



**Greenwich Village
Society for Historic Preservation**
232 East 11th Street
New York, New York 10003
(212) 475-9585
fax: (212) 475-9582
www.gvshp.org



January 28, 2009

Hon. Robert Tierney, Chair
NYC Landmarks Preservation Commission
1 Centre Street, 9th Floor
New York, NY 10007

Dear Chairman Tierney,

We write to request that the New York City Landmarks Preservation Commission consider the designation of the Amato Opera Company building, located at 319 Bowery in Manhattan, as a New York City Landmark. The building's history is notable for its connection to the theatrical history both of the Bowery and of the surrounding neighborhoods. Though the Amato Opera Company has remained small and intimate since its founding 61 years ago, it has played a significant role in the both the Village theatre and world opera scenes.

The Bowery has a long and rich theatre history, which began with the opening of the Bowery Theatre in 1826. By the late 19th Century, the Bowery was considered to be the center of New York theatre life. Today, the presence of The Amato Opera Company is an important reminder of this history, yet it also links the Bowery to the avant-garde theatre scene that flourished later in the 1940s and 50s all over the South Village, East Village, Greenwich Village and NoHo. The Amato Opera Company was founded with the same populist spirit that drove Joseph Papp to showcase low-cost Shakespeare productions at the Public Theatre just a few blocks uptown, and which encouraged the opening of dozens of others such as the Circle in the Square Theatre, the Provincetown Playhouse, and the Sullivan Street Theatre, all of which have been lost. As more of these theatres are demolished, a crucial part of the history of Lower Manhattan is being erased.

The Amato Opera Company was founded by Italian husband-and-wife team Anthony and Sally Amato, in order to provide the general public inexpensive exposure to opera and to allow emerging talent to participate in full-length opera productions. At the time of the company's founding in 1948, Anthony was working as Director of the Opera Workshop at The America Theatre Wing, and he would often cast his students in his productions. Many of the company's performers (including Mignon Dunn, Jon Frederic West, George Shirley, and Chester Ludgin) have since moved to large opera companies around the world.

The company's first several performances were in the auditorium of Our Lady of Pompeii on Carmine Street. The first opera performed was The Barber of Seville, "sung in Italian", according to a New York Times article from the time, "for an audience which clearly understood the

language." In 1951, the company moved to its first permanent home at 159 Bleecker Street, where it became part of the larger avant-garde theatre scene that swept the Village in the post-war years. 159 Bleecker Street had been a former movie house which would later become the Circle in Square Theatre. It had been constructed by, and used primarily for, the neighborhood's thriving Italian community, though it was sadly lost to demolition in 2004.

In 1962, the Amato Opera Company moved to its present home at 319 Bowery. Anthony and Sally renovated the building, which had been originally constructed as a store and lofts in 1899 by Julius Bockell & Son. A newspaper article from 1905 indicates that J. Whitelaw & Co., cigar manufacturers, had been housed in the building. In 1906, the building had been taken over by the Holy Mission Society, which operated out of the building for the first half of the century. Though the Holy Mission Society altered the storefront in 1935, the building retains much historic integrity in its classically-decorated pilasters, carved frieze, and original window configurations.

With this letter we are also submitting a photo and primary source documents that help define the significance of 319 Bowery. We have submitted prior RFE's for other historic buildings along the Bowery, such as 35 Cooper Square. We urge the Commission to consider landmark designation for these and other important architectural and cultural resources along the Bowery.

Sincerely,



Andrew Berman
Executive Director
Greenwich Village Society for Historic
Preservation



Michael Rosen
President
East Village Community Coalition





APPLICATION FOR ERECTION OF BUILDINGS.

B457
L8

NEW YORK, May 3rd 1899

(Sign here)

J. Rockell & Son. Architects

1. State how many buildings to be erected. One
2. How occupied? If for dwelling, state the number of families. Store in first story & lofts above
3. What is the street or avenue and the number thereof? Give diagram of property.

