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The Museum of Modern Art Archives, NY

Collection: Series.Folder:

Paul Rosenberg

T. A. 5

Carden Corp 1941

The Museum of Modern Art Archives, NY

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Paul Rosenberg

T. A . 5

Carden Corp - 1941

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Mr HOLT c/o BUTLER & BALDWIN WI 2-3232

de la part de Mr BOWEN

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December 31st, 1941

THE CARDEN CORPORATION 15 broad Street New York City, N. Y.

Gentlemen:

> Alexander KATZMAN Business Manager

Collection: Series.Folder: The Museum of Modern Art Archives, NY T.A.5 Paul Rosenberg

Messrs. Paul Rosenberg & Company, 16 East 57th Street, New York, N. Y.

IN ACCOUNT WITH THE CARDEN CORPORATION 15 BROAD STREET

NEW YORK, January 1, 1932

RENT DUE AND PAYABLE ON THE ABOVE DATE UNDER LEASE OF PROPERTY

16 East 57th Street, NY s 1,000.00

C KS SHOULD BE MADE PAYABLE TO ORDER OF "THE CARDEN CORPORATION"

B - 23532

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| The Museum of Modern Art Archives, NY | Paul Rosenberg | II.A.5 |

December 1st, 1941

THE CARDEN CORPORATION 15 Broad Street New York City, N. Y.

Gentlemens

> Yours very truly, PAUL ROSENBERG & CO.

Alexander KATZMAN Business Manager

Collection: Series.Folder: The Museum of Modern Art Archives, NY Paul Rosenberg I.A.5

Messrs. Paul Rosenberg & Company, 16 East 57th Street, New York, N. Y.

IN ACCOUNT WITH THE CARDEN CORPORATION

15 BROAD STREET

NEW YORK, December 1, 1941

RENT DUE AND PAYABLE ON THE ABOVE DATE UNDER LEASE OF PROPERTY

16 East 57th Street, NY \$1,000.00

C KS SHOULD BE MADE PAYABLE TO ORDER OF "THE CARDEN CORPORATION"

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| | Collection: | Series.Folder: |
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| The Museum of Modern Art Archives, NY | Paul Rosenberg | 工.A. 5 |

October 51st, 1941

THE CARDEN CORPORATION 15 Broad Street New York City, N. Y.

Gentlemen:

We take pleasure in enclosing herewith chaque No.177
on the Fifth Avenue Bank of New York for the amount of \$750.00
Cheque No. 29
on The Fifth Avenue Bank of New York for the amount of \$125.00
Cheque No. 28
on The Fifth Avenue Bank of New York for the amount of \$125.00
in payment of our rent for the month of November, 1941.

Yours very truly, PAUL ROSENBERG & CO.

Susanne KATZMAN Secretary

Collection: Series.Folder: The Museum of Modern Art Archives, NY Paul Rosenberg **工.A.5**

Messrs. Paul Rosenberg & Company GCT 3 1 1941 16 East 57th Street, New York, N. Y.

IN ACCOUNT WITH THE CARDEN CORPORATION

15 BROAD STREET

NEW YORK, November 1, 1941

RENT DUE AND PAYABLE ON THE ABOVE DATE UNDER LEASE OF PROPERTY

16 East 57th Street NY \$1,000.00

C..ECKS SHOULD BE MADE PAYABLE TO ORDER OF "THE CARDEN CORPORATION"

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| The Museum of Modern Art Archives, NY | Paul Rosenberg | 亚.A.5 |

August 21st, 1941

Mr Georges HITE MILBANK TWEED & HOPE 15 Broad Street New York City, N. Y.

Dear Sir,

By order of Mr ROSENBERG we are enclosing herewith the duplicate of the lease for corrections.

Yours truly, PAUL ROSENBERG & CO.

