

# BUREAU OF BUILDINGS

BOROUGH OF MANHATTAN, CITY OF NEW YORK

This NOTICE must be TYPEWRITTEN and filed in **TRIPPLICATE**

**BUREAU OF BUILDINGS**  
OF THE CITY OF NEW YORK  
Received MAR 8 - 1926  
FOR THE BOROUGH  
OF MANHATTAN

# DEMOLITION

NOTICE No. 73 192 6

N. B. } Application No. 67 192 6  
AET. }

LOCATION 88-98 E. 4th St.,  
66-2nd Ave.,

BLOCK 445 LOT 7-10-15-  
(See Tax Map or Tax Receipt. Give ALL lot numbers.)

When the signature of the Superintendent of Buildings for the Borough of Manhattan has been properly affixed, this notice becomes an official notice of intention to demolish the building, buildings or parts of building herein described, in the manner agreed upon and as prescribed by law. If no work is performed hereunder within one year from the time of issuance, this notice shall expire and become void.

RECOMMENDED FOR APPROVAL ON MAR - 6 1926 192

*J. N. Melvin*  
*Plan Clerk*

APPROVED MAR - 6 1926 192

**CHARLES BRADY**

Superintendent of Buildings, Borough of Manhattan

New York City, March 8th 192 6

To the SUPERINTENDENT OF BUILDINGS:

Notice is hereby given of intention to **DEMOLISH** the building, buildings or parts of building herein described and located and the undersigned applicant hereby agrees to comply strictly with all rules and regulations of the Bureau of Buildings for the Borough of Manhattan, the provisions of the Building Code of the City of New York, and with every other provision of law relating to this subject.

Section 191, Building Code—"Whenever any building or part thereof, within ten feet of the building line, is to be erected or raised to exceed forty feet in height, or whenever such a building more than forty feet in height is to be demolished, the owner or the person doing or causing such work to be done shall erect and maintain during such work a substantial shed over the sidewalk in front of said building and extending, so far as practicable, from building line to curb. On streets fifty feet or less in width and on streets having sidewalks less than fifteen feet in width, such sheds may extend beyond the curb to such extent as may, on the recommendation of the superintendent of buildings, be approved by the borough president, provided that when such sheds extend to within fifteen feet of the opposite building line, the written approval of the lessees, tenants or occupants of the two stories or parts of stories next above the curb of the buildings along the opposite building line shall have been obtained before such approval is issued. Such shed shall remain in place until the building is enclosed, or, in case of a demolition, until the building has been reduced to twenty feet in height. Every such shed shall be kept properly lighted at night."

The attention of the applicant is also directed to the provisions of Sections 140-142, Chapter 23, Code of Ordinances of the City of New York with reference to placing building materials in the public thoroughfares, or otherwise encumbering the sidewalk or roadway with any article whatsoever without a permit from the President of the Borough, obtainable through the Bureau of Highways, and with reference to taking all reasonable precaution to prevent fragments or other substances from falling into the sidewalks or streets, or dust or light material from flying into any street or building during the process of demolition.

Section 200, Building Code—"In demolishing any building or part thereof, story after story shall be completely removed. No material shall be stored upon a floor of any building in the course of demolition, but old material shall be lowered to the ground immediately upon displacement. The material to be removed shall be properly wet to lay the dust incident to its removal."

Number of buildings to be demolished: **six.**  
(If only part of building, state what part.)

Classification: **brick-Dwellings.**

Number of stories high: **4**

Dimensions: **25** feet front, **25** feet rear, **100** feet deep.

I, the undersigned, have been duly authorized to file this demolition notice by

**DAVID M. OLTARSH**

Name

**Owner.**

who is the \_\_\_\_\_ of the building or buildings to be demolished as herein prescribed.  
Owner, Architect, Contractor

(Sign here, with FULL name) M. Franck Applicant.  
*Ch. M. Oltarsh*

If a Corporation, name and title of officer signing

~~XX~~

Address 3 Debevoise St., BKLYN.