No. 319 Bowery

4. Size of lot. No. of feet front, 22'4"; No. of feet rear, 40'3"; No. of feet deep, 99'3/4" x 94'0"
5. Size of building. No. of feet front, 22'4"; No. of feet rear, 74"; No. of feet deep, 84'0";
No. of stories in height, 4; No. of feet in height from curb level to highest point of roof beams, 55'0"

6. What will each building cost exclusive of the lot? \$ 12,000.

7. What will be the depth of foundation walls from curb level or surface of ground? 10'0"

8. Will foundation be laid on earth, sand, rock, timber or piles? Earth

9. What will be the base, stone or concrete? Concrete If base stones, give size and thickness and how laid.

If concrete, give thickness. 12" thick 3' wide

10. What will be the sizes of piers? As per Plans

11. What will be the sizes of the base of piers? As per Plans

12. What will be the thickness of foundation walls? 20" Of what material constructed? Brick

13. What will be the thickness of upper walls? Basement, inches; 1st story, 16";
inches; 2d story, 16" inches; 3d story, 16" inches; 4th story, 12" inches;
5th story, inches; 6th story, inches; 7th story, inches, and from thence to top, inches. Of what materials to be constructed? Brick

14. State whether independent or party walls. Independent

15. With what material will walls be coped? 3" x 10" stone

16. What will be the materials of front? Brick If of stone, what kind?

- Give thickness of ashler. Give thickness of backing in each story.

17. Will the roof be flat, peaked or mansard? Flat

18. What will be the materials of roofing? Tin

19. Give size and materials of floor beams. 1st tier, yellow pine 3" x 14"; 2d tier, yellow pine 3" x 14"; 3d tier, yellow pine 3" x 14"; 4th tier, yellow pine 3" x 14"; 5th tier, ; 6th tier, ; 7th tier, ; 8th tier, ; roof tier, spruce 3" x 10"

- State distances from centres. 1st tier, 16 inches; 2d tier, 16 inches; 3d tier, 16 inches;
4th tier, 16 inches; 5th tier, inches; 6th tier, inches; 7th tier, inches;
8th tier, inches; roof tier, 24 inches.

20. If floors are to be supported by columns and girders, give the following information: Size and material of girders under 1st floor, under each of the upper floors,

- Size and materials of columns under 1st floor, under each of the upper floors,

1. This building will safely sustain per superficial foot upon 1st floor 250 lbs.; upon 2d floor 250 lbs.; upon 3d floor 250 lbs.; upon 4th floor 250 lbs.; upon 5th floor lbs.

2. If the front, rear or side walls are to be supported, in whole or in part, by iron girders or lintels, give definite particulars. The front of the building to be supported by three 12" Steel beams 120 lbs per yd. The beam to rest on cast iron columns & granite blocks 12" thick to the iron columns. All iron columns to have 1" metal girders upon top & bottom plates. Front & rear wall to be supported by ten 10" Steel beams 77 00.5 lbs per yd. Front to be enclosed.

- The front beams to consist of ten 15" Steel beams 240 lbs per yd.
The other beams to be 10" Steel beams 99 00.5 lbs per yd.

24. State by whom the construction of the building is to be superintended. J. Rockell & Son.

the building to be fireproof.
specify construction of partitions. No. 1897
specify construction of floor filling.

architect: Julius Boekell
Son

DEPARTMENT OF BUILDINGS,
BOROUGH OF MANHATTAN & THE BRONX

Received MAY 7 1899

Form 3, 1898-A.

DEPARTMENT OF BUILDINGS OF THE CITY OF NEW YORK.

Boroughs of Manhattan and the Bronx.

Plan No. 568

NEW BUILDINGS OF 1899.

STATE OF NEW YORK
City and County of New York, { ss.

I, Karl P. Werner, the Owner of premises
hereinafter described, being duly sworn, deposes and says: That I, Karl P. Werner,
who resides at No. 18 Tapelin, Staten Island in the City of
of Richmond, in the County of New York
in the State of New York, 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, situate, lying and
being in the City and County of New York, known and designated as No. 319 Broadway,
and bounded and described as follows, viz.:

BEGINNING at a point on the East side of Broadway
distant 40' feet South from the corner
formed by the intersection of Second St.

running thence South 22° 34'

thence East 94' 0"

thence North 40' 34"

thence West 57' 0" & 42' 3 1/2"

to the point or place of beginning.

Deponent further says that the Building proposed to be erected upon the said premises
in accordance with the accompanying detailed statement in writing of the specifications and plans
therefor, will be erected by or on account of the following person —, whose full name —, residence
and interest are as follows:

Karl P. Werner No. 18 Tapelin, Staten Island
as Owner
J. Bockell & Son No. 54 Bond St.
as Architect
No.
as No.
as No.
as No.
as No.
as No.

— being the only person interested in said proposed Building.

Sworn to before me, this 24th
day of April 1899.

K. R. Werner

Anton Bruehlmann
Notary Public Richmond Co.

If the building is to be occupied as an Apartment or Tenement House, give the following particulars.

