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Department for the Survey and Inspection of Buildings,

OFFICE, No. 2 FOURTH AVENUE.

New York, August 15, 1870

PLAN AND SPECIFICATION

For Alterations, Additions, or Repairs to Buildings already Erected,

The undersigned gives notice that Mrs. M. J. Offinger's owner or lessee of premises No 23 Avenue H proposes to alter or enlarge the building thereon, in the manner described below, and respectfully requests that said premises be examined, and a permit granted for such alteration or enlargement.

The present building is built of brick, three stories, 36 feet in height, 19.9 feet front, 38 feet deep, with flat roof. Tin covered

The foundation walls are built of stone, 18 inches thick. The upper walls are built of brick, 8 inches thick, and 36 feet in height from curb level.

If independent walls, state the fact

If party walls, state the fact two party walls

If there is any other building on the lot, state the fact in rear as brick structure

DESCRIPTION OF PROPOSED ALTERATIONS, ADDITIONS, OR REPAIRS.

If raised or built upon, give

- 1. Number of stories when altered to be built a french roof on top 9' 6" ceiling
- 2. Number of feet in height when altered 4.5 feet above curb

If extended on the front, rear, or either side, give

- 1. Width and depth of extension 14 feet extension in rear
- 2. Numbers of stories Basement, three story & present roof
- 3. Number of feet in height 49 feet
- 4. Depth, thickness, and materials of foundation walls foundation walls to be 20" thick 3 feet deep of building stone laid in mortar
- 5. Thickness, and materials of upper walls 12" brick walls of hard brick laid up solid in mortar
- 6. In what manner the extension is to be connected with the present building to be firmly anchored both sides to old brick work

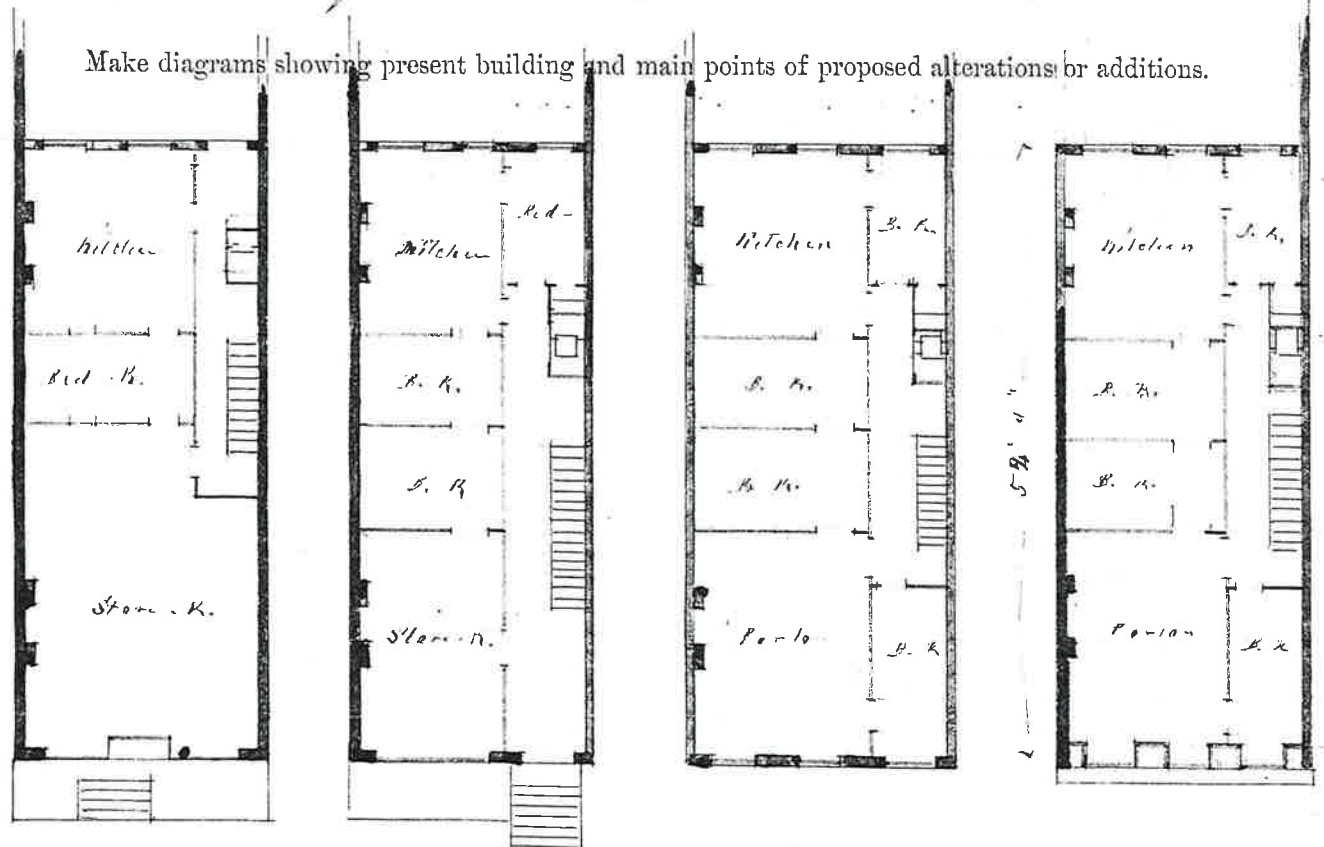
If internal alterations are to be made, give definite particulars *new partitions to be set in basement a new partition to be set in old house on each floor. The rest to remain as it is*