Susanne KATZHAN Secretary

Collection: Series.Folder: The Museum of Modern Art Archives, NY Paul Rosenberg I.A.5

COPY

THE CARDEN CORPORATION

standing is correct I consent to this August 20, 1941

Paul Rosenberg & Company, were town of in height by at in length. Care of Alan L. Rosenblum, Esq., New York, N. Y. Lamourt to this! I misretand from my talk

Paul Rosenberg & Company - 8/20/41

Dear Sirs:

As President of The Carden Corporation, owner by the window of 16 East 57th Street, I acknowledge receipt of your letter of August 18th, setting forth the alterations which you wish to make in the said premises. n a good and worksandike manner;

with Mr. Rosenberg that it is his intention to but the washroom

b. I consent to this upon the understanding

- 1. I have no objection to your removal of what you call "the skull" from the facade above the show window, provided the necessary patching is done in a good and workmanlike manner.
 - 2. I consent to this alteration.

8. I comment to this on condition that the fire-

- d and that at the termination of 3. I note that you want to replace the present wooden front door of the store with an "iron" one. If you mean ornamental iron and glass I have no objection, but if it is an ordinary sheet iron door, I am not willing to give consent. In any event, I must ask that you preserve the present door and, if the landlord so requests, substitute it at the termination of the lease for any door that you may hang.
- 4. I understand that the sign which you propose to erect will be either of stone or metal and will bear only the words "Paul Rosenberg & Company Paris and London." If my under-

COPY

THE CARDEN CORPORATION

Paul Rosenberg & Company - 8/20/41

standing is correct I consent to this. I see restard to a sendi-

- that the sign will not be more than 6" in height by 4" in length.
- erection of a 16. I consent to this. because until I am satisfied
- 7. I consent to this. I understand from my talk with Mr. Rosenberg that it is his intention to put the washroom by the window at the southerly end of the room at the foot of the stairs. My consent to this is given on the general condition which applies to my consent to all the other changes; that is, that the work shall be done in a good and workmanlike manner, materials shall be firstclass and that all necessary permits and consents from the various Departments having jurisdiction shall first be obtained.
- 8. I consent to this on condition that the fireplaces themselves are not removed and that at the termination of the lease you will remove the closures and restore the fireplaces to at least as good condition as that in which they now are.
- 9. I consent to this, though, as I told Mr. Rosenberg when we were at the premises last week, I believe he should use care to satisfy himself that the radiators which he intends to install will adequately warm the room.
 - 10. I consent to this.
- 11. I consent to this on condition that the window shall not be removed and that at the termination of the lease the

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THE CARDEN CORPORATION

Paul Rosenberg & Company - 8/20/41

storeroom will be removed and the premises restored to a condition at least as good as that in which they now are.

12. I am unwilling to give my permission to the erection of a fireproof vault in the basement until I am satisfied that the building will carry the load which a "fireproof vault" may involve. I suggest that this matter be allowed to wait until you decide that you really want the vault.

13. I consent to this on condition that the work is done in such a way as not to damage or injure the structure in any way and as to insure a smooth and safe surface of the floors of the stories affected and that at the termination of the lease you will remove these trap doors and restore the floors and the frame work thereof to a condition at least as good as that in which they now are. I note that the width of the proposed openings has been increased from 12 to 16".

The foregoing consent is given subject to all the terms, covenants and conditions of the lease relative to mechanics' and materialmen's liens, etc.

| ver) | cruty | yours, | |
|------|--------|--------------|--|
| THE | CARDEN | CORPORATION, | |
| | | | |

| Ву | |
|----|------------|
| | President. |

| | Collection: | Series.Folder: |
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| The Museum of Modern Art Archives, NY | Paul Rosenberg | 亚.A.5 |

September 20th, 1941

Mr Charles D. HOLT Vice President BUTLER & BALLWIN 385 Madison Avenue New York City, N. Y.

Dear Mr Holt,

Mr Rosenberg has requested me to thank you for your very kind letter enclosing the one from David Keppel, former owner of 16 East 57th Street. He wishes also to thank you for your best wishes of success which touched him deeply.

Yours faithfully, PAUL ROSENBERG & CO.