1. State how many families are to occupy each floor, and the whole number in the house; also, if any part is to be used as a store or for any other business purposes, state the fact, *Store in first story 8 flats in upper stories*
 2. What will be the heights of ceilings? 1st story, *13* feet; 2d story, *11* feet; 3d story, *10' 8* feet; 4th story, *10' 4* feet; 5th story, *feet*; 6th story, *feet*; 7th story, *feet*.
 3. How are the hall partitions to be constructed and of what materials? *of wood, lath & plaster*
 4. How many buildings are to be taken down? *One*
- Owner *Karl R. Werner* Address *Stepleton 13th Street, Brooklyn*
Architect *J. Rockell & Son* Address *No. 54 Bond St., New York*
Mason.....
Carpenter.....

If a Wall or part of a Wall already built is to be used, fill up the following.

The undersigned gives notice that intend to use the wall of building

as party wall in the erection of the building hereinbefore described, and respectfully requests that the same be examined and a permit granted therefor. The foundation wall built of inches thick, feet below curb; the upper wall built of inches thick, feet deep, feet in height.

(Sign here)

NOTE--In making application for the erection of buildings, the following drawings must be furnished: Plans of each and every story, front, rear and side elevations, and longitudinal and transverse sections. All plans must be drawn to a uniform scale, and must be on tracing cloth, properly designated and colored.

THE BUILDING LAW REQUIREMENTS:

1st--That all stone walls shall be properly bonded and laid in cement mortar.

2d--That all skylights having a superficial area of more than nine square feet, placed in any building, shall have the sashes and frames thereof constructed of iron and glass.

3d--That every building which is more than two stories in height above the curb level, except dwelling-houses, hotels, schools and churches, shall have doors, blinds or shutters made of iron, hung to iron hanging frames or to iron eyes built into the wall, on every window and opening above the first story thereof, excepting on the front openings of buildings fronting on streets which are more than thirty feet in width. Or the said doors, blinds or shutters may be constructed of pine or other soft wood of two thicknesses of matched boards at right angles with each other, and securely covered with tin, on both sides and edges, with folded lapped joints, the nails for fastening the same being driven inside the lap; the hinges and bolt, or latches shall be secured or fastened to the door or shutter after the same has been covered with the tin, and such doors or shutters shall be hung upon an iron frame, independent of the woodwork of the windows and doors, or two iron hinges securely fastened in the masonry; or such frames, if of wood, shall be covered with tin in the same manner as the doors and shutters.

4th--That outside fire escapes shall be placed on every dwelling-house occupied by or built to be occupied by three or more families above the first story, and every building already erected, or that may hereafter be erected, more than three stories in height, occupied and used as a hotel or lodging-house, and every boarding-house, having more than fifteen sleeping-rooms above the basement story, and every factory, mill, manufactory or workshop, hospital, asylum or institution for the care or treatment of individuals, and every building in whole or in part occupied or used as a school or place of instruction or assembly, and every office building five stories or more in height, all to be constructed as follows:

BALCONIES MUST NOT BE LESS THAN THREE FEET WIDE.

BRACKETS must not be less than $\frac{3}{4} \times \frac{1}{4}$ inches wrought iron, placed edgewise, or $\frac{1}{4} \times \frac{1}{4}$ inch angle iron $\frac{1}{4}$ inch thick, well braced, and not more than three feet apart, and the braces to brackets must be not less than $\frac{3}{4}$ inch square wrought iron, and must extend two-thirds of the width of the respective brackets or balconies.

BRACKETS ON NEW BUILDINGS must be set as the walls are being built. When brackets are to be put on old houses, the part going through the wall shall not be less than one inch diameter, with square iron washers not less than five inches square and $\frac{1}{4}$ inch thick.

TOP RAILS.--The top rail of balcony must be $\frac{1}{2} \times \frac{1}{2}$ inch wrought iron or $\frac{1}{2} \times \frac{1}{2}$ inch angle iron $\frac{1}{4}$ inch thick, and in all cases must go through the walls, and be secured by nuts and 4 inch square washers, at least $\frac{3}{4}$ inch from the top, shall be connected at angles by the use of cast iron.

BOTTOM RAILS.--Bottom rails must be $\frac{1}{4}$ inch $\times \frac{3}{4}$ inch wrought iron or $\frac{1}{4}$ inch angle iron $\frac{1}{4}$ inch thick, well leaded into the wall. In frame buildings the top rails must go through the studding and be secured on the inside by washers and nuts as above.

