

# TENEMENT HOUSE DEPARTMENT

OF

## THE CITY OF NEW YORK.

MANHATTAN OFFICE,  
No. 61 IRVING PLACE,  
S. W. Cor. 18th St.

BRONX OFFICE,  
2806-8 THIRD AVENUE,  
Near 148th St.

BROOKLYN OFFICE,  
No. 44 COURT STREET,  
Cor. Joralemon St.

PLAN No. SLIP ALT. \_\_\_\_\_ 190 . FILED \_\_\_\_\_ 190 .

### 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)

*Henry Regelman*  
Address # 133 - 7<sup>th</sup> St.

Applications must be filed in triplicate and such plans and sections in duplicate as may be required to clearly indicate the proposed alteration. After approval by the Tenement House Department one set of drawings and a certificate of approval will be at once forwarded to the Bureau of Buildings by the Department.

All amendments to plans and applications must be made on a separate blank provided for that purpose, and where changes materially affecting the original application are proposed, separate drawings showing such changes must be filed.

Borough of Manhattan Date March 1<sup>st</sup> 1905

1. No. of tenement houses to be altered Two
2. Location # 425 - E. 12<sup>th</sup> St.
3. Owner Mr. William Surichs Address # 425 - E. 12<sup>th</sup> St.
4. Architect Henry Regelman Address # 133 - 7<sup>th</sup> St.
5. Estimated cost of alterations or repairs \$ 2,500 =
6. Size of each lot? 24' - 3" front; 104' - 0" deep.
7. Size of each building? Front Bldg. 24' - 3" front; Front Bldg. 42' - 2" deep.  
Rear Bldg. 24' - 3" front; Rear Bldg. 28' - 0" deep.
8. Material of building? Brick
9. Is the building that is to be altered on the front or rear of the lot? Front & Rear
10. How occupied at present? Tenement No. of families? Front Bldg. 9 families  
Rear Bldg. 8 families  
Basement \_\_\_\_\_ 1st Fl. 2 2d Fl. 1 3d Fl. 2 4th Fl. 2 Rear Bldg. \_\_\_\_\_  
5th Fl. \_\_\_\_\_ 6th Fl. \_\_\_\_\_
11. How occupied after alterations are completed? Same as before Front Bldg. 9 families  
Rear Bldg. 8 families
12. Is there a basement? Yes Front Bldg. Is there a cellar? Front & Rear Bldgs. - Yes
13. Number of stories above cellar or basement? Front Bldg. 7 stories above basement  
Rear Bldg. 4 stories above cellar

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

Present partitions shown in dotted lines to be removed. New partitions of closet compartments to be erected as per plans, same to be stud, lath & plastered 3 coats.

Closet compartments to be ventilated by windows at least 1'-0" x 3'-0" bet stop beads. New windows to be set in bedroom partitions same to be 3'-0" x 5'-0" bet. stop beads. New chimneys to be built as per plans in front Bldg.

New ebfloor to be formed on upper stories in front Bldg. as per plan, from bedroom to parlor.

Earthen washouts closets to be set on all floors, one for each two families. All closet compartments to have slate floors & safes also slate base 6" high. Cast iron sinks & Albion stone wash tubs to be set as per plans. Present site of school sink to be disinfected & removed. An adequate supply of water will be furnished at all times for all fixtures should the Tenement House Com. require a tank when alteration is finished same will then be provided.

Signature of Applicant

*J. Henry Regelman*

Address

#133 4th St

State and City of New York,

County of *NY*

ss.:

*J. Henry Regelman*

being duly sworn, deposes and says that no alterations or repairs except those above set forth will be made to the tenement house herein described, and that all provisions of law applicable thereto will be complied with in the alteration or repair of the said tenement house, whether specified herein or not.

Sworn to before me this

*2<sup>d</sup>*

day of

*Sept* 1905

*[Signature]*

*J. Henry Regelman*

Applicant must indicate the Building Line or Lines clearly and distinctly on the Drawings.

**B 440**  
**L 47**

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.

Plan No. **607**

**APPLICATION TO ALTER, REPAIR, ETC.**

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 alteration or repair of the building herein described. All provisions of the law shall be complied with in the alteration or repair of said building, whether specified herein or not.

