

# 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**  
21-10 49th Avenue,  
L. I. City

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

**NOTICE**—This Application must be TYPEWRITTEN and filed in QUADRUPLICATE.

## ALTERED BUILDING

ALT. APPLICATION No. 221 194 BLOCK 440 LOT 3

LOCATION 204 First Avenue

DISTRICT (Under Building Zone Resolution) USE Bus. HEIGHT 1 1/2 AREA B

EXAMINED AND RECOMMENDED FOR APPROVAL ON 3-16-1945 *Jos. P. Fuenfbaum*  
*R. Walsh* Examiner.

APPROVED 194 Borough Superintendent.

**SPECIFICATIONS** *Examined for stated work only R. W. 3-16-45*

- (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: \$ 2,000.-
- (3) PROPOSED OCCUPANCY: same Store & Residence  
(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			Storage							Storage
1st Fl.			Stores							Stores
2nd Fl.	4	16	Residence							residence
3rd Fl.	4	16	"							"
4th Fl.	4	16	"							"
5th Fl.	4	16	"							"
6th Fl.	4	16	"							"

(4) SIZE OF EXISTING BUILDING:  
At street level 39.5 feet front 72.0-100 feet deep 46.9 feet rear 84.5  
At typical floor level 39.5 feet front 72.0-100 feet deep 54.8  
Height<sup>1</sup> 6 stories 69-10 feet 6-4

(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 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.)

(8) CHARACTER OF PRESENT BUILDING:

Frame—	Fire-Protected—
Non-fireproof— <b>X</b>	Metal—
Fireproof—	Heavy Timber—

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

Remove several partitions, patch floor and fire-retard entire Store Ceiling, as shown on plan.  
 Erect iron platform and steps with two fire-proof self closing doors and bucks between buildings, as shown on plan. Install a Stair from store to cellar.

If the building is to be raised in height or if the occupancy is changed so that the floor loads will be increased, information as to the EXISTING BUILDING and the thickness of existing walls and size of footings must be clearly shown on the plans.

If the building is to be enlarged or extended, the nature of soil must be indicated and plans must clearly show material and thickness of footings, foundations, upper walls, partitions, roofing, fireproofing, interior finish, window frames and sash and details of equipment installations.

REMARKS:—

State which mechanical work will be installed:

(Proper form must be filed)

Standpipe:.....

Sprinklers:.....

Fuel Oil:.....

Tanks:.....

Electrical:.....

Heating:..... System..... Fuel.....

Air cooling, refrigeration:.....

Miscellaneous (describe):.....

Plumbing:.....

Is street on which building is to be erected now provided with a public sewer?.....

If not, what disposition will be made of waste and sewage?.....

REMARKS:—

Inspector.

# DEPARTMENT OF HOUSING AND BUILDINGS

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## ALTERED BUILDING

ALT. APPLICATION No. 194 BLOCK 440 LOT 3

LOCATION 204 First Avenue

DISTRICT (Under Building Zone Resolution) USE Bus. HEIGHT 1 1/2 AREA B

EXAMINED AND RECOMMENDED FOR APPROVAL ON 3-16-1945 *For President R Walsh* Examiner.

APPROVED 194 Borough Superintendent.

### SPECIFICATIONS

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Is building on front or rear of lot? front
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- (3) PROPOSED OCCUPANCY: same Store & Residence  
(NOTE: If a multiple dwelling, authorization of owner must be filed.)

*Examined for stated work only R W 3-16-45*

STORY (Include cellar and basement)	BEFORE ALTERATION			AFTER ALTERATION						
	APTS.	ROOMS	USE	LIVE LOAD	NO. OF PERSONS			APTS.	ROOMS	USE
					MALE	FEMALE	TOTAL			
Cellar			Storage							Storage
1st Fl.			Stores							Stores
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3rd Fl.	4	16	"							"
4th Fl.	4	16	"							"
5th Fl.	4	16	"							"
6th Fl.	4	16	"							"

(4) SIZE OF EXISTING BUILDING:  
At street level 39.5 feet front 74.0-100 feet deep 54.5 feet rear  
At typical floor level 39.5 feet front 74.0-100 feet deep 54.5 feet rear  
Height<sup>1</sup> 6 stories 69-10 feet 46.4 feet rear

(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 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.

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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.)



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

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Boro Hall,  
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NOTICE—This Application must be TYPEWRITTEN

**AUTHORIZATION OF OWNER—MULTIPLE DWELLING**

PERMIT No. .... 19 ..... BLOCK 440 ..... LOT 3 .....