FILLING-IN BAHS--The filling-in bars must be not less than $\frac{1}{2}$ inch round or square wrought iron, placed not more than 6 inches from centres, and well riveted to the top and bottom rails.

STAIRS.--The stairs in all cases must be not less than 18 inches wide, and constructed of $\frac{1}{4} \times \frac{3}{4}$ inch wrought iron sides or strings. Steps may be of cast-iron or the same width of steel, $\frac{3}{4}$ inch round iron, double rungs, and well riveted to the strings. The stairs must be secured to a bracket on top and rest on and be secured to a bracket or extra cross-bar at the bottom. All stairs must have a $\frac{3}{4}$ inch hand rail of wrought iron, well braced.

FLOORS.--The flooring of balconies must be of wrought iron $\frac{1}{2} \times \frac{3}{8}$ inch slats placed not over $\frac{1}{4}$ inches apart, and secured to iron battens $\frac{1}{4} \times \frac{3}{8}$ inch, not over three feet apart and riveted at the intersection. The openings for stairways in all balconies shall not be less than 20 inches wide and 36 inches long, and have no covers.

DROP LADDERS.--Drop ladders from lower balconies where required shall not be less than 14 inches wide, and shall be made of $\frac{1}{4} \times \frac{3}{8}$ inch sides and $\frac{3}{8}$ inch rungs of wrought iron. In no case shall a drop ladder be more than 12 feet in length. In no case shall the ends of balconies extend more than nine inches over the brackets.

SCUTTLE LADDERS.--Ladders to scuttles shall be constructed in all cases the same as the stairs or step-ladders from balconies of fire escapes.

THE HEIGHT OF RAILINGS around balconies shall not be less than two feet nine inches.

No Fire Escape will be approved by the Superintendent of Buildings if not in accordance with above specifications. In constructing all balcony fire-escapes, the manufacturer thereof shall securely fasten thereto, in a conspicuous place, a cast-iron plate having suitable raised letters on the same, to read as follows: Notice! Any person placing any incumbrance on this balcony is liable to a penalty of ten dollars and imprisonment for ten days.

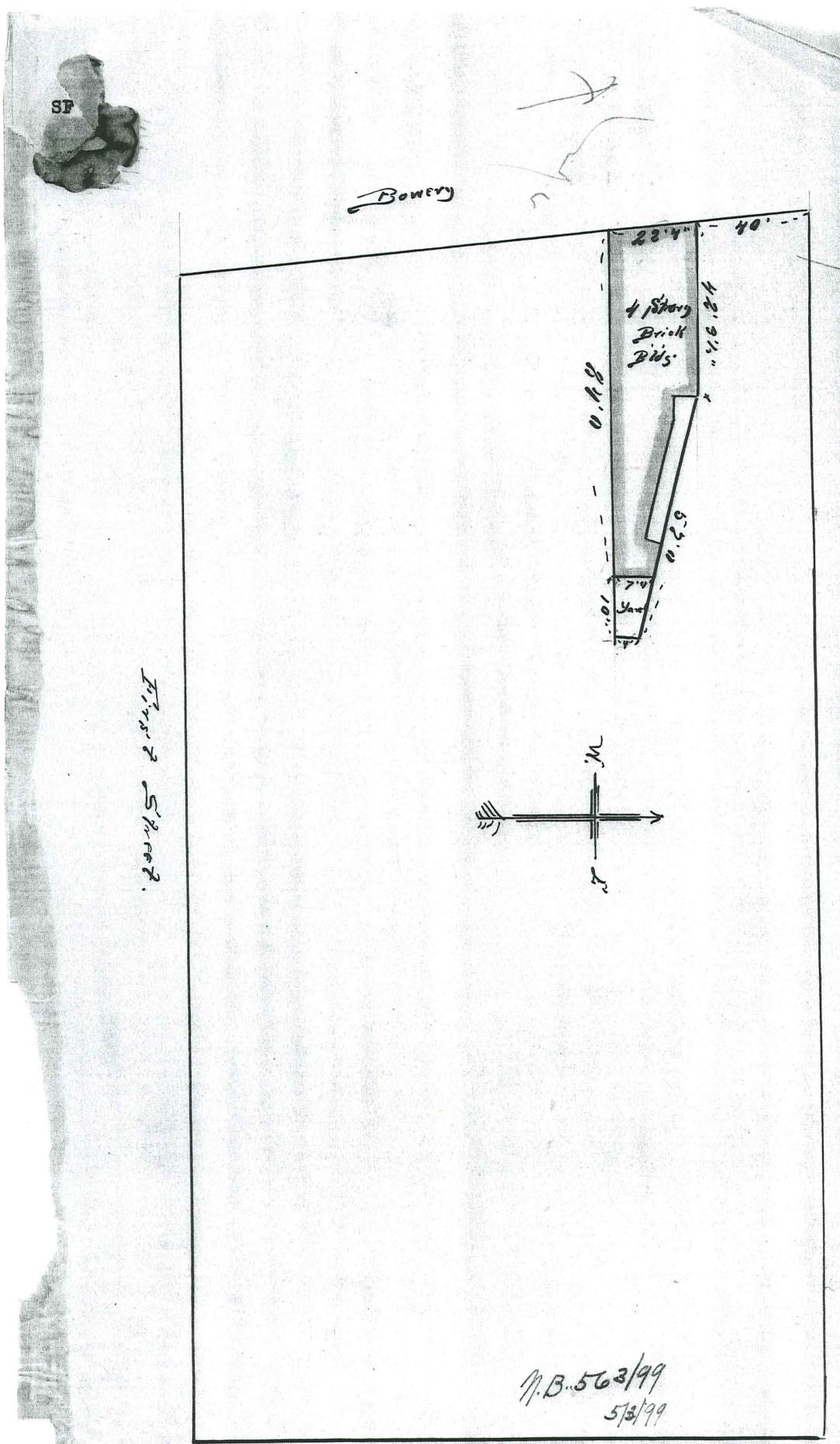
5th--That all exterior and division or party walls over fifteen feet high, excepting where such walls are to be finished with cornices, gutters or crown mouldings, shall have parapet walls carried two feet above the roof, and shall be coped with stone, well-burnt terra-cotta or cast iron.