If the front, rear, or side walls, or any portion of the same, are to be taken out and rebuilt, state in what manner, *to be set an iron column <sup>5" diameter</sup> in basement under inside door brick pier, the brick pier to be taken out between front windows to form a window on first story. The upper brickwork to be supported by iron T girder - Beams to be taken down entirely and rebuilt 12" thick of brick as per plan.*

THE BUILDING WHEN ALTERED WILL HAVE

1. Style of roof *French roof on front, flat tin roof on top*
2. Materials of roofing *Tin*
3. Materials of cornices *galvanized iron*
4. Access to roof *Bulkhead & Stair*
5. Fire escape, if required *by law*
6. Iron shutters, if required *if required*
7. How to be occupied *store at Basement & first story one family one each from above*

Make diagrams showing present building and main points of proposed alterations or additions.



Give the probable cost of the proposed alteration *\$ 5000*

That all materials and construction will be in conformity to the provisions of the law. *to be according to city law of New York*

Owner *Wm. M. J. Piffinger* Residence *N<sup>o</sup> 23 Avenue A*  
 Architect *J. S. Barnes* Residence *956 Third Avenue*  
 Builder \_\_\_\_\_ Residence \_\_\_\_\_



Supreme Court  
City and County of New York

In the matter of the application  
of  
Mary J. Offinger for authority to  
alter the building known as  
Number 23 Avenue A. in the  
City of New York

The petitioners James  
M. Macgregor and Mary J. Offinger both  
of the City of New York respectfully show to this  
Court

That your petitioner James  
M. Macgregor is Superintendent of Building  
in and for the City of New York

That your petitioner  
Mary J. Offinger is the owner of the building  
known as Number 23 Avenue A. in the City of  
New York, which said building is built of brick

nineteen feet nine inches wide, thirty eight feet deep and three stories or thirty six feet in height which said building your petitioners desire to alter so that it will be four stories in height and extended fourteen feet and when finished will be occupied as stores in the basement and first floor and as a dwelling for five families

Your petitioners Mary J. Offinger - further shows that he has his possession of the law entitled "An act to amend and reduce to one act the several acts relating to buildings &c in the city of New York passed May 4. 1886 and the amendments thereto" presented to the Department of Building in the city of New York plans and specifications for the alteration of said house for the examination and approval of your petitioner James W. McGregor, Superintendent of Buildings who after having examined said plans and specifications refused to approve the same or issue a certificate allowing said house to be altered without an order of this honorable court being first had and obtained for the reason that section five of said law provides "In all dwelling houses from thirty to fifty five feet in height the outside and party walls shall not be less than twelve inches thick

Your petitioners further show that the foundations walls of said building are



Build of stone eighteen inches thick, the upper walls  
of brick eight inches thick and are in a good and  
safe condition to allow said alteration to be made.

Your petitioner James M. Mac-  
gregor, Superintendent of Buildings further shows  
that he has examined said plans and specifications  
and is of opinion that said house will  
not conflict with the public safety or the  
public good, if altered.

