

BOROUGH OF MANHATTAN, CITY OF NEW YORK

DEPARTMENT OF BUILDINGS

MANHATTAN  
Municipal Bldg.,  
Manhattan

BROOKLYN  
Municipal Bldg.,  
Brooklyn

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

DEPARTMENT OF HOUSING & BUILDINGS  
21-10 49th Avenue,  
Brooklyn  
Boro Hall  
St. George, S. I.

Received AUG 3 - 1938

NOTICE—This Application must be TYPEWRITTEN and filed in TRIPLICATE

Use for Specifications of "ALTERED" Buildings  
CITY OF NEW YORK  
BOROUGH OF MANHATTAN

ALTERED BUILDINGS

PERMIT No. .... 19  
BLOCK No. .... 469  
APPLICATION No. .... 2411 1938  
LOT No. .... 40  
WARD No. ....  
VOL. No. ....

245-247 E. 13th St. N.S. of E. 13th St.  
LOCATION 112.6" W. of Second Ave.

DISTRICT (under building zone resolution) USE BUs. HEIGHT 1 1/2 AREA B.

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: \$ 850.00
- (3) OCCUPANCY (in detail): Multiple Dwelling "Class A" OLD LAW TEN.

STORY (include cellar and basement)	BEFORE ALTERATION			AFTER ALTERATION				
	APTS.	ROOMS	USE	LIVE LOAD	NO. OF PERSONS	APTS.	ROOMS	USE
Base	2	8	Dwelling	74. 9/23/38		1	4	Storage & Dwelling
1st fl.	1.4	17	"					
2nd fl.	1.4	18	"					
3rd fl.	1.4	19	"	Same	No Change			
4th fl.	1.4	19	"					
5th fl.	1.4	19	"					
6th fl.	1.4	19	"					

ORIGINAL

If building is to be occupied other than dwelling with ordinary store on the first floor, give permit number under which it was erected or legally converted.

- (4) SIZE OF EXISTING BUILDING:  
At street level 37.6 feet front 93 feet deep  
At typical floor level 37.6 feet front 93 feet deep  
Height 6 @ base stories 70 feet
- (5) SIZE OF BUILDING AS ALTERED:  
At street level Same feet front Same feet deep  
At typical floor level Same feet front Same feet deep  
Height Same stories Same feet
- (6) CHARACTER OF PRESENT BUILDING:  
Frame—  
Non-fireproof— Non-fireproof  
Fireproof—

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

**Remove present stoop and stairs on first floor and basement and install new stairways to basement and first floor.**

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.

(8) FOUNDATIONS: Character of Soil (State one of the materials as described in Building Code, Section 231, Subdivision 2)

Material of Foundation Walls

Thickness of Walls

Depth Below Curb

(9) UPPER WALLS: Material

Kind of Mortar

Any Ashlar

Thickness of Walls

(10) 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:

(11) FOUNDATIONS: Character of Soil (State one of the materials as described in Building Code, Section 231, Subdivision 2).

Material of Foundation Walls

Thickness of Walls

Depth Below Curb

(12) UPPER WALLS: Material

Kind of Mortar

Any Ashlar

Thickness of Walls

(13) PARTY WALLS: Any to be used?

Thickness of Walls

(14) FIREPROOFING: Material and Thickness

For columns

For Girders

For Beams

(15) INTERIOR FINISH: Material

Floor Surface

Trim, Sash, Doors, etc.

Plaster

(16) OUTSIDE WINDOW FRAMES AND SASH: Material

EXAMINED AND RECOMMENDED FOR APPROVAL ON

193

Examiner

APPROVED 193

Commissioner of Buildings, Borough of

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 Concourse & E. 161st St.,

QUEENS  
21-19 49th Avenue,  
Astoria

RICHMOND  
Boro Hall  
St. George, S. I.

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

PERMIT

OCT 7 - 1938  
CITY OF NEW YORK  
BOROUGH OF MANHATTAN

PERMIT No. 3668 19

SEE  
ALT.  
P & I  
ELEV.  
D.W.  
S.P.P.

Application No. 2411 19 38

LOCATION 243-247 E. 13th St. N.S. of E. 13th St. 112.6' W. of Second Ave.

BLOCK 469 LOT 40 & 42

FEES PAID FOR

New York City October 7th 19 38

To the Borough Superintendent:

Application is hereby made for a PERMIT to perform the Alteration REMOVAL OF STOOP.