6th--That every building and the tops and sides of every dormer-window thereon shall be covered and roofed with slate, tin, copper or iron, or such other quality of fire-proof roofing as the superintendent of buildings, under his certificate, may authorize.

7th--That all exterior cornices shall be fire proof.

8th--That the stone or brick work of all smoke flues, and the chimney shafts of all furnaces, boilers, bakers' ovens, large cooking ranges and laundry stoves, and all flues used for a similar purpose, shall be at least eight inches in thickness. If there is a cast-iron or burnt clay pipe built inside of the same, with one-inch air space all around it, then the stone or brick work inclosing such pipes shall not be less than four inches in thickness.

9th--That before any iron or steel beam, lintel or girder intended to span an opening over ten feet in length in any building, shall be used for supporting a wall, it shall be inspected, tested and approved as provided by law.



Second Ave.

**DEPARTMENT OF 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. Bronx	QUEENS 21-10 49th Avenue, L. I. City	RICHMOND Boro Hall St. George, S. I.
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NOTICE—This Application must be TYPEWRITTEN and filed in TRIPPLICATE, and one copy sworn to by Applicant. If Elevator or Plumbing Applications are filed herewith, one affidavit is sufficient for all. Plans must be filed on tracing Linen or Cloth.

AFFIDAVIT

PERMIT No.

193

APPLICATION No.

2597

193

LOCATION

E. 2nd Street, N.Y.

BLOCK

457

LOT

WARD VOL.

New York City Sept. 20, 1935 193

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

APPROVED SEP 26 1935 193

Commissioner of Buildings, Borough of

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

William Shary,

Typewrite Name of Applicant.

being duly sworn, deposes and says: That he resides at number 22 East 17th St.,
in the Borough of Manhattan,
in the City of N.Y.
in the State of N.Y.

in the County of N.Y.

, that he is the registered architect for

Holy Name Mission for the Bowery District, Inc.,

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 319 Bowery,
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 Holy Name Mission for the Bowery District, Inc.

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

and that William Shary is duly authorized by the aforesaid owner
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

(CONTINUED ON OTHER SIDE)

structure, premises, wall, platform, staging, or flooring, either as owner, lessee, or in any representative capacity, are as follows:

Owner Holy Name Mission for the Bowery District, Inc., 319 Bowery
Patrick, Cardinal Hayes, Pres., 452 Madison Ave.

Lessee Rev. W.J. Rafter, Sec. and Treas., 319 Bowery, N.Y.

Architect William Shary, 22 East 17th St., N.Y.C.