(Sign here)

THE CITY OF NEW YORK,

BOROUGH OF MANHATTAN, March 18<sup>th</sup> 1905

**LOCATION AND DESCRIPTION OF PRESENT BUILDING.**

- State how many buildings to be altered. Two.
- 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)  
# 425 E. 12<sup>th</sup> St.
- How was the building occupied? Tenement.  
How is the building to be occupied? Tenement.
- Is the building on front or rear of lot? Front. Is there any other building erected on lot or permit granted for one? Yes. Size 24'-3" x 28'-0"; height Cellar & 4 Stories How occupied? Tenement. Give distance between same and proposed building 31'-10" feet.
- Size of lot? 24'-3" feet front; 24'-3" feet rear; 104'-0" feet deep.
- Size of building which it is proposed to alter or repair? Front Bldg. 24'-3" feet front; 24'-3" feet rear; 42'-2" feet deep. Number of stories in height? Cellar & 4 Stories Height from curb level to highest point? 36'-0" Front Bldg. 40'-0" Rear Bldg. 11'-0" Front B. 10'-0" Rear B. Material of foundation walls? Blue Stone & Brick. Thickness of foundation walls? front 20" inches; rear 20" inches; side 20" & 16" inches; party \_\_\_\_\_ inches.
- Material of upper walls? Brick. If ashlar, give kind and thickness None.
- Thickness of upper walls:  
Basement: front 12 inches; rear 12 inches; side 12 inches; party \_\_\_\_\_ inches. Front Bldg.  
1st story: " 12 " " 12 " " " 12 " " " 8 " Front Bldg.  
2d story: " 12 " " " 12 " " " 8 " " Rear Bldg.  
3d story: " 12 " " " 12 " " " 8 " " " "  
4th story: " 12 " " " 12 " " " 8 " " " "  
5th story: " \_\_\_\_\_ " " \_\_\_\_\_ " " " \_\_\_\_\_ " " " "  
6th story: " \_\_\_\_\_ " " \_\_\_\_\_ " " " \_\_\_\_\_ " " " "
- Is roof flat, peak or mansard? Flat.

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 :

47. I propose to take out all partitions, piers etc., of front & rear bldgs. shown in dotted lines. New openings to be cut on all stories for closet windows, cast iron frames to be set into openings & frames to have lugs cast on outside, all to be full thickness of walls, to be set on blue stone sill. Should present piers become defective during construction of work same will then be rebuilt in cement. All new partitions to be of studs

If altered Internally, give definite particulars, and state how the building will be occupied :

48. Plastered 3 coats & to go to ceiling. Over rear openings on upper stories, front building have two 8" St. beams 54 lbs p. yd. On upper stories of front bldg. new chimneys to be built as per plans. New 3'-0" x 5'-0" windows to be set in bedroom partitions as per plans. New Alcove to be formed on upper stories of front bldg. leading from parlor to bedroom as per plan.

49. How much alteration cost? \$2000<sup>00</sup>/<sub>100</sub>

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

50. Is any part of building to be used as a store or for any other business purpose, if so, state for what ?

	Cellar	Basement	1st Floor	2d Floor	3d Floor	4th Floor	5th Floor	6th Floor
51. How many families will occupy each ?	-	-						
52. Height of ceilings?	-	-						

53. How basement to be occupied ?

How made water-tight ?

54. Will cellar or basement ceiling be plastered ? How ?

55. How will cellar stairs be enclosed ?

56. How cellar to be occupied ?

How made water-tight ?

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

Size of each shaft ?

58. Dimensions of water-closet windows?.....  
 Dimensions of windows for living rooms?.....
59. Of what materials will hall partitions be constructed?.....  
 .....
60. Of what materials will hall floors be constructed?.....  
 .....
61. How will hall ceilings and soffits of stairs be plastered?.....
62. Of what material will stairways be constructed?.....  
 Give sizes of stair well holes?.....
63. 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?.....
64. How will floors and sides of water closets to the height of 16 inches be made waterproof?.....  
 .....
65. Number and location of water closets: Cellar.....; 1st floor.....; 2d floor.....;  
 3d floor.....; 4th floor.....; 5th floor.....; 6th floor.....
66. This building will safely sustain per superficial foot upon the first floor..... lbs.; upon 2d floor  
 ..... lbs.; upon 3d floor..... lbs.; upon 4th floor..... lbs.; upon 5th floor  
 ..... lbs.; upon 6th floor..... lbs.; upon 7th floor..... lbs.; upon 8th floor  
 ..... lbs.