..... APPLICATION ..... 19 .....

N.B.—Alt.

LOCATION ~~204-06~~ First Avenue - 46.11 ft. North of East 12th Street. ....

..... **Rita Realty Corp.** ..... states that **it** resides  
at #206 First Avenue ..... Borough of Manhattan .....  
City of New York ..... State of New York ..... ; that he is **sole** ..... 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 **East** side of **First Avenue** ..... and known as

No. **204** ..... on said street; that the multiple dwelling proposed to be **altered** .....  
upon said premises will be constructed in accordance with the annexed specifications and plans submitted  
herewith for the approval of the Department of Housing and Buildings; that the work will be supervised  
by Licensed Architect, Professional Engineer or a Superintendent of Construction who has had ten years'  
experience supervising building construction; and that **Joseph J. Furman, Architect** .....

..... **303 West 42nd Street, N.Y.C.** ..... is duly authorized by said  
**Rita Realty Corp.** ..... owner to make application in said owner's behalf for the approval of  
such specifications and plans in compliance with Chapter 713 of the Laws of 1929.

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

He further says that the full names and residences, street and number, of the owner or owners of the  
said land, and of every person having an interest in said premises and projected multiple dwelling either as  
owner, lessee, or otherwise, as required by Section 300 of the Multiple Dwelling Law, are as follows:

**Rita Realty Corp. (Owner)** ..... No. **206 First Avenue, N.Y.C.** .....  
Name and Relationship to premises ..... Address

**Louis Krup Pres.** ..... No. **206 First Avenue, N.Y.C.** .....  
Name and Relationship to premises ..... Address

**Phillip Blum V.P.** ..... No. **206 First Avenue, N.Y.C.** .....  
Name and Relationship to premises ..... Address

*Louis Krup Pres.*  
.....  
Signature

**DEPARTMENT OF HOUSING AND BUILDINGS**  
 DEPARTMENT OF  
**BOROUGH OF HOUSING & BUILDINGS**  
 CITY OF NEW YORK

**MANHATTAN**  
Municipal Bldg.,  
New York 7

**BROOKLYN**  
Municipal Bldg.,  
Brooklyn 2

**BRONX**  
Municipal Bldg.,  
Bronx

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

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

**NOTICE**—This Application must be **TYPED** and filed in **QUADRUPPLICATE**, and one copy sworn to by Applicant. Applications are filed herewith, one affidavit is sufficient for all.

**AFFIDAVIT**  
FORM A

APPLICATION No. 875 BLOCK 440 LOT 3  
 Give Street No. and 202-4 First Avenue  
 LOCATION East side First Avenue 47'-11" North of East 12 St.  
 FEES REQUIRED FOR.....

To THE BOROUGH SUPERINTENDENT:

Application is hereby made for approval of the plans and specifications herewith submitted and to be made a part hereof for the structure herein described, with the understanding that:

If this application shall be disapproved in part and if no further action is taken thereon within one year after notice of partial disapproval, it shall be automatically withdrawn.

Any permit issued under which no work is commenced within one year from the time of issuance shall expire by limitation. (Administrative Code C26-177.0).

Work will be supervised by Licensed Architect, Professional Engineer or by a Superintendent of Construction who has had ten years' experience supervising building construction and who has been properly qualified. (Adm. Code C26-187.0).

Work under this approval will not be commenced until a permit has been obtained, application for which will be filed with the Borough Superintendent, accompanied by satisfactory evidence that compensation insurance has been obtained in accordance with the provisions of the Workmen's Compensation Law. (Adm. Code C26-161.0).

EXAMINED AND RECOMMENDED FOR APPROVAL ON 1/5, 1950 Joseph J. Furman Examiner  
 APPROVED 194 Borough Superintendent

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

Joseph J. Furman  
 (Typewrite name)

being duly sworn, deposes and says that he resides at 303 West 42nd Street  
 in the City of New York, in the Borough of New York

in the State of New York, that he is making this application for the approval of plans and specifications herewith submitted and made part hereof, for the building therein described. Deponent further says that he has personally supervised the preparation of the Architectural

(Architectural, Structural or Mechanical, etc.)  
 plans and that to the best of his knowledge and belief, the work will be carried out in compliance therewith, and the structure, if built in accordance with such plans, will conform with all the provisions of the Building Code of the City of New York and with the provisions of all other laws and regulations applicable thereto in effect on this date.