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:

Eagle Indemnity Co., L.C - 122010 expires May 18, 1938

When the policy of a general contractor does not fully cover the work of any sub-contractor, such sub-contractor must file a certificate of workmen's compensation covering his particular work. No work is to be commenced by this sub-contractor until his certificate has been submitted and approved by this department.

The construction work covered by this permit will be supervised by a Licensed Architect, or a Professional Engineer, or by a Superintendent of Construction, having at least ten years' experience, acceptable to the Borough Superintendent.

STATE AND CITY OF NEW YORK } ss.: Harry Hurwit  
COUNTY OF Typewrite Name of Applicant

being duly sworn, deposes and says: That he resides at Number 1170 Broadway in the Borough of Manhattan in the City of New York, in the County of New York in the State of New York, that he is agent for contractor for 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 243-247 E. 13th St.

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 Silberman Est. Inc. (Name of Owner or Lessee)

and that Vinrose Builders, Inc. is duly authorized by the aforesaid Silberman Est. 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) Harry Hurwit

Sworn to before me, this 7 day of Dec 19 38  
Notary Public or Commissioner of Deeds

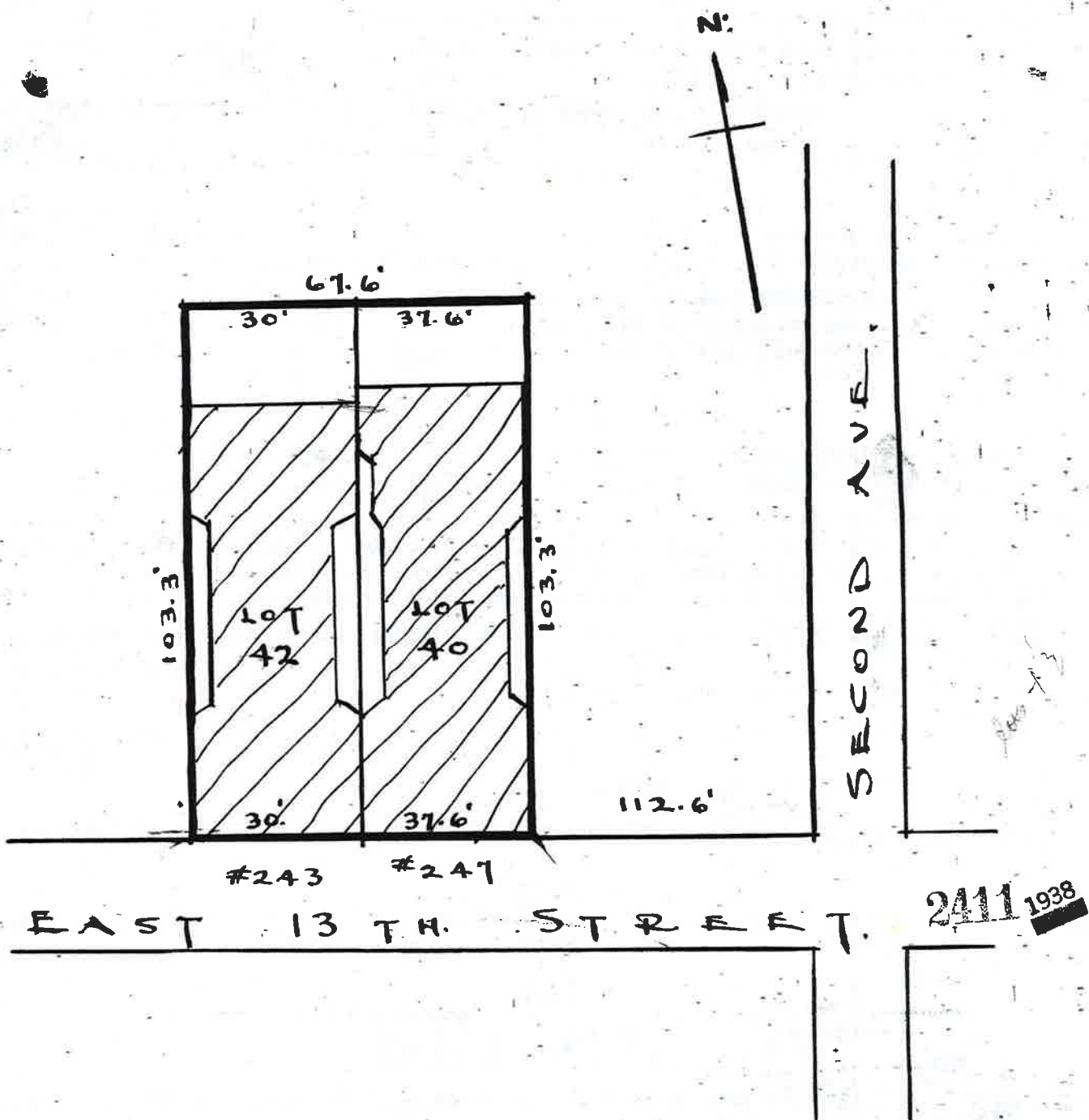
Satisfactory evidence having been submitted as indicated above that compensation insurance has been secured in accordance with the Workmen's Compensation Law, a permit is hereby issued for the performance of the REMOVAL OF STOOP work described in the above numbered application and the accompanying plans.

