Residence 57-59 SECOND AVE N.Y. CITY  
EDITH BUSCH FREEMAN, PRES and MORRIS SALTZMAN Secy & Treas. both of New Union Sq. Hotel - 153 St & Union Sq. - N.Y.C.

Sworn to before me this 3/31 day of March 1938

William J. Nelson  
Commissioner of Deeds, City of New York  
Residing in the Borough of  
Certificate filed in

J. Lawrence Rahist  
Applicant is the Architectural & Structural Engineer representing Lessee, and is Professional Engineer, N.Y.S. License No. 10969.

Work commenced \_\_\_\_\_ Date signed off April 22 1938

**I hereby Certify** that the above report is true in every respect and that the work indicated has been done in the manner required by the Rules and Regulations of this Department, except where reported adversely.

Signed J. Lawrence Rahist Inspector

EXAMINED AND RECOMMENDED

FOR APPROVAL ON \_\_\_\_\_ 19

APPROVED 4/13/38 19

Barney J. ...  
Borough Superintendent, Borough of

19349

DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF Manhattan, CITY OF NEW YORK

MANHATTAN  
Municipal Bldg.,  
New York 7

BROOKLYN  
Municipal Bldg.,  
Brooklyn 2

BRONX  
1932 Arthur Avenue  
New York 57

QUEENS  
120-55 Queens Blvd.,  
Kew Gardens 15, L. I.

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

INSTRUCTIONS—The NAME and ADDRESS of the OWNER or LESSEE of the building, and ARCHITECT or other representative must be stated. If owner is a corporation, state name and address of one of the executive officers. This application must be TYPEWRITTEN and SIGNED BY OWNER, LESSEE or any person authorized by owner or lessee.

APPLICATION FOR CERTIFICATE OF OCCUPANCY

Alt. APPLICATION No. 260 19 48 BLOCK 459 LOT 32  
(N.B. Alt. B.N.)  
PERMIT No. 915 19 49  
LOCATION 57-59 Second Avenue

To the Borough Superintendent: DATE August 23, 1949 194...

The undersigned requests that a final Certificate of Occupancy be issued to him stating that the Building at this location conforms to the requirements of the Building Code and all other laws, rules and regulations applicable thereto.

Owner: Sunset Investing Corp. Address: 57-9 Second Avenue, NYC

Lessee Address:

(Signed) X Max Thau Architect, Engineer or Representative.

Mail to: Max Thau Address: 57 Second Avenue, NYC

| Story           | Live Loads<br>Lbs. per Sq. ft. | Persons Accommodated |        |       | Apts.     | Rooms | Use                  |
|-----------------|--------------------------------|----------------------|--------|-------|-----------|-------|----------------------|
|                 |                                | Male                 | Female | Total |           |       |                      |
| Cellar          |                                |                      |        |       |           |       | Boiler rm. & storage |
| Basement        |                                |                      |        |       |           |       |                      |
| First Story     | 100                            |                      |        | 152   |           |       | Store                |
| 2nd to 9th inc. | 40                             |                      |        |       | 4 ea. fl. | 70    | Apartments           |
| Penthouse       | 40                             |                      |        |       | 1         | 2     | Apartment            |
|                 |                                |                      |        |       |           |       |                      |
|                 |                                |                      |        |       |           |       |                      |
|                 |                                |                      |        |       |           |       |                      |

CONTINUE ON OTHER SIDE IF NECESSARY

Affidavit is herewith submitted for the issuance of a certificate of occupancy for the structure herein mentioned. (Administrative Code C26-187.0)

STATE AND CITY OF NEW YORK } ss.:  
COUNTY OF New York

Handwritten notes and signatures: Max Thau, C.P. [unclear], 1936, 11-51, 8-23-49, 812-30-42

being duly sworn, deposes and says that he resides at 57 Second Avenue in the City of New York in the Borough of Manhattan in the State of New York that he has supervised the alteration of the structure at location indicated above.

The deponent further states that his relation to the above mentioned construction is described in paragraph "b" below.

- (a) That he was the [unclear], who supervised the construction work. (Licensed Architect or Professional Engineer)
- (b) That he was the superintendent of construction who supervised the work, that he has had not less than ten years experience in supervising building construction.

The deponent further states that he has examined the approved plans of the structure herein referred to for which a certificate of occupancy is sought and that to the best of his knowledge and belief, the structure has been erected in accordance with the approved plans and any amendments thereto and as erected complies with the laws governing building construction except in so far as variations therefrom have been legally authorized and hereinafter noted:

Sworn to before me this 23rd day of August 1949  
MARGARET KEUGH  
Commissioner of Deeds, New York City  
of New York County Clerk's No. 58  
Commission Expires June 1, 1950