# 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. **2658** 192

N. B.  
~~ALT.~~  
P. & D.  
~~ELEV.~~  
~~SIGN.~~

Application No. **61** 192 6

LOCATION **88-98 East 4th Street**  
**66 Second Avenue**

BLOCK \_\_\_\_\_ LOT \_\_\_\_\_

New York City **August 13th** 192 **6**

To the Superintendent of Buildings:

Application is hereby made for a PERMIT to perform the **Entire**  
**new building** 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: **New Amsterdam**  
**Casualty Company** Standard Workmen's Compensation and Employers' Liability Policy #S.C. 246560. Expires 9-11-26.

STATE, COUNTY AND }  
CITY OF NEW YORK } ss.: **DAVID M. OLTARSH**  
Typewrite Name of Applicant

being duly sworn, deposes and says: That he resides at Number **37 West 43rd Street, N.Y. City.**  
in the Borough of **Manhattan** in the City of **New York**, in the County of  
in the State of **New York**, that he is **President of the Oltarsh Building Co. Inc.**  
**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 **88- 98 East 4th Street, New York City**  
**66 Second Avenue,**

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 **Oltarsh Building Co. Inc.**  
(Name of Owner or Lessee)

and that **David M. Oltarsh** is duly authorized by the aforesaid  
**Oltarsh Building Co. Inc.** 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.

(SIGN HERE) **DAVID M. OLTARSH**

Sworn to before me, this **13**  
day of **August** 192 **6**  
Notary Public  
Commission Expires **March 31**

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 \_\_\_\_\_ 192 \_\_\_\_\_

Approved \_\_\_\_\_ 192 \_\_\_\_\_

**G. Miller** Examiner  
**Charles Brad** Superintendent of Buildings, Borough of Manhattan



# BUREAU OF BUILDINGS

## BOROUGH OF MANHATTAN, CITY OF NEW YORK

N. B. APPLICATION NO. 61, 192 6

LOCATION 66-2nd Ave 85-98 E 4 St

BLOCK 445 LOT 7-10-11-12 TAX DISTRICT 13-14-15

City of New York, Feb 4 1927

TO THE SUPERINTENDENT OF BUILDINGS:

I beg to report that the work described in the above entitled Application which was commenced on 14 day of June 1926 was completed on the 3rd day of Feb 1927; and that the said work was carefully examined by me and found to conform in all respects to the approved plans and specifications and to the Building Code of The City of New York, except as follows: (State record number of all pending violations)

(Signed) Edward J. [Signature] Inspector 6th District

NOTICE TO INSPECTOR.—As the information herein requested will be entered in the Docket of Completed New Buildings for statistical purposes, this FINAL REPORT OF CONSTRUCTION INSPECTOR must be based upon a careful examination of the premises after completion and must give a correct description of the building as actually erected and all other facts indicated on this form.

SIZE—Frontage 20-6 1/2 Depth 214.6 Height 50 + 42 Stories 4 + 1 \*Aggregate Floor area

\*Date Filed \_\_\_\_\_ \*Estimated Cost \_\_\_\_\_

CHARACTER OF CONSTRUCTION (Mark Cross X under appropriate heading):

FIREPROOF			ORDINARY		Frame	Miscellaneous
Over 150 feet	Under 150 feet	Reinforced Concrete	Mill Construction	Joist Construction		
	X					

OCCUPANCY (See other side of this report)

	NAME	ADDRESS
Owner	<u>The [Signature] Building Co.</u>	<u>2nd 36 W 49 St</u>
Architect	<u>David [Signature]</u>	" "
General Contractor	<u>The [Signature] Building Co.</u>	<u>2nd 36 W 49 St</u>
Principal Sub-Contractors	<u>Steel = Levering + Garrigues</u>	<u>550 W 23 St</u>