EXAMINED AND RECOMMENDED FOR APPROVAL ON OCT - 7 1938, 19

James A. Fleming Examiner  
Borough Superintendent

Approved OCT - 7 1938 19





PREMISES.

243-247 E. 13TH ST.

BLOCK - 469

LOT - 40-42

3

H. HURWIT  
 ARCHITECT  
 1170 BWAY, N.Y.C.

DUPLICATE

*Filed*

Form 8H-338

CITY OF NEW YORK  
DEPARTMENT OF HOUSING AND BUILDINGS  
**NOTICE OF PENDING VIOLATIONS AND CLASSIFICATION  
FOR ALTERATION EXAMINATION AND PERMIT  
EXISTING BUILDING**

TO THE DIVISION OF HOUSING:

Application for an alteration permit for the existing building located at  
**24527 East 13th Street**

No. \_\_\_\_\_ Street or Avenue \_\_\_\_\_ Borough \_\_\_\_\_

SECTION \_\_\_\_\_ VOLUME \_\_\_\_\_ BLOCK **469** LOT **40 & 42**

has been made to the Borough Superintendent by **Silberman Est. Inc.**  
Name of Owner or Applicant

ADDRESS **125 Canal Street**

Please give the present classification ~~and any violation notices or orders~~ pending in the Division of Housing on the above building.

DATE **August 3, 1938** NAME \_\_\_\_\_

ALT. NO. **2411-38** TITLE **Borough Superintendent**

TO THE BOROUGH SUPERINTENDENT:

The classification, present use and occupancy are as follows:

CLASSIFICATION **Old Law Ten.** TYPE OF CONSTRUCTION **Brick** DATE \_\_\_\_\_

STORIES	C.	B.	1	2	3	4	5	6	7	TOTAL
APARTMENTS CLASS "A"	<b>2</b>		<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>		<b>26</b>
SLEEPING ROOMS CLASS "B"										
STORES OR BUSINESS										

Notices of violations or orders pending in the Division of Housing are as follows:

ITEM No.	ISSUED	SUMMARY OF ORDER

THERE IS A FRONT (OR REAR) **No Rear** BUILDING ON THE SAME LOT

OWNER **Same as above** ADDRESS \_\_\_\_\_

COMPARED BY **Max Saretsky** APPROVED **Chaim L. Saperstein**  
Name and Title Borough Chief Inspector

60

DEPARTMENT OF HOUSING AND BUILDINGS  
NOTICE OF PENDING VIOLATIONS AND CLASSIFICATION  
FOR ALTERATION EXAMINATION AND PERMIT  
EXISTING BUILDING

TO THE DIVISION OF HOUSING:

Application for an alteration permit for the existing building located at

243-43 E 13th Street

Manhattan

No. Street or Avenue

Borough

SECTION \_\_\_\_\_ VOLUME \_\_\_\_\_ BLOCK 469 LOT 40 & 42

has been made to the Borough Superintendent by Silberman Est. Inc.

Name of Owner or Applicant

ADDRESS 125 Canal Street

Please give the present classification ~~and occupancy~~ pending in the Division of Housing on the above building.