Your petitioners therefore  
pray that an order may be granted by this  
honorable court, authorizing the Super-  
intendent of Buildings to issue  
his certificate allowing said house to  
be altered.

Mr Adams

Deputy Superintendent of Buildings

Man, Joffinger  
Clerk

PLAN No.

484

copy

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STATEMENT OF SPECIFICATIONS FOR ALTERATIONS, ADDITIONS, OR REPAIRS TO BUILDINGS ALREADY ERECTED.

- 1. State how many buildings to be altered One
- 2. What is the Street or Avenue and the number thereof 23 Avenue A
- 3. Ward \_\_\_\_\_

:0:

PRESENT BUILDING.

Give the following information as to the present building:

- 1. Size of lot on which it is located, No. feet front, 19<sup>3</sup>; feet rear, 19<sup>3</sup>; feet deep, 64
- 2. Size of building, No. of feet front, 19<sup>3</sup>; feet rear, 19<sup>3</sup>; feet deep, 56<sup>0</sup>; No. of stories in height, 4; No of feet in height, from curb level to highest point, 42
- 3. Material of building, Brick + stone; Material of front, Brick
- 4. Whether roof is Peak, Flat, or Mansard, Mansard
- 5. Material of Roofing, slate + tin
- 6. Depth of foundation walls, 10 feet; thickness of foundation walls, 16" brick, 2 ft stone; materials of foundation walls, 19 feet in the rear of house the walls are of stone, in front of brick
- 7. Thickness of upper walls, 12 x 16 inches. Material of upper walls, Brick
- 8. Whether Independent or Party-walls, Party walls
- 9. Whether there is any other building on the lot, no
- 10. How the building is occupied, Stores and dwelling

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HOW TO BE ALTERED.

IF RAISED OR BUILT UPON,

Give the following information:

- 1. How many stories will the building be when raised? \_\_\_\_\_
- 2. How many feet high will the building be when raised? \_\_\_\_\_
- 3. Will the roof be Flat, Peak, or Mansard? \_\_\_\_\_
- 4. What will be the material of Roofing? \_\_\_\_\_
- 5. What will be the material of Cornices and Gutter? \_\_\_\_\_
- 6. What will be the means of access to roof? \_\_\_\_\_
- 7. Will a Fire-escape be provided, if required? \_\_\_\_\_
- 8. Will Iron Shutters be provided, if required? \_\_\_\_\_
- 9. How will the building be occupied? \_\_\_\_\_



## IF EXTENDED ON ANY SIDE,

Give the following information:

1. Size of extension, No. of feet front,.....; feet rear,.....; feet deep,.....; No. of stories in height,.....; No. of feet in height,.....
2. What will be the material of foundation walls of extension?..... What will be the depth?.....feet. What will be the thickness?..... inches.
3. What will be the material of upper walls of extension?..... How thick will the upper walls be?..... inches.
4. Will the roof of extension be Flat, Peak, or Mansard?.....
5. What will be the material of Roofing?.....
6. What will be the material of Cornice and Gutter?.....
7. Will Iron Shutters be provided, if required?.....
8. How will the extension be occupied?.....
9. How will the extension be connected with present or main building?.....

—:—

## IF ALTERED INTERNALLY,

Give definite particulars, and state how the building will be occupied; and, if for a dwelling, state by how many families.

The present basement, and first story beams to be taken out, a new tier of beams to be laid 12" above curb for first story, two new flights of stairs to second story to be put in. Cellar walls to be lined 8" to receive beams, also have 8" x 12" girder supported by iron columns in cellar, vault in front of house to be repaired. —:—

IF THE FRONT, REAR, OR SIDE-WALLS, OR ANY PORTION THEREOF, ARE TO BE TAKEN OUT AND REBUILT,

Give definite particulars, and state in what manner.