Owner, William Sierichs Esq., Address, # 425 E. 12<sup>th</sup> St.

Architect, Henry Regelmann " # 133-7<sup>th</sup> St.

Superintendent, Henry Regelmann " # 133-7<sup>th</sup> St.

Mason,..... " .....

Carpenter,..... " .....

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 Boro Hall, St. George, S. I.

NOTICE—This Application must be TYPEWRITTEN and filed in QUADRUPPLICATE, and one copy sworn to by Applicant. If Elevator or Plumbing Applications are filed herewith, one affidavit is sufficient for all.

AFFIDAVIT FORM A

APPLICATION No. 194-1 BLOCK 440 LOT 47

Give Street No. and LOCATION 425 East 12th 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 Dec 12, 1941

APPROVED DEC 12 1941 194

Handwritten signatures: Ben W. Ferguson, T. V. Burke, J. J. [unclear], Examiner, Borough Superintendent

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

Samuel Roth (Typewrite name)

being duly sworn, deposes and says: That he resides at 305 Broadway in the City of New York, in the Borough of Manhattan

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 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 Equitable Life Assurance Society of the United States or Lessee) who is 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, 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 Equitable Life Assurance Society of the U.S. 394 Seventh Ave., City (If a Corporation, give full name and addresses of at least two officers) Charles J. Martin, second vice-pres. 393 Seventh Ave., City Glenn H. McHugh, " " " 393 " " "

Lessee Address Architect Samuel Roth Address 305 Broadway, City 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 north side of 12th St.  
 distant 272-9 feet west from the corner formed by the intersection of  
 Ave A and 12th St.  
 running thence west 24-3 feet; thence north 103-3 feet;  
 east 24-3 feet, thence south 103-3 feet;  
 to the point or place of beginning,—being designated on the map as

Block No. 440

Lot No. 47

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

Sworn to before me, this 15th }  
 day of November 1941 }

Affix Seal of Registered  
 Architect or Professional  
 Engineer Here.



~~Notary Public~~ Notary Public and Commissioner of Deeds.

Note:—If building is a Multiple Dwelling, authorization of owner is required on Form 95R.

Above Block and Lot Verified 12-8-41 1941

Department of \_\_\_\_\_

**PLOT DIAGRAM**

The lot lines and exterior walls of the building must be drawn to indicated scale. Show dimensions of lot, building, courts and yards.

The following information must be obtained within three months of filing from the departments and bureaus concerned and verified by them. A diagram must be made 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 of streets at nearest points from the proposed buildings in each direction; the house numbers; and the Block and Lot numbers. The data for the above may be obtained from the Bureau of Highways, and the Tax Department.

House Number \_\_\_\_\_ Dated 1941 \_\_\_\_\_

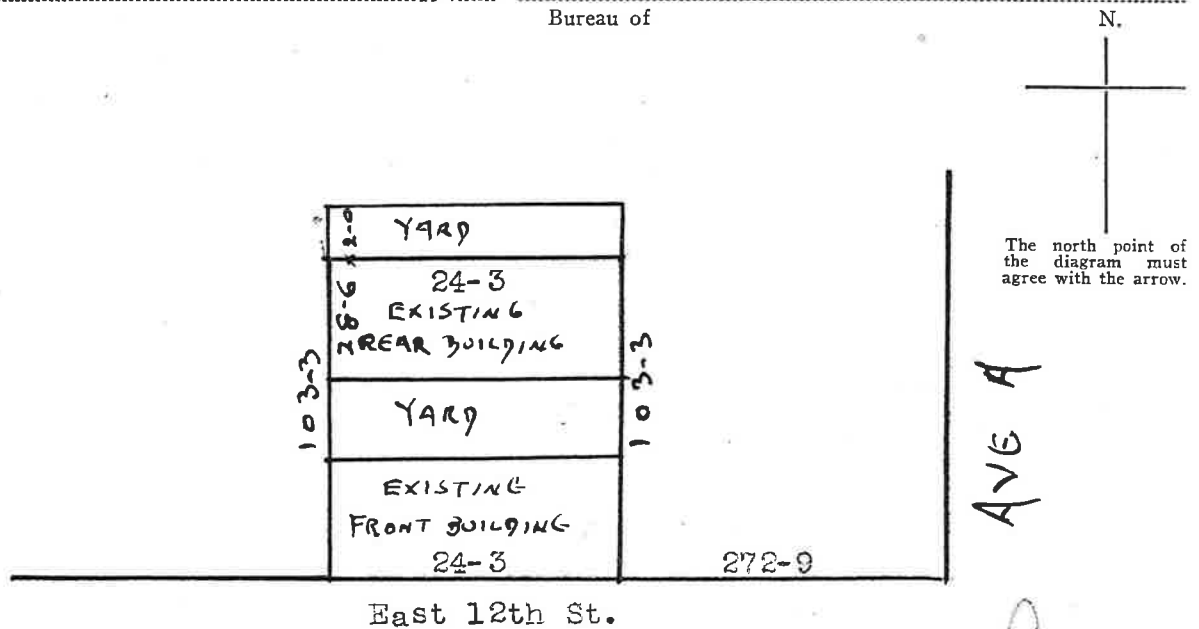
Status of Street: private— ; public highway— Bureau of ; etc.—