Deponent further says that he is duly authorized by Rita Realty Company  
 (Name of Owner or Lessee)  
 who is the Sole owner in fee of all that certain lot, piece or parcel of land, shown on the diagram annexed hereto and made a part hereof, to make application for the approval of such detailed statements of specifications and plans, elevator or plumbing work (if any) and amendments thereto, in the

Owner's behalf.  
 (Owner's or Lessee's)

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 structure are as follows:

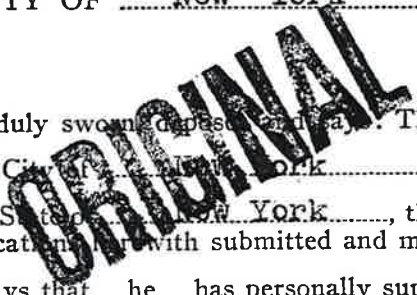
Owner Rita Realty Company Address 206 First Avenue N.Y.C.  
 (If a Corporation, give full name and addresses of at least two officers)  
Philip Bloom Treasurer  
Louis Krup President

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

Architect Architect Joseph J. Furman Address 303 West 42nd Street N.Y. 18

Engineer..... Address.....

Superintendent..... Address.....





The said land and premises above referred to are situated, bounded and described as follows, viz.:  
 BEGINNING at a point on the **East** side of **First Avenue**  
 distant **47'-11"** feet from the corner formed by the intersection of  
**East 12 Street** and **First Avenue**  
 running thence **North 39'-5"** feet; thence **East 74'-0"** feet;  
**South irregularly 40'-0"** feet; thence **West 100'-0"** feet;  
 to the point or place of beginning,—being designated on the map as

Block No. **440** Lot No. **3**  
 (SIGN HERE) Joseph J. Furman Applicant

Sworn to before me, this 16th day of May 1949  
 Affix Seal of Registered Architect or Professional Engineer Here.



Margaret Keogh  
 Notary Public or Commissioner of Deeds.  
 Note:—If building is a Multiple Dwelling, authentication of the Commissioner of Deeds is required on Form 95R.

**MARGARET KEOGH**  
 Commissioner of Deeds, New York City  
 Commission Expires June 1, 1950

Above Block and Lot Verified..... 194.....

Department of \_\_\_\_\_  
 House Number \_\_\_\_\_ Dated \_\_\_\_\_ 194 \_\_\_\_\_ Bureau of \_\_\_\_\_

**PLOT DIAGRAM** must be drawn to indicated scale, showing the correct street lines from the city plan: the plot to be built upon in relation to the street lines and the portion of the lot to be occupied by the building; the legal grades and the existing grades, properly identified, of streets at nearest points from the proposed buildings in each direction; the House numbers and the Block and Lot numbers. Obtain this data from Bureau of Sewers and Highways and the Tax Department or consult Plan Desk in each Borough as to where data is available. Show dimensions of lot, building, courts and yards.

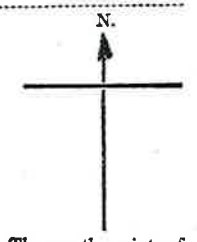
Status of Street: private— ; public highway— ; other