Present first story & basement store fronts to be taken out and new store front put in, second story window sills to be lowered & third story window lintels to be raised. House to be generally repaired. present iron lintel and brick pier on south side not to be disturbed. On North side a 6" x 12" iron column to be put in —

### THE FOLLOWING INFORMATION IS ALSO REQUIRED.

1. If the building is to be occupied as a tenement building after the proposed alteration, will it be altered in every respect to conform to the provisions of Section 28 of the Building Law? *yes*

2. How much will the alteration cost? \$ *4,800.00*

3. Will all materials and workmanship be in accordance with the provisions of the law? .....

Owner, *G. H. Schwarz* Address, *23 Av A*

Architect, *Ernest W. Preis* Address, *104 St Marks pl*

Mason, *Peter Schaeffler* Address, *96 25 Av*

Carpenter, *John Schuttmfld. stow* Address, *159 + 161 Orchard st*

# BUREAU OF BUILDINGS

## BOROUGH OF MANHATTAN, CITY OF NEW YORK

NOTICE—This Application must be TYPEWRITTEN and filed in TRIPPLICATE, and ONE copy sworn to by Applicant. If Elevator or Plumbing Applications are filed herewith, ONE AFFIDAVIT is sufficient for all. Plans must be filed on tracing Linen or Cloth.

FOR THE BOROUGH OF MANHATTAN

**ALT.** APPLICATION No. 609 1930  
2nd. Str.  
LOCATION 23 Ave. "A" W.S. 15'-4" S. of E. BLOCK 429 LOT 34

New York City, Mar. 27th. 192x 30

To THE SUPERINTENDENT OF BUILDINGS:

Application is hereby made for approval of the plans and specifications herewith submitted, and made a part hereof, for the 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 provisions of the Building Code of the City of New York, and with the provisions of all other laws and rules relating to the alteration of said building in effect at this date.

Work under this approval will not be commenced until a permit has been secured, application for which will be filed with the Superintendent of Buildings, accompanied by satisfactory evidence that compensation insurance has been obtained in accordance with the provisions of the Workmen's Compensation Law.

EXAMINED AND RECOMMENDED FOR APPROVAL ON April 7 1930 192

*James J. Stack*  
Examiner  
*Charles W. ...*  
Superintendent of Buildings, Borough of Manhattan.

APPROVED APR 7 - 1930 192

STATE, COUNTY AND }  
CITY OF NEW YORK } ss.: Morris J. Kahan  
Typewrite Name of Applicant

being duly sworn, deposes and says: That he resides at Number 23 Ave. A  
, in the Borough of Man.  
in the City of N.Y., in the County of N. Y.  
in the State of N.Y., that he is the Owner

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 23 Ave. A. W.S. 15'-4" S. of E. 2nd. 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 Morris J. Kahan [Name of Owner or Lessee] and that Morris J. Kahan

duly authorized by the aforesaid Himself to make application for the approval of such detailed statement of specifications and plans (and amendments thereto) in his own 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 Morris J. Kahan 23 Ave. "A" N. Y. C.

Lessee

Architect

Superintendent

The said land and premises above referred to are situate at, bounded and described as follows, viz.: BEGINNING at a point on the West side of Ave. "A" distant 15'-4" feet South from the corner formed by the intersection of Ave. A and E. 2nd. Street running thence W. 64' feet; thence South 19'-3" feet; thence East 64' feet; thence North 19'-3" feet

to the point or place of beginning,—being designated on the map as Block No. 429 Lot No. 34 (SIGN HERE) Morris J. Kahan Applicant

Sworn to before me, this 27<sup>th</sup> day of May 1930

Dimensions and Lot and Block numbers agree with Land Map.

(Signature)

Date Tax Dept. (Title)

ALTERATION APPLICATION

BUREAU OF BUILDINGS BOROUGH OF MANHATTAN CITY OF NEW YORK

NOTE: ALL elevations and grades for curbs and sidewalks must be obtained from the Commissioner of Public Works, Municipal Building, New York City

# BUREAU OF BUILDINGS

BOROUGH OF MANHATTAN, CITY OF NEW YORK

BUREAU OF BUILDINGS  
CITY OF NEW YORK

Received MAR 27 1930

NOTICE—This Application must be TYPEWRITTEN and filed in TRIPPLICATE.  
 "SPECIFICATIONS—SHEET A" (Form 152) must be filed with EVERY Alteration Application.  
 "SPECIFICATIONS—SHEET B" (Form 158) 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. 609 1930 BLOCK \_\_\_\_\_ LOT \_\_\_\_\_

LOCATION 23 Ave. A W.S. 15'-4" S. of E. 2nd. Street

DISTRICT (under building zone resolution) Use Business Height 1 1/2 Area 21 B

Examined 4. 4 192 30 J. J. Jack Examiner.