Superintendent _____

The said land and premises above referred to are situate, bounded and described as follows, viz.: BEGINNING at a point on the East side of Bowery
distant 40 feet south from the corner formed by the intersection of
Bowery and East 2nd St.,
running thence South 22.4 feet; thence East 93 ft., feet;
thence N.E. 4 feet; thence N.W. 57 ft.,
thence West 42.3 ft. feet; thence
to the point or place of beginning,—being designated on the map as Block No. 457 Lot No. 8 feet

(SIGN HERE) William Shary APPLICANT

Sworn to before me, this 7th day of January 1936
day of January 1936 }
Borough of Bronx }
City of New York }

AFFIX SEAL OF
REGISTERED ARCHITECT OR
PROFESSIONAL ENGINEER
HERE

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

AUTHORIZATION OF OWNER

DEPOSES AND SAYS: That resides at _____
Borough of _____ City of _____
of _____ State of _____; that he is _____ owner of
all that certain piece or lot of land situated in the Borough of _____ in the city of New York,
and located on the _____ side of _____

and known as No. _____ on 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 _____ is duly
authorized by said owner _____ 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:

(Name)	No.	(Address)
as _____ (Relation to premises)	_____	_____
as _____ (Name)	_____	(Address)
as _____ (Relation to premises)	_____	_____
as _____ (Name)	_____	(Address)
as _____ (Relation to premises)	_____	_____

Signature.

DEPARTMENT OF BUILDINGS
BOROUGH OF MANHATTAN
CITY OF NEW YORK

No work under this application
shall be started in connection with
foundations until the soil has been
examined and its bearing capacity
approved by the Commissioner of
Buildings.

NOTE: All elevations and grades for curbs
and sidewalks must be obtained from
the Commissioner of Public Works.

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.

QUEENS
21-10 49th Avenue,
L. I. City

RICHMOND
Boro Hall
St. George, S. I.

Bronx

Use for Specifications of "ALTERED" Buildings

ALTERED BUILDINGS

PERMIT No...... 19

BLOCK No. 457

APPLICATION No. 2597 1993

LOT No......

LOCATION 319 Bowery, East side, 40'-0" South of East 2nd St.

DISTRICT (under building zone resolution) USE^{UNRES.} HEIGHT² AREA^B

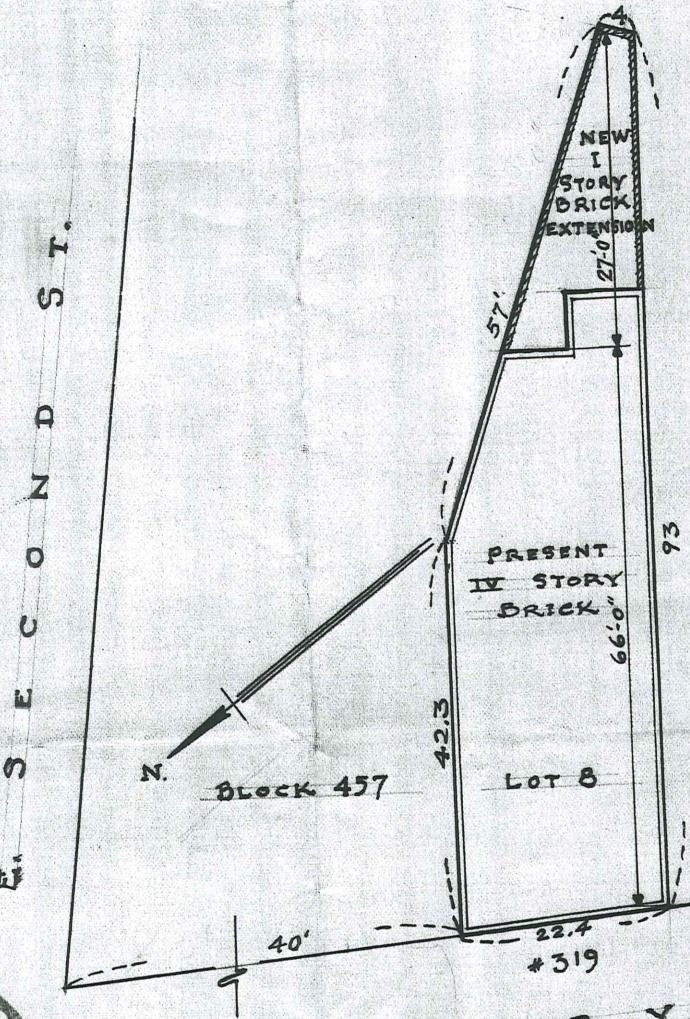
SPECIFICATIONS

- (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: \$ 1,000.