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 are indicated on the diagram thus 25.00.

Dated 1941 \_\_\_\_\_ Bureau of \_\_\_\_\_



AVE A  
 Dec 12  
 B

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 QUADRUPPLICATE.

ALTERED BUILDING

ALT. APPLICATION No. 2508 194 BLOCK 440 LOT 47

LOCATION rear building 425 East 12th St.

DISTRICT (Under Building Zone Resolution) USE bus HEIGHT 1 1/2 AREA "B"

EXAMINED AND RECOMMENDED FOR APPROVAL ON Dec. 12 194 1 *Ben W. Ferguson*  
*T. V. Burke Jr.* Examiner.

APPROVED DEC 12 1941 194 1 Borough Superintendent.

SPECIFICATIONS

- (1) NUMBER OF BUILDINGS TO BE ALTERED one  
Any other building on lot or permit granted for one? yes  
Is building on front or rear of lot? rear
- (2) ESTIMATED COST OF ALTERATION: \$ 1,000.
- (3) PROPOSED OCCUPANCY: class "A" multiple dwelling (OLT) Rear Bldg.  
(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	0	0	storage					0	0	no change
1st fl	2	4	dwelling					2	4	" "
2nd fl	2	4	"					2	4	" "
3d fl	2	4	"					2	4	" "
4th fl	2	4	"					2	4	" "

(4) SIZE OF EXISTING BUILDING: at rear  
At street level 24-3 feet front 28-6 feet deep 24-3 feet rear  
At typical floor level 24-3 feet front 28-6 feet deep 24-3 feet rear  
Height<sup>1</sup> 4 stories 40-0 feet

(5) SIZE OF BUILDING AS ALTERED:  
At street level 24-3 feet front 28-6 feet deep 24-3 feet rear  
At typical floor level 24-3 feet front 28-6 feet deep 24-3 feet rear  
Height<sup>1</sup> 4 stories 40-0 feet

If volume of building is to be increased, give the following information: no change

(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— yes	Metal—
Fireproof—	Heavy Timber—

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

Provide water-closet for each apartment as per plans.

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

BOROUGH OF ~~MANHATTAN~~ , CITY OF NEW YORK <sup>JS</sup>

No. **29006**  
 Date **May 26, 1942**

**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

**425 East 12th Street, Near** Block **440** Lot **47**  
**241-3rd front**

, 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.

~~Per~~ Alt. No.— **2508-1941** Construction classification— **Nonfireproof**

Occupancy classification— **Old Law Tenement Class A Mult. Dwlg.** Height **4** stories, **40** feet.

Date of completion— **May 20, 1942** . Located in **Business** Use District.

**B** Area **1-1/2** . Height Zone at time of issuance of permit **3962-1941**

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	on ground				Storage.
1st Story					Two (2) apartments.
2nd Story					Two (2) apartments.
3rd Story					Two (2) apartments.
4th Story					Two (2) apartments.

See 2.1.3.8 Building Code 2.1.3.8 Admin. Code  
 after January 1, 1942, all buildings shall be provided with fire escape as stated  
 in the certificate of occupancy, which shall be prominently posted under glass and  
 maintained in the said condition at all times.