## SPECIFICATIONS—SHEET A

- (1) NUMBER OF BUILDINGS TO BE ALTERED 1  
Any other building on lot or permit granted for one? no
- (2) ESTIMATED COST OF ALTERATION: \$ 500.00
- (3) OCCUPANCY (in detail): CLASS A MULTIPLE DWELLING, TENEMENT  
Of present building 4 sty. brick. store on 1st. fl. 1 fam. on each upper floor. 3 families in all  
  
Of building as altered same
- (4) SIZE OF EXISTING BUILDING:
 

|                        |        |            |     |           |
|------------------------|--------|------------|-----|-----------|
| At street level        | 19'-3" | feet front | 60' | feet deep |
| At typical floor level | "      | feet front | "   | feet deep |
| Height                 | 4      | stories    | 42' | feet      |
- (5) SIZE OF BUILDING AS ALTERED:
 

|                        |      |            |      |           |
|------------------------|------|------------|------|-----------|
| At street level        | same | feet front | same | feet deep |
| At typical floor level |      | feet front |      | feet deep |
| Height                 |      | stories    |      | feet      |
- (6) CHARACTER OF CONSTRUCTION OF PRESENT BUILDING: ordinary  
[Frame, Ordinary or Fireproof]
- (7) NUMBER OF OCCUPANTS (in each story of building as altered, giving males and females separately in the case of factories):  
1st. fl. - 2 males.  
2nd. 3rd. and 4th. fl. 2 males and 2 females each.  

This is not a factory but applies to the  
 Tenants in the building.
- (8) STATE GENERALLY IN WHAT MANNER THE BUILDING WILL BE ALTERED:

Remove brick pier between two front windows and install a single 9'-0" window of plate glass with pivoted portion. Cut away portion of F.E. balcony at 2nd. floor. reverse ladders of F.E. on all upper floors. Remove partition. All as shown on plan filed herewith. (on 2nd. fl.)



**ORIGINAL**

**BUREAU OF BUILDINGS**

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

**NOTICE—This Application must be TYPEWRITTEN and filed in TRIPLICATE, and ONE copy sworn to by Applicant. A copy must be kept in plain view on the work at all times until completion.**

PERMIT No. 897 1930 192 Application No. 609 192<sup>x</sup> 30  
N. B. ALT. P. & D. ELEV. SIGN

LOCATION 23 Ave. A. BLOCK 429 LOT 34  
New York City April 8th. 1930

To the Superintendent of Buildings:

Application is hereby made for a PERMIT to perform the Alteration work described in the above numbered application and the accompanying plans. If no work is performed within one year from the time of issuance this permit shall expire by limitation as provided by law; and the applicant agrees to comply with all provisions of the Building Code of the City of New York and with the provisions of all other laws and rules relating to this subject. Compensation insurance has been secured in accordance with the requirements of the Workmen's Compensation Law as follows: All work has been done by the Owner Personally.  
No compensation

STATE, COUNTY AND CITY OF NEW YORK } ss.: Morris J. Kahan  
Typewrite Name of Applicant

being duly sworn, deposes and says: That he resides at Number 23 Ave. A in the Borough of Man. in the City of N. Y., in the County of N. Y. in the State of N. Y., that he is the contractor and

owner in fee of all that certain lot, piece or parcel of land, shown on the diagram annexed to the approved application and made a part thereof, situate, lying and being in the Borough of Manhattan, City of New York aforesaid, and known and designated as Number 23 Ave. A

and therein more particularly described; that the work proposed to be done upon the said premises, in accordance with the approved application and accompanying plans is duly authorized by M. J. Kahan (Name of Owner or Lessee)

and that he is duly authorized by the aforesaid Owner to make application for a permit to perform said work set forth in the approved application and accompanying plans, and all the statements herein contained are true to deponent's own knowledge.