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

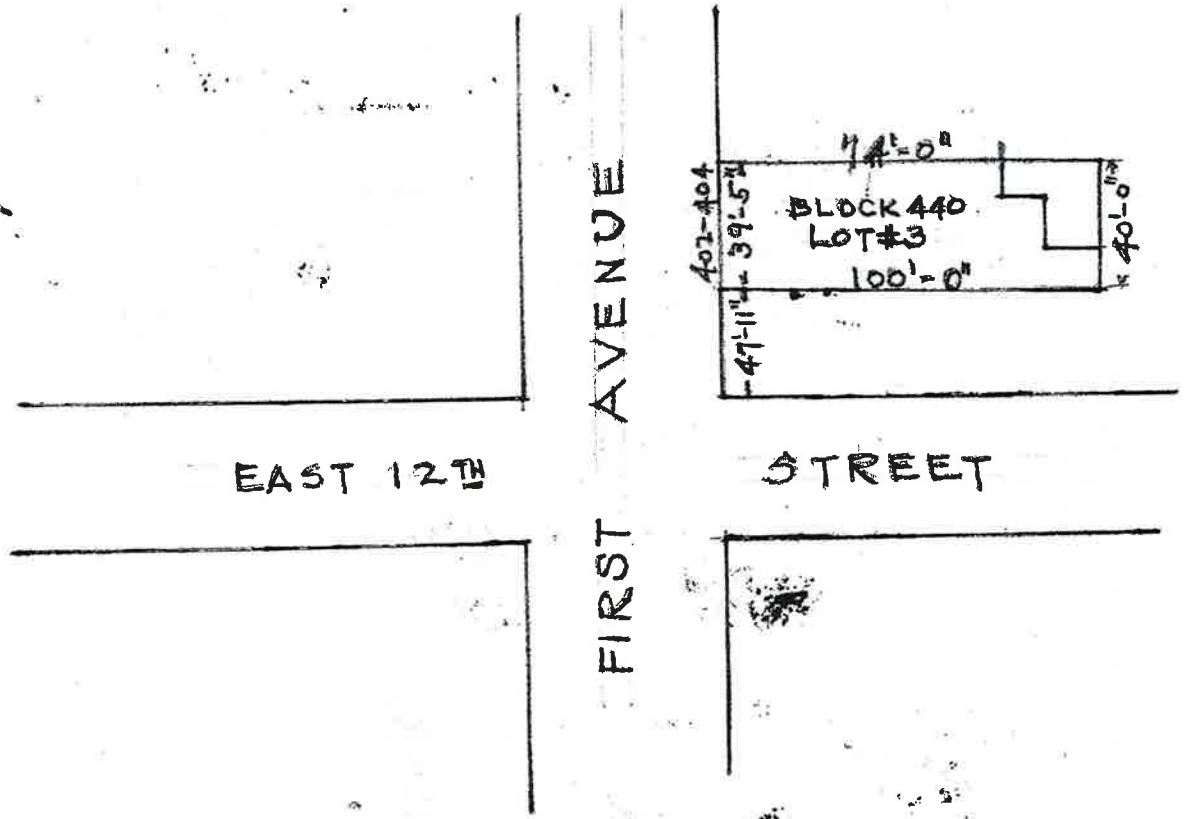
The legal width of \_\_\_\_\_ is \_\_\_\_\_ ft. ; sidewalk width should be \_\_\_\_\_ ft.

The street lines as shown in the diagram are substantially correct. Proposed changes in street lines and grades, if any, are indicated in red. The legal grades and the existing grades are indicated on the diagram thus: Legal Grade, 25.00. Existing, 24.00.

Dated \_\_\_\_\_ 194 \_\_\_\_\_ Bureau of \_\_\_\_\_



The north point of the diagram must agree with the arrow.



DEPARTMENT OF HOUSING & BUILDINGS  
CITY OF NEW YORK

RECEIVED MAY 18 1949

DEPARTMENT OF HOUSING AND BUILDINGS  
CITY OF NEW YORK

**ALTERED BUILDING ORIGINAL**

NOTICE—This Application must be TYPEWRITTEN and filed in QUARTER

ALT. No. 875 1949 BLOCK 440 LOT 3

LOCATION 202-4 First Avenue 47'-11" N. of E. 12th Street, Manhattan  
House Number, Street, Distance from Nearest Corner and Borough

ZONING: USE DIST. Local Retail HEIGHT DIST. 1 1/2 AREA DIST. B

Initial fee payment—Amount \$ 5/19/49 1st Receipt No. Y3552

Date 5/19/49 Cashier [Signature]

2nd payment of fee to be collected before a permit is issued—Amount \$ 11.20

Verified by R. Mackintosh Date Mar - 13 1950 (14-280)

2nd Receipt No. 29880 Date MAR 13 1950 Cashier [Signature]

EXAMINED AND RECOMMENDED FOR APPROVAL ON June 4<sup>th</sup> 1949 [Signature] Examiner.

APPROVED June 5-1949 194 [Signature] Borough Superintendent

**SPECIFICATIONS**

- (1) Classification of Buildings to be Altered. (NOTE—See C26-238.0) class 3.
- (2) Any other buildings on lot or permit granted for one? no  
Is building on front or rear of lot? front
- (3) Use and Occupancy. Multiple Dwelling & Stores  
(NOTE—If a multiple dwelling, authorization of owner must be filed)  
A new C of O ~~(will)~~ (will not) be required.

**CLASS A M.D. O.L.T.**

STORY (Include cellar and basement)	EXISTING LEGAL USE			PROPOSED OCCUPANCY						
	APTS.	ROOMS	USE	LIVE LOAD	NO. OF PERSONS			APTS.	ROOMS	USE
					MALE	FEMALE	TOTAL			
cellar			<del>Storage</del> Storage	on ground						<del>Storage</del> Storage
1st Fl.			Retail Store	100						Retail Store
2nd Fl.	4	16	Apts.	40	15	50	4	16		Apartments
3rd Fl.	4	16	"	40			4	16		"
4th Fl.	4	16	"	40			4	16		"
5th Fl.	4	16	"	40			4	16		"
6th Fl.	4	16	"	40			4	16		"

(2)



(4) State generally in what manner the Building will be altered:

Change location of stair from 1st to 2nd Floor. Erect stair enclosure to 2nd Floor. Remove portions of brick walls between buildings 202-4 & 206 First Ave. on 1st Floor. Erect new Store Front.