*[Signature]*  
 Borough Superintendent. *CB*

# 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, and one copy sworn to by Applicant. If Elevator or Plumbing Applications are filed herewith, one affidavit is sufficient for all.**

### AFFIDAVIT FORM A

APPLICATION No. 1098.....194.7..... BLOCK 440..... LOT 47.....

Give Street No. and  
LOCATION 425 East 12th Street.....

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 11-24-1942..... R. Walsh.....  
APPROVED 194..... J. Resaban.....  
Examiner  
Borough Superintendent

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

Samuel Roth  
(Typewrite Name)

being duly sworn, deposes and says: That he resides at 305 Broadway  
in the City of New York, in the Borough of Manhattan  
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 Molshek Realty Corp.,  
(Name of Owner or Lessee)  
who is 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, 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 owners 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 Molshek Realty Corp., Address 257 East 20th Street, City.  
(If a Corporation, give full name and addresses of at least two officers)  
Molly Schechter, pres., & Kitty S. Horowitz, vice-pres.

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

Architect Samuel Roth..... Address 304 Broadway, City.....

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

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

DEPARTMENT OF HOUSING & BUILDINGS

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

MANHATTAN  
Municipal Bldg.,  
New York 7

BROOKLYN  
Municipal Bldg.,  
Brooklyn 2

BOROUGH OF 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 QUADRUPLICATE.

ALTERED BUILDING

ALT. APPLICATION No. 1098 <sup>1947</sup> 1947 BLOCK 440 LOT 47

LOCATION 425 East 12th St. (front building)

DISTRICT (Under Building Zone Resolution) USE res HEIGHT 1 1/2 AREA "B"

EXAMINED AND RECOMMENDED  
FOR APPROVAL ON

11-24-1947

*R. Walsh Jr. Quobla*  
Examiner.

NOV 25 1947

APPROVED 194

Borough Superintendent.

SPECIFICATIONS

- (1) NUMBER OF BUILDINGS TO BE ALTERED two, front & rear  
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 <sup>5 and 6</sup>: \$  
(Any variation in estimated cost shall be filed and recorded as an amendment.)
- (3) PROPOSED OCCUPANCY<sup>7</sup>: class "A" old law tenement  
(NOTE: If a multiple dwelling, authorization of owner must be filed.)

*Cof C required*

STORY (Include cellar and basement)	BEFORE ALTERATION			AFTER ALTERATION						
	APTS.	ROOMS	USE	LIVE LOAD	NO. OF PERSONS			APTS.	ROOMS	USE
					MALE	FEMALE	TOTAL			
cellar	0	0	storage					0	0	storage & boiler room
basement	2	4	unoccupied					0	0	no change
1st fl	2	4	dwelling					1	3	dwelling
2nd fl	2	6	"					1	4	"
3rd fl	2	6	"					1	4	"
4th fl	2	6	"					1	4	"
<p style="font-size: 2em; opacity: 0.5;">DUPLICATE of ORIGINAL</p>										
				New C. O. to be obtained						

(4) SIZE OF EXISTING BUILDING:

At street level 24-3 feet front 42-0 feet deep 24-3 feet rear  
At typical floor level 24-3 feet front 42-0 feet deep 24-3 feet rear  
Height<sup>1</sup> 4 stories 40-0 feet

(5) SIZE OF BUILDING AS ALTERED:

At street level 24-3 feet front 42-0 feet deep 24-3 feet rear  
At typical floor level 24-3 feet front 42-0 feet deep 24-3 feet rear  
Height<sup>1</sup> 4 stories 40-0 feet

If volume of building is to be increased, give the following information: no change

(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.

(8) CHARACTER OF PRESENT BUILDING:

Frame— Fire-Protected—
Non-fireproof— yes Metal—
Fireproof— Heavy Timber—

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

Provide separate bath-room for each apartment, making one apartment from present two apartments on each floor, as indicated on plans.

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 and is (not) included in the estimated cost.5

(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.