Suzanne KATZMAN Secretary

The Museum of Modern Art Archives, NY

Collection: Paul Rosenberg Series.Folder:

T.A.5

BUTLER & BALDWIN

RUNYON S. BALDWIN

DIRECTORS HENRY S. REDMOND S. DUDLEY NOSTRAND CHARLES D. HOLT C. WARD CHASE WRAY W. ALLEN

Real Estate and Insurance 385 Madison Avenue New York

TELEPHONE WICKERSHAM 2-3232

WESTCHESTER OFFICE 65 EAST POST ROAD WHITE PLAINS, N. Y. TELEPHONE WHITE PLAINS 2510

SEP 20 1941

September 19, 1941.

Mr. Paul Rosenberg, Madison Hotel, 58th St. & Madison Ave., New York City.

Dear Mr. Rosenberg:

The enclosed letter from David Keppel, former owner of 16 East 57th Street, may be of interest to you from a historical standpoint.

I trust that everything is going well with you and would like to extend very best wishes for the success of your Gallery.

Yours sincerely,

- let white to that

Vice President.

CDH:K Encl.

The Museum of Modern Art Archives, NY

Collection:

Series.Folder:

Paul Rosenberg

T. A . 5

Telephone: Eldorado 5-2882



Cable Address: Artmaylo, N.Y.

HARLOW, KEPPEL & CO., Inc.

SUCCESSORS TO

ARTHUR H. HARLOW & CO.

FREDERICK KEPPEL & CO.

ETCHINGS - ENGRAVINGS - PAINTINGS DRAWINGS - FINE FRAMING

670 FIFTH AVENUE

Southwest Corner 53rd Street

New York

September 18th, 1941

Charles D. Holt, Esq.
Messrs. Butler & Baldwin
385 Madison Ave.
New York

Dear Charlie: -

No. 16 East 57th Street was an old brown stone

New York house, built perhaps about sixty years ago. When

it belonged to Mr. & Mrs. Storrs Wells, John Russell Pope com
pletely redecorated the interior. He left the exterior of

the building as it was and they did not change any floor levels,

but they succeeded in spending \$150,000. on the little house.

It gives you an idea how elaborate the interior was redone.

We then remodeled the building for business purposes. The Valentine Galleries again changed the decorations, to my mind much to its disadvantage, but perhaps it was more suited to Valentine's type of pictures.

Always sincerely,

David Keffel

D.K/H.

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| The Museum of Modern Art Archives, NY | Paul Rosenberg | #.A.5 |

BUTLER & BALDWIN, INC.

JUL 29 1941

July 28, 1941.

Mr. George Hite, Jr., 15 Broad Street, New York City.

Re: Entire Building, 16 East 57th St., New York City.

Dear Mr. Hite:

This will serve as a confirmation of my request today to prepare lesses on the above captioned premises, to Mr. Paul Rosenberg, Hotel Madison, New York, in accordance with the terms agreed upon by his associate, Mr. Stephen Bowen, of Ridgefield Conn., in your office on July 26th, 1941:

Terms of the losse are as Clique:

1.- Rent: \$12,000. Gross per Agitta.

2.- Term: Three (2) Tours from October st, 1941 with option to extend lesse to Sept. 20th, 1946 if exercised prior to Sept. 30th, 1962

3. Cancellation riviles on any September 50th during the term, in the event of as the of tement, provided tement's Heirs or Assigns give of Last biz (5) months' prior notice of such intention.

4 .- Advan e Reny: \$1,000. covering the month of October, 1941.

5 .- Use: Art Gallery nd Residence.

Right of tenset to make certain alterations, subject to approval
of plans submitted by him to landlord.

Will you kindly forward the lease to me at your earliest convenience as the time is relatively short for the tenant to prepare the premises for his occupancy.

Very truly yours,

Charle A. Hott

Vice President.

CLHIK

Copy to: Mr. Paul Rosenberg, Hotel Madison, 58th St. & Madison Ave., N.Y.C.