(3) OCCUPANCY (in detail): Mission

STORY (include cellar and basement)	BEFORE ALTERATION			AFTER ALTERATION				
	APTS.	ROOMS	USE	LIVE LOAD	NO. OF PERSONS	APTS.	ROOMS	USE
Cellar			storage	on earth				no change
1st fl.	1		Chapel	120	100	2		Chapel and office
2nd fl.	2		offices	120	4	2		no change ✓
3rd fl.	1		club-room	120	30	1		no change ✓
4th fl.	1		Chapel	120	100	1		no change. ✓



ORIGINAL

LOT DIAGRAM
ALTERATION TO BUILDING AT 319 BOWERY,
NEW YORK CITY

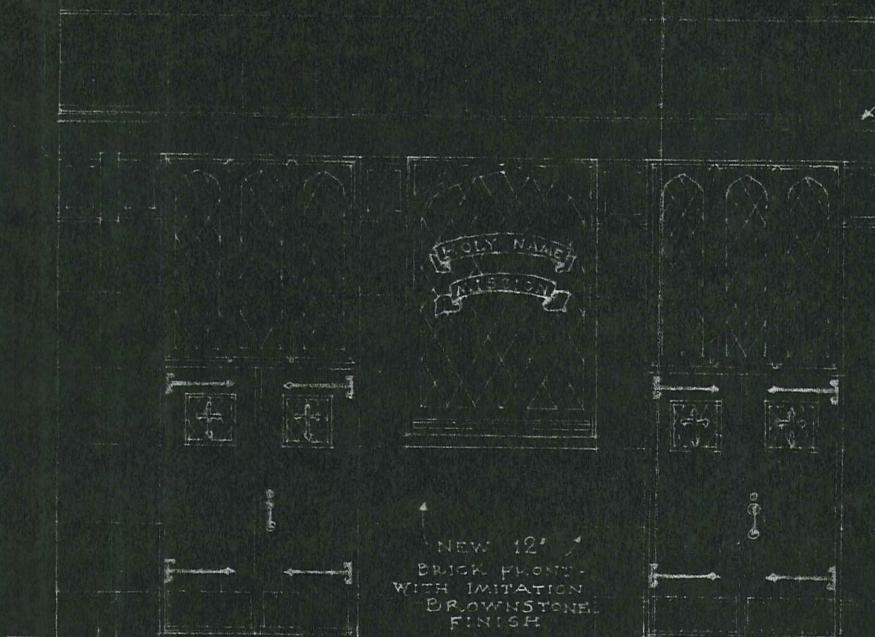
SCALE $\frac{1}{16}$ " = 1 FOOT

WILLIAM SHARY
ARCHITECT,
22 EAST 17TH ST, N.Y.

Alt. 2597 / 35

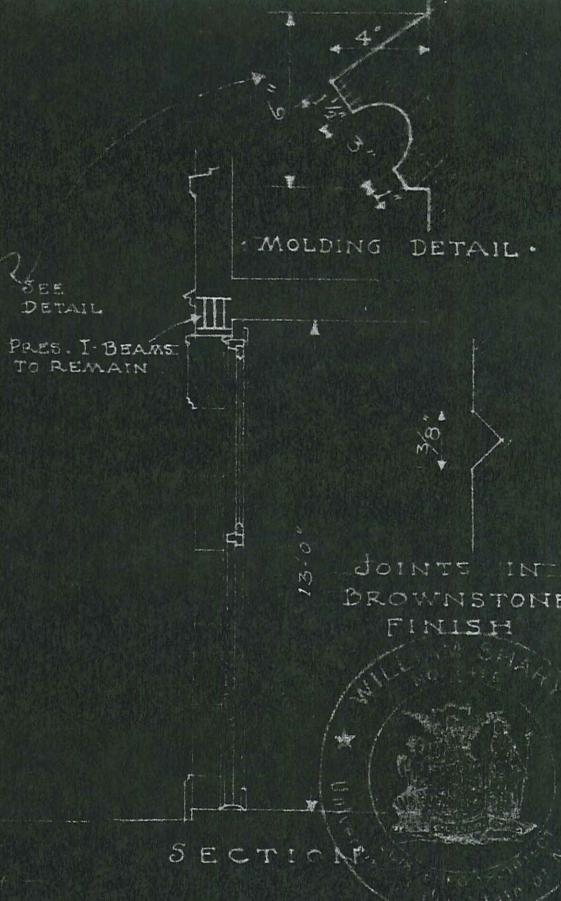
(3)

HAMMERED WROUGHT IRON HINGES & DOOR-HANDLES
ON DOORS - - - BLACK IRON KICK PLATES - - -
WINDOWS TO HAVE CATHEDRAL GLASS SET IN LEAD -



NEW STREET FRONT ON FIRST FLOOR.