DATE August 3 1938

NAME *Ernest J. Murray*

ALT. NO. 2411-38

TITLE Borough Superintendent

TO THE BOROUGH SUPERINTENDENT:

DATE \_\_\_\_\_

The classification, present use and occupancy are as follows:

CLASSIFICATION Old Law Ten TYPE OF CONSTRUCTION Brick

STORIES	C.	B.	1	2	3	4	5	6	7	TOTAL
APARTMENTS CLASS "A"	<u>2</u>		<u>3</u>	<u>3</u>	<u>3</u>	<u>3</u>	<u>3</u>	<u>3</u>		<u>20</u>
SLEEPING ROOMS CLASS "B"										
STORES OR BUSINESS										<u>2</u>

Notices of violations or orders pending in the Division of Housing are as follows:

ITEM No.	ISSUED	SUMMARY OF ORDER

THERE IS A FRONT (OR REAR) No Rear BUILDING ON THE SAME LOT

Classification

OWNER Same as above ADDRESS \_\_\_\_\_

COMPARED BY Max Saretsky APPROVED *Ernest J. Murray*

Name and Title

Borough Chief Inspector

Chas. Franko 56 (OVER)

# AFFIDAVIT

M.H

PERMIT No. \_\_\_\_\_ 1938

APPLICATION No. 2411 1938

243-247 E. 13th St. N.S. of E. 13th St.

LOCATION 112.6' W. of Second Ave. BLOCK 469 LOT 40 & 42

WARD \_\_\_\_\_ VOL \_\_\_\_\_

New York City July 28th 1938

To THE COMMISSIONER OF BUILDINGS:

Application is hereby made for approval of the plans and specifications herewith submitted, and made a part hereof, for 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 erection 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 Commissioner 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 \_\_\_\_\_

*Robert J. ...* 1938  
Examiners

APPROVED OCT 3 - 1938 1938

Commissioner of Buildings, Borough of  
Borough Superintendent

*as m.*

STATE AND CITY OF NEW YORK } ss.:

COUNTY OF New York

Harry Hurwit

Typewrite Name of Applicant.

being duly sworn, deposes and says: That he resides at Number 1170 Broadway  
in the Borough of Manhattan  
in the City of New York in the County of New York  
In the State of New York, that he is the architect for the

owner in fee of all that certain lot, piece or parcel of land, shown on the diagram annexed hereto and made a part hereof, situate, lying and being in the Borough of Manhattan City of New York, aforesaid, and known and designated as Number 243-247 E. 13th St. N.S. of E. 13th St. 112.6' W. of Second Ave. 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 Silberman Est. Inc.

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

and that Harry Hurwit duly authorized by the aforesaid Silberman Est. Inc. to make application for the approval of such detailed statements of specifications and plans (and amendments thereto) in its 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 Silberman Est. Inc. 125 Canal St. NYC  
Alfred M. Silberman, Pres. 125 Canal St. NYC  
Martin Fried, Sec't. 125 Canal St. NYC

Lessee \_\_\_\_\_  
Architect Harry Hurwit 1170 Broadway NYC  
Superintendent \_\_\_\_\_

The said land and premises above referred to are situate, bounded and described as follows, viz.: BEGINNING at a point on the North side of E. 13th St.

distant 112.6 feet West from the corner formed by the intersection of E. 13th St. and Second Ave.

running thence West 67.6 feet; thence North 103.3 feet;  
thence East 67.6 feet; thence South 103.3 feet;

to the point or place of beginning,—being designated on the map as Block No. 469 Lot No. 40 & 42 feet

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

Sworn to before me, this \_\_\_\_\_ day of \_\_\_\_\_ 1933

AFFIX SEAL OF REGISTERED ARCHITECT OR PROFESSIONAL ENGINEER HERE

Commissioner of Buildings  
N. Y. Co. Bldg. No. 24, Reg. No. 109  
N. Y. Co. Bldg. No. 4, Reg. No. 109  
Comm. Expires \_\_\_\_\_

NOTE: If Building is a Multiple Dwelling the following authorization is required.

AUTHORIZATION OF OWNER

Alfred M. Silberman DEPOSES AND SAYS: That he resides at 125 Canal St. Borough of Manhattan City of New York State of New York; Pres. of Silberman Est. Inc. 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 E. 13th 112.6' W. of Second Ave.

and known as No. 243-247 E. 13th St. said street; that the multiple dwelling proposed to be upon said premises will be constructed in accordance with the annexed specifications and plans submitted herewith for the approval of the Department of Buildings, and that Harry Hurwit is duly authorized by said owner Silberman Est. Inc. to make application in said owner's behalf in compliance with Chapter 713 of the Laws of 1929 for the approval of such specifications and plans.