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

**CERTIFICATE OF OCCUPANCY No. 12180 192**

Supersedes Temporary Certificate of Occupancy No. 18119

To the owner or owners of the building: New York Feb. 4, 19 27

THIS CERTIFIES that the building located on Block 445, Lot 7-10-11-14-15-12-13 known as 36 Second Avenue-28-28 Fourth Street

under a permit, Application No. 61 N.B. of 19 26 conforms to the approved plans and specifications accompanying said permit and any approved amendments thereto, and to the requirements of the building code and all other laws and ordinances and to the rules and regulations of the board of standards and appeals, applicable to a building of its class and kind, except that in the case of a building heretofore existing and for which no previous certificate of occupancy has been issued and which has not been altered or converted since March 14, 1916, to a use that changed its classification as defined in the building code, this certificate confirms and continues the existing uses to which the building has been put; and

CERTIFIES FURTHER that the building is of fireproof construction within the meaning of the building code and may be used and occupied as a public use business building as hereinafter qualified, in a business district under the building zone resolution, subject to all the privileges, requirements, limitations, and conditions prescribed by law or as hereinafter specified.

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Theatre portion - fireproof					
Cellar					Boiler room and toilet r.
Orchestra	100			670	Theatre
Balcony	100			747	
Boxes	100			26	
Business portion - non-fireproof					
2nd story	60			15	Offices
3rd "	60			20	
4th "	60			20	

This certificate is issued to D. H. Starob, architect, 36 West 44th Street, City, for the owner:



**ORIGINAL**

**DEPARTMENT OF HOUSING AND BUILDINGS**

**BOROUGH OF Manhattan, CITY OF NEW YORK**

**MANHATTAN**  
Municipal Bldg.,  
Manhattan

**BROOKLYN**  
Municipal Bldg.,  
Brooklyn

**BRONX**  
1932 Arthur Avenue,  
Bronx

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

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

**NOTICE—This Application must be TYPEWRITTEN and filed in QUADRUPPLICATE**

**ALTERED BUILDING**

**ALT. APPLICATION No.** 308 **BLOCK** 194 **LOT** 445  
**LOCATION** 88-98 East 4th Street  
66-Second Avenue **E/S of Second Ave.** 41'-5 1/2" **of East 4th St.**  
**DISTRICT** (Under Building Zone Resolution) **USE** Business **HEIGHT** 1 1/2 **AREA** B

**EXAMINED AND RECOMMENDED**  
**FOR APPROVAL ON** 3-12 1945 M. M. Drans  
 Examiner.

**APPROVED** ..... 194 .....  
 Borough Superintendent.

**SPECIFICATIONS**

- See C.O. 12150 for L.L. approval of occupancy.*
- (1) **NUMBER OF BUILDINGS TO BE ALTERED** One  
 Any other building on lot or permit granted for one? None  
 Is building on front or rear of lot? Front
- (2) **ESTIMATED COST OF ALTERATION:** \$2000.00
- (3) **PROPOSED OCCUPANCY:** Theatre offices & apartments 2 families  
 (NOTE: If a multiple dwelling, authorization of owner must be filed.)



STORY (Include cellar and basement)	BEFORE ALTERATION			AFTER ALTERATION						
	APTS.	ROOMS	USE	LIVE LOAD	NO. OF PERSONS			APTS.	ROOMS	USE
					MALE	FEMALE	TOTAL			
Cellar			Boiler Room Storage	on ground						Storage & Boiler Room
1st Fl.			Theatre Lobby							Theatre Lobby
2nd Fl.			Offices	60						Offices
3rd Fl.			Offices	60				1	4	Apartment
4th Fl.			Offices	60				1	4	Apartment
			<i>a New C.O. Required</i>							

(4) **SIZE OF EXISTING BUILDING:**  
 At street level 20'-6 1/2" feet front 84 feet deep 20'-6 1/2" feet rear  
 At typical floor level 20'-6 1/2" feet front 84 feet deep 20'-6 1/2" feet rear  
 Height<sup>1</sup> 4 stories 40'-0" feet

(5) **SIZE OF BUILDING AS ALTERED:**  
 At street level Same feet front Same feet deep Same feet rear  
 At typical floor level Same feet front Same feet deep Same feet rear  
 Height<sup>1</sup> Same stories Same feet

If volume of building is to be increased, give the following information:

(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.)