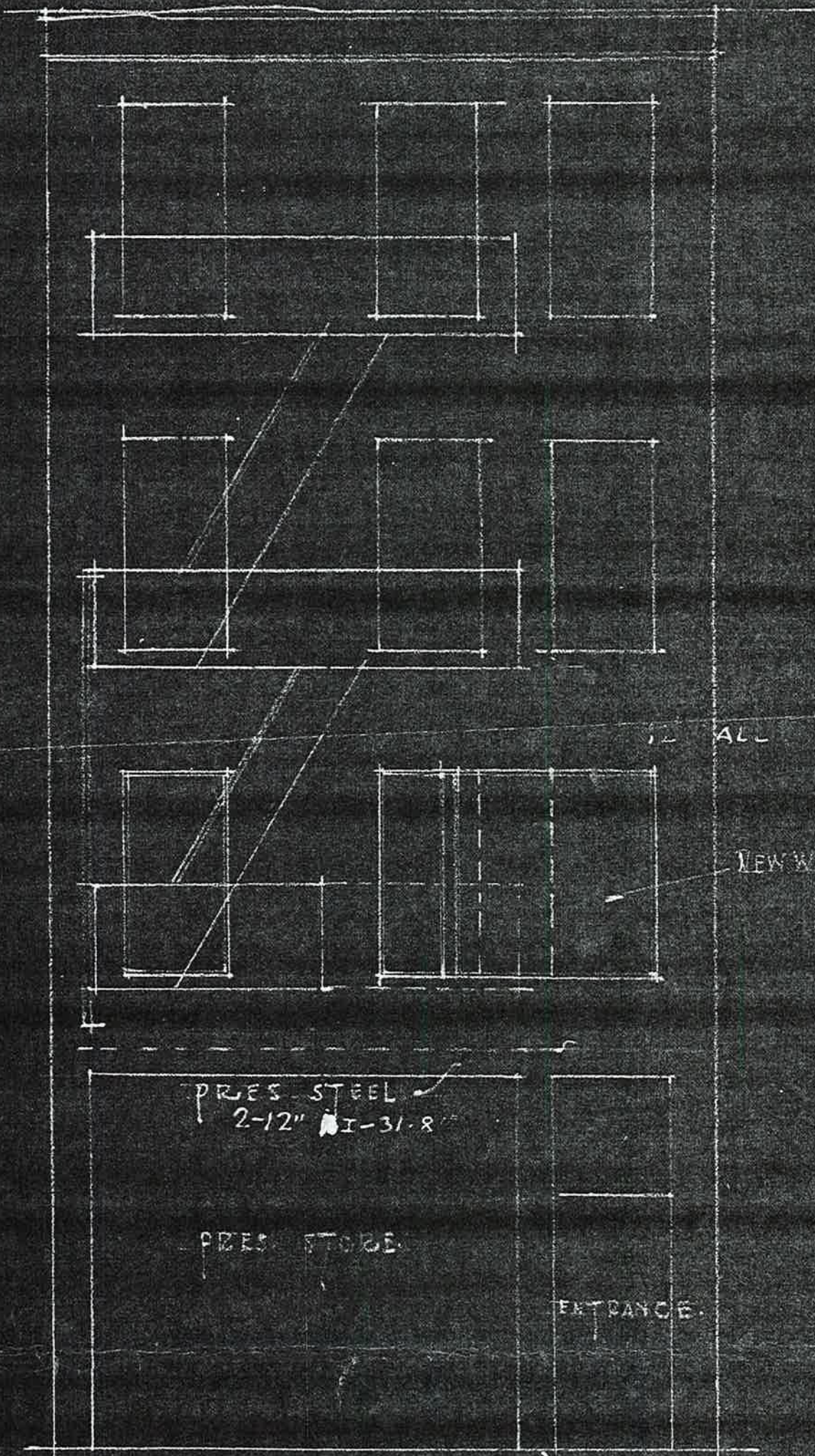
Sworn to before me, this 7th day of April 1930 (SIGN HERE) [Signature]  
day of April 1930 } Samuel Kladky District Public Kings Co. No. 187 Reg. No. 2224  
Dist. filed in N.Y. Co. No. 566 Reg. No. 2224  
Commission expires March 30, 1932

Satisfactory evidence having been submitted as indicated above that compensation insurance has been secured in accordance with the Workmen's Compensation Law, a permit is hereby issued for the performance of the entire work described in the above numbered application and the accompanying plans.

EXAMINED AND RECOMMENDED FOR APPROVAL ON APR - 8 1930 192  
[Signature] Examiner

Approved APR - 8 1930 192  
Charles Ross  
Superintendent of Buildings, Borough of Manhattan





ALL

NEW WINDOW

PREST. STEEL  
2-12" I-31.8

PREST. STORE

ENTRANCE

ELEVATION

SCALE 1/4"=1'-0"

FND E PRE  
16' x 16' 8"  
4/7/30