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

Date Cashier

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

Verified by Date

2nd Receipt No. Date Cashier

OWNER Molshek Realty Corp. ADDRESS 237 West 20th St., City

APPLICANT Samuel Roth ADDRESS 305 Broadway, N.Y. City

ADDITIONAL FEES REQUIRED (Yes or No) AMOUNT \$

VERIFIED BY DATE

- 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.)
5. "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.
6. 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.
7. Alteration applications filed in connection with legally establishing an existing occupancy or change in occupancy with no structural change and no estimated cost shall require a fee of \$2.00.

DEPARTMENT OF HOUSING & BUILDINGS  
**DEPARTMENT OF HOUSING AND BUILDINGS**  
 RECEIVED NOV 2 1 1947  
**BOROUGH OF \_\_\_\_\_, 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 QUADRUPPLICATE.**

# ALTERED BUILDING

**ALT. APPLICATION No.** 1098 <sup>1947</sup> **BLOCK** 440 **LOT** 47

**LOCATION** 425 East 12th St. (rear building)

**DISTRICT** (Under Building Zone Resolution) **USE** res **HEIGHT** 1½ **AREA** "B"

**EXAMINED AND RECOMMENDED FOR APPROVAL ON** 11-24-1947 *R. Walsh for Greenham*  
 Examiner.  
**APPROVED** 194 \_\_\_\_\_  
 Borough Superintendent.

**SPECIFICATIONS** *no C. of O. required*

- (1) **NUMBER OF BUILDINGS TO BE ALTERED** two, (front & rear)  
 Any other building on lot or permit granted for one? no  
 Is building on front or rear of lot?
- (2) **ESTIMATED COST OF ALTERATION** <sup>5 and 6</sup>: \$  
 (Any variation in estimated cost shall be filed and recorded as an amendment.)
- (3) **PROPOSED OCCUPANCY**<sup>7</sup>: class "A" old law tenement  
 (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
			MALE		FEMALE	TOTAL			
cellar	0	0	storage				0	0	storage
1st fl	2	4	dwellings				2	4	dwellings
2nd fl	2	4	"				2	4	"
3rd fl	2	4	"				2	4	"
4th fl	2	4	"				2	4	"
DUPLICATE of ORIGINAL									

- (4) **SIZE OF EXISTING BUILDING:**

At street level	24-3	feet front	28-0	feet deep	24-3	feet rear
At typical floor level	24-3	feet front	28-0	feet deep	24-3	feet rear
Height <sup>1</sup>	4	stories	40-0	feet		
  - (5) **SIZE OF BUILDING AS ALTERED:**

At street level	24-3	feet front	28-0	feet deep	24-3	feet rear
At typical floor level	24-3	feet front	28-0	feet deep	24-3	feet rear
Height <sup>1</sup>	4	stories	40-0	feet		
- If volume of building is to be increased, give the following information: **no change**
- (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.

(8) CHARACTER OF PRESENT BUILDING:

Frame— Fire-Protected—
Non-fireproof— yes Metal—
Fireproof— Heavy Timber—

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

Provide arch-opening between front and rear room of each apartment.

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 and is (not) included in the estimated cost.5

(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.

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

Date Cashier

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

Verified by Date

2nd Receipt No Date Cashier

OWNER Moshek Realty Corp. ADDRESS 237 West 20th St., City

APPLICANT Samuel Roth ADDRESS 305 Broadway, City

ADDITIONAL FEES REQUIRED (Yes or No) AMOUNT \$

VERIFIED BY DATE

- 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.)
5. "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.
6. 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.
7. Alteration applications filed in connection with legally establishing an existing occupancy or change in occupancy with no structural change and no estimated cost shall require a fee of \$2.00.

DEPARTMENT OF HOUSING AND BUILDINGS

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

AK/ 10

8

No. **1095-1947**

Date **December 1, 1947**

**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 C.26-187.0 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  
**425 East 12th street, front building**

Block **440** Lot **47**

, 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.

Alt. No.— **1095-1947** Construction classification— **Class 3 Nonfireproof**  
Occupancy classification— **Old Law Tenement Class A Mult. Dwell.** Height **Base. & 4** stories, **40** feet.  
Date of completion— **November 25, 1947** . Located in **Residence** Use District.  
Area **1 1/2** . Height Zone at time of issuance of permit **1015-1947**

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					Storage and Boiler room.
Basement					To remain unoccupied
1st, 2d, 3d and 4th stories,					One (1) apartment on each story.
					Fuel Oil installation approved by Fire Department November 25, 1947