(5) Size of Existing Building:

At street level	39'-5"	feet front	74'-1"	feet deep	47'-2"	feet rear
At typical floor level	39'-5"	feet front	74'-1"	feet deep	47'-2"	feet rear
Height <sup>1</sup>	6	stories	69'-6"	feet		

(6) If volume of Building is to be changed, give the following information:

At street level		feet front		feet deep		feet rear
At typical floor level		feet front		feet deep		feet rear
Height <sup>1</sup>		stories		feet		

Area <sup>2</sup> of Building as Altered: At street level		Total floor area <sup>2</sup>	sq. ft.
Total Height <sup>3</sup>		Additional Cubic Contents <sup>4</sup>	cu. ft.

(7) Estimated Cost of Alteration:<sup>5</sup> \$7,500.00  
Estimated Cost, exclusive of extension:

*For vacant or existing store only. If new store is to be installed added fees are to be paid per...*

(8) Is Application made to remove violations?

If Yes, State Violation Numbers

(9) If building is to be enlarged or extended or floor loads increased, Soil Data shall be submitted in accordance with Sec. C26-376.0. For alterations of a minor nature, the Applicant certifies that he has investigated the nature of the soil and finds the following:

Character of soil	Sand	Bearing capacity	3 Tons
-------------------	------	------------------	--------

(10) State what disposition will be made of waste and sewage (Public sewer, Private sewer, Cesspool, etc.)

(11) Does this Application include Dropped Curb? *no.*  
(If Drop Curb Permit is obtained with this Application, DIAGRAM showing the relative position of drop curb and extent thereof must be included on plot diagram.<sup>6</sup>)

Drop Curb	ft. @ \$	per ft. Splay	ft. @ \$	per ft.
Exact distance from nearest corner to Curb Cut:			feet.	
Deposit: \$	Fee: \$	Total: \$		
Paid	19	Document No.		Cashier

(12) Temporary Structures between Street Line and Curb:

Will a Sidewalk Shed be required?	Length	feet.
Will any other miscellaneous temporary structures be required?		
Fee Required	Fee Paid	19
	Document No.	Cashier

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- "Estimated Cost" for computation purposes on alteration of existing buildings or structures shall be the cost of all contemplated construction, including plumbing work, elevator work, standpipe fire line work, automatic sprinkler, fuel oil, air conditioning, etc.
- Space for plot diagram is located on Affidavit Form.
- Uses should be related to pertinent legal terms, e.g., use terms like factory rather than loft, auto repairs rather than brake testing, etc.



THE CITY OF NEW YORK
DEPARTMENT OF BUILDINGS

MANHATTAN
Municipal Bldg.,
New York 7

BROOKLYN
Municipal Bldg.,
Brooklyn 1

BRONX
1932 Arthur Avenue
Bronx 57

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

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

BLOCK 440 LOT 3

AUTHORIZATION OF OWNER—
MULTIPLE DWELLING
DEPARTMENT OF BUILDINGS
1933
RECEIVED OCT 8 - 1958
CITY OF NEW YORK
BOROUGH OF MANHATTAN
DO NOT WRITE IN THIS SPACE

LOCATION 202-4 First Avenue, east side, 47'11" north of E. 12th Street
House Number Street Distance from Nearest Corner Borough Manhattan

Phil Bloom states that he resides
at 206 1st Avenue Borough of Manhattan

City of New York State of New York; that he is Sole Part 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 east side of First Avenue and known as
No. 202-4 on said street;

that the said multiple dwelling will be altered or constructed in accord-
ance with the annexed specifications and plans submitted herewith for the approval of the Department of Buildings;

Clinton Brown is duly authorized by said
Phil Bloom, co-owner to make application in said owner's behalf for the approval of
such specifications and plans in compliance with Chapter 713 of the Laws of 1929 Zoning Resolution, Administra-
tive Code and other Laws, Rules and Regulations applicable to the Construction and Use of Multiple Dwellings.

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: (If a corpora-
tion, give full name and address of at least two officers.)

Table with 2 columns: Name and Relationship to premises, Address. Rows include Bloom & Krup, Phil Bloom, co-owner, and H. Krup, co-owner, all at 206 First Avenue, NYC.

Signature of Owner (Handwritten signature)