PRES.
STOREFRONTS
TO BE REMOVED



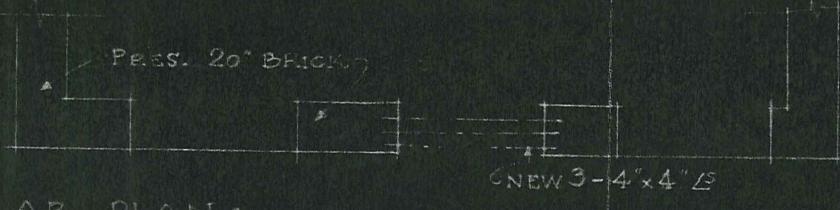
DOORS TO PROJECT NOT MORE THAN 18" BEYOND BLDG. LINE.

PRES. G.I. COLUMNS TO REMAIN.

SCALE $\frac{1}{4}$ " = 1 Foot.

ALTERATION - 319 BOWERY, NEW YORK CITY.

WILLIAM SHAWY - ARCHITECT - 22 E. 17TH ST., N.Y.C.



BLDG. DEPT. APP# ALT. 2597-35.
REVISED OCT. 29, 1935.

CELLAR PLAN.

William Shawy, architect

**THE CITY OF NEW YORK
DEPARTMENT OF BUILDINGS**

MANHATTAN
Municipal Bldg.
New York 7

BROOKLYN
Municipal Bldg.
Brooklyn 1

BRONX
1932 Arthur Ave.,
New York 57

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

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

NOTICE—This Application must be TYPEWRITTEN and filed in QUADRUPLE

BLOCK 457 LOT 8
ZONING: USE DIST. C6-1
HEIGHT DIST.
AREA DIST.

LOCATION..... 319 Bowery, 40' South of East 2nd Street, Manhattan
House Number, Street, Distance from Nearest Corner and Borough

EXAMINED AND RECOMMENDED
FOR APPROVAL ON.....19

APPROVED.....19

Borough Superintendent.

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Initial fee payment

118 | P a g e | Page 118 of 118 | Page

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

Verified by _____ Date _____

SPECIFICATIONS

- (1) Classification of Buildings to be Altered. (NOTE—See C26-238.0) Class 3, non-fireproof
(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. Theatre-Studio and storage
(NOTE—If a multiple dwelling, authorization of owner must be filed)
A new C of O (will) will be required.

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			Boiler & Storage	on earth			74	69	Seal other	Theatre
1st			Chapel	75			40	18		Theatre
2nd			Office	75, 100 160	10	10	20	18	103	Rehearsal studio
3rd			Club rm.	120			0			Storage
4th			Chapel	120			0			Storage
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(4) State generally in what manner the Building will be altered:

Alter first floor and cellar to create theatre.
Remove portion of first tier. New partitions. Fire retard entire stair hall. New plumbing.
Separate application filed for sprinkler system.

(5) Size of Existing Building:

At street level	22'-4"	feet front	84	feet deep	7'-4"	feet rear
At typical floor level	22'-4"	feet front	50	feet deep	7'-4"	feet rear
Height ¹	4	stories	55	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 ¹	stories	feet	feet

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

(7) Estimated Cost of Alteration: \$ 400.
Estimated Cost, exclusive of extension:

(8) Is Application made to remove violations? No 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 Bearing capacity

(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.⁵

Drop Curb ft. @ \$ per ft. Splay ft. @ \$ per ft.

Exact distance from nearest corner to Curb Cut: feet.

Deposit: \$ Fee: \$ Total: \$. Document No. . Cashier
Paid 19 .

(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

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 structures 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. Space for plot diagram is located on Affidavit Form.
7. Use should be related to pertinent legal terms, e.g., use terms like factory rather than loft, auto repairs rather than brake testing, etc.
8. If fuel burning equipment is to be installed Smoke Control Equipment Form must accompany this application.

Bribery is a Crime: A person who gives or offers a bribe to any employee of the City of New York, or an employee who takes or solicits a bribe, is guilty of a felony punishable by imprisonment for ten years or by a fine of \$4,000, or more, or both. Penal Law, Section 378 and 1826.