# 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 Ave.,  
New York 57

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

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

**NOTICE — This Application must be TYPEWRITTEN and filed in TRIPLICATE**

# BUILDING NOTICE

Application for Minor Structures, Minor Alterations and Repairs,  
Elevator Repairs, Drop Curb, Fire Escapes, Miscellaneous

APPLICATION No. 3352 19 52 Block 445 Lot 7

LOCATION 66 Second Avenue East Side 41'-5 1/2" South of East 4th Street.  
(Give Street Number)

Is sidewalk shed or fence required.....

FEEs REQUIRED FOR.....

DISTRICT (under building zone resolution) Use Business Height..... Area B

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

Samuel L. Malkind being duly  
(Typewrite Name of Applicant)

sworn deposes and says: That he resides at 559 W. 42nd Street Borough of  
Manhattan

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 for approval of the plans and specifications herewith submitted, and made a part hereof, for the work to be done in 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 and all laws and regulations applicable to the erection or alteration of said structure in effect at this date; that the work to be done is duly authorized by the owner.

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

Owner Harspan Theatre Corp. Address 3410 Broadway, N Y C.

Harry G. Harris, Pres. Millie Harris, Secty.

Lessee..... Address.....

Sworn to before me this 26  
day of Nov., 1952

Mildred L. Somers  
Notary Public or Commissioner of Deeds

MILDRED L. SOMERS  
Commissioner of Deeds, City of N.Y.  
N.Y. County Clerk's No. 199  
Commission Expires Nov. 13, 1953

Samuel L. Malkind  
Applicant

If Licensed Architect or Professional Engineer, affix seal.

COMPENSATION INSURANCE has been secured in accordance with the requirements of the Workmen's Compensation Law as follows:.....

State proposed work in detail: New Box Office, New Hung Ceiling in Foyer  
and relocate exit doors as per plans filed herewith.

Is this a new or old building? old

If old building, give character of construction fireproof class 1

Number of stories high 1 story

How occupied 1700 seat Motion Picture Theatre

Is application made to remove a violation? no

How to be occupied 1700 seat Motion Picture Theatre

If fuel burning equipment is to be installed Smoke Control Equipment Form must accompany this application.

Estimated Cost \$ 2000.

(Any variation in estimated cost shall be filed and recorded as an amendment.)

### Exemptions

If exemption from payment fee is claimed, state clearly the basis of claim.....

"This Building Notice has been examined only for the work shown. The occupancies stated have not been verified nor approved."

THIS IS A PERMIT TO PROCEED WITH THE WORK

REMARKS OR SKETCH:

If this application is for Drop Curb Permit, DIAGRAM showing plot to be used, the relative position of the cut curb and the extent thereof, must be drawn above.

Cut curb.....Length in Feet.....Total Splay.....Length in Feet

Deposit (\$.....), either in cash or certified check, payable to the order of the Department of Housing and Buildings, to insure the proper construction of the sidewalk and curb.

Refer to N.B. ALT.....19

EXAMINED AND RECOMMENDED

For Approval on 12/9 1952

W. Stewart  
Examiner

Approved.....19

Borough Superintendent

Work commenced.....Date signed off.....19

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.....Inspector

Initial fee payment—Amount \$ 5.00 1st Receipt No. 2886

Date 11-23-52 Cashier [Signature]

2nd payment of fee to be collected before a permit is issued—Amount \$ 5.00

Verified by W. Stewart Date 12/2/52

2nd Receipt No. 49449 Date 12-24-52 Cashier J. Maggola

OWNER Harspan Theatre Corp. ADDRESS 3410 Broadway, N Y C .

APPLICANT Samuel L. Malkind ADDRESS 559 W. 42nd Street, N Y C .

ADDITIONAL FEES REQUIRED.....AMOUNT \$..... (Yes or No)

VERIFIED BY.....DATE

1. The sum of the fees indicated on the first and second receipts shall represent the total fee. Any variation on contemplated work or change affecting the estimated cost shall be recorded as an amendment. If any question arises in connection with the estimated cost or with the adequacy of the fee, no permit shall be issued unless adjusted to the satisfaction of the department at the direction of the Borough Superintendent.