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:

Silberman Est. Inc. No. 125 Canal St. NYC  
(Name) (Address)

as Owner (Relation to premises)

Alfred M. Silberman No. 125 Canal St. NYC  
(Name) (Address)

as Pres. (Relation to premises)

Martin Fried No. 125 Canal St. NYC  
(Name) (Address)

as Secretary (Relation to premises)

Alfred M. Silberman Signature.

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DEPARTMENT OF BUILDINGS — BOROUGH OF MANHATTAN — CITY OF NEW YORK

CONSTRUCTION Report in re Certificate of Occupancy

for \_\_\_\_\_  
Location 243/57 E 13 St. Plan No. 2411 1938  
Referred to Inspector \_\_\_\_\_ on 5-19-39, for immediate report.

To the Commissioner of Buildings:

Sir: I have this day examined the building and premises herein described and report as follows:

Has work required by approved plans been completed? yes  
Date of completion? 5-19-39 By whom reported as completed? A. J. Parson  
Are there any violation or unsafe cases pending at this time? no  
If so, state all record numbers of such cases: \_\_\_\_\_  
Are there any violations of the Building Code existing at the present time for which cases have not been filed? no

NOTE: If work is not completed as shown on approved plans, the Inspector will immediately report that fact on the attached Report Blank, and will keep this form in his possession until work is completed and return separate from other reports.

If this report refers to a Temporary Certificate of Occupancy, fill out the following:

Does the work, as far as it has progressed, conform substantially to the approved plans and to the requirements of the Building Code? \_\_\_\_\_

What remains to be done? \_\_\_\_\_

Are there any violation or unsafe cases pending? \_\_\_\_\_ If so, give number and nature of same \_\_\_\_\_

The following information must be given in every case:

Is there a cellar? yes Basement? yes 247 Sub-basement? \_\_\_\_\_ How many stories? 5

Proposed occupancy of cellar \_\_\_\_\_

Basement? \_\_\_\_\_  
\_\_\_\_\_ floor 2 Closets in Dwelling old law  
\_\_\_\_\_ floor Public Dining room 247-1st floor.  
\_\_\_\_\_ floor \_\_\_\_\_  
\_\_\_\_\_ floor \_\_\_\_\_

Approved floor loads, Basement \_\_\_\_\_ lbs. \_\_\_\_\_ floor \_\_\_\_\_ lbs. \_\_\_\_\_ floor \_\_\_\_\_ lbs.

Have approved loads been posted? \_\_\_\_\_

If an alteration, is the occupancy to be changed? yes - 247 E 13 St - Dining room 1st fl.

If so, give previous and proposed occupancy in detail \_\_\_\_\_

CONSTRUCTION INSPECTOR  
ANY EXISTING ELEVATORS  
IN ABOVE BLDG. no  
ANY UNDER CONST. no

Dated May 22 1939

(Signed) A. J. Parson Inspector  
J. Bennett Sub. Insp.

DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF MANHATTAN , CITY OF NEW YORK NYC

No. 25623

Date January 9, 1940

CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. Building Code).

This certificate supersedes C. O. No.

To the owner or owners of the building ~~or premises:~~

THIS CERTIFIES that the ~~new~~ ~~altered~~ ~~existing~~ building ~~premises~~ located at

245-247 East 13th Street  
37'6" front

Block 469 Lot 40

, conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations 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.

~~XXXX~~ Alt. No.—2411-1938 **Mult. Dwell. Class A** Construction classification—**nonfireproof**

Occupancy classification—**Old Law Tenement** : Height **6** stories, **70'0"** feet.

Date of completion— **May 15, 1939** : Located in **business** Use District.

**B** Area **1 1/2** : Height Zone at time of issuance of permit **3668-1938**

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

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Cellar					<b>Storage and Superintendent's Apartment</b>
1st Story	40-100			30 in restaurant	<b>Restaurant and Three (3) Apartments</b>
2nd to 6th Story	40 on each				<b>Four (4) Apartments on each floor</b>