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NYC Department of Buildings  
Actions

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Premises: 278 EAST 3 STREET MANHATTAN

BIN: 1004356 Block: 372 Lot: 12

NUMBER	TYPE	FILE DATE
NB 785-97*	NEW BUILDING	00/00/1997
P 241-44	PLUMBING	00/00/1944
PER 1388-30G	PERMIT	00/00/1930
PER 603-44ENT	PERMIT	00/00/1944
PRS 397-44	PLUMBING REPAIR SLIP	00/00/1944
PRS 819-49	PLUMBING REPAIR SLIP	00/00/1949
PRS 934-57	PLUMBING REPAIR SLIP	00/00/1957
SR 3095-33	SPECIAL REPORT	00/00/1933
UB 114-22*	UNSAFE BUILDING	00/00/1922
UB 746-43*	UNSAFE BUILDING	00/00/1943

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Enter Action Type:

Or Select from List:

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

# RECORD OF

PLAN No.	SUBMITTED	LOCATION	OWNER	ARCHITECT	BUILDER
785	October 7 1897	S. E. of Sect 3 - Lt. 73 E. of Ave. C - 1st. 278 1/2	Abraham Perelman	Max Muller	
786	"	S. E. Cor. of Prince and Elm Streets	Thomas M. Cooney & Co.	H. B. Kell and Son	
787	"	Mangin St. Thompson and Stanton Sts. of Stanton	Korichen & Co.	John A. Mendelsohn	
787	"	"	Mary Jacobson	"	"
788	"	S. 121 1/2 to 125 Gaerck Street 100 ft. from Stanton	Leon Sachmann - Barney Isaac	Schneider and Koster	
788	"	S. 127 to 135	"	"	"
788	"	"	"	"	"
788	"	"	Thomas H. Sell - George Kolgast	"	"
789	"	S. E. of 108th St. 225 East of Amsterdam Ave	Edward B. Peckham	C. H. Millner	
789	"	"	"	"	"
789	"	"	"	"	"
790	"	No. 58 East 79th Street	Cornelius J. Gale	Wm. C. Sommerfeld	
791	"	S. E. Cor. of Madison Ave. and 137 Street	J. Jansen & Co. Executed for Grant Estate - John J. Cantrick	"	
792	"	No. 505 West 27th Street	Laurie G. Swanson	G. F. Pelham	Edw. Swanson & Son
792	"	No. 507 West 27th Street	"	G. F. Pelham	"

PLAN No.	WALLS		STRENGTH OF FLOORS		No. of Floors in House	No. of Floors in Office	No. of Floors in Shop	No. of Floors in Store	No. of Floors in Office Building	No. of Floors in Warehouse	No. of Floors in School House	No. of Floors in Church	No. of Floors in Public Building	No. of Floors in Stable	No. of Floors in Frame Building	Approved	Inspected	Approved and Inspected	COMMENCED	COMPLETED
	Material	Part	Size of Timbers	Size of Girders																
785	1	1	3" x 10" 1/2		1	0	1									1	1	1	Nov 22 1897	May 12 1898
786	1	1	3" x 12" 1/2		1	0	1									1	1	1	"	" 1898
786	1	1	3" x 10"		1	0	1									1	1	1	Jan 15 1898	"
787	1	1	See detail	12" x 14"	1	0	1									1	1	1	June 6	"
787	1	1	1/2" Steel		1	0	1									1	1	1	"	"
788	1	1	3" x 10" 1/2		1	0	1									1	1	1	"	"
788	1	1			1	0	1									1	1	1	"	"
788	1	1			1	0	1									1	1	1	"	"
788	1	1			1	0	1									1	1	1	"	"
789	1	1	8" Steel		1	0	1									1	1	1	Oct. 21 1897	May 14 1898
789	1	1	8" x 10" 1/2		1	0	1									1	1	1	"	"
789	1	1			1	0	1									1	1	1	"	"
789	1	1			1	0	1									1	1	1	"	"
790	1	1	3" x 10" 1/2		1	0	1									1	1	1	Dec. 2	Feb. 21 1898
791	1	1	3" x 10" 1/2	7" Pine	1	0	1									1	1	1	Dec. 1	Jan. 1 1898
791	1	1	3" x 10" 1/2	8" Wall	1	0	1									1	1	1	Dec. 1	"
792	1	1	5" x 10" 1/2		1	0	1									1	1	1	Dec. 1	"
792	1	1			1	0	1									1	1	1	"	"

Block 372 - Lot 12

Centre and Chambers Streets  
Borough of Manhattan

Tremont & Arthur Avenues  
Borough of The Bronx

Joralemon and Court Streets  
Borough of Brooklyn

Plan No.

843 1929

Filed

19

APPLICATION FOR ALTERATION OF A "CLASS A" MULTIPLE DWELLING.

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 "Class A" Multiple Dwelling 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)

Charles Reissmann  
(Owner or person authorized by him)

Address

147-4th Ave.

Applications must be typewritten and filed in triplicate. One copy must be sworn to. Two sets of drawings on cloth and drawn to a scale of one quarter inch to the foot must be filed.

Borough of

Manhattan

Date

Oct. 11th/29

19

- 1. Location 278 East 3rd Street
- 2. Owner Morris Slifka Address 262 Central Park West
- 3. Architect Charles Reissmann Address 147-4th Ave.
- 4. How many multiple dwellings are to be altered? one
- 5. Estimated cost of alterations to each building \$ 1000 Total \$ 1000
- 6. Height district I-2 Area district B Use district Business
- 7. Is building an existing tenement house? yes Old law yes New law
- 8. Is building a converted dwelling? no Converted prior to Converted after
- 9. Is building an apartment hotel? no  
(a) If not, state kind of building Tenement House
- 10. Size of each lot 24 feet front 105.11 1/2 feet deep
- 11. Is building to be altered on front or rear of the lot? front
- 12. Size of building 24 feet front 91.11 1/2 feet deep
- 13. Is there any other building on the lot? no Kind?
- 14. Size of such other building feet front feet deep
- 15. Material of front building? brick of rear building
- 16. Has the building a cellar? yes basement no
- 17. How many stories above cellar or basement? 6
- 18. If alteration affects cellar or basement apartments, state height of cellar or basement ceiling above curb

1 Drawing

Building Completed

19. No alterations or repairs except the following are proposed to be made:

Propose to erect new metal flue in yard for boiler room in cellar, Cellar, erect 4" terra cotta partition forming boiler room, and remove part of brick wall and install 1 beam .

20. How will water-closet compartments be lighted at night? .....

21. State material of floor and base of new water-closet and bath compartments .....

22. Will a roof tank be provided? .....

23. Will the ceiling of the cellar or other lowest story be fire retarded? ..... no

24. Will the building or any part thereof or any part of the premises, be occupied during alterations? ..... Yes  
If the building is to be occupied during alteration, give the following information:

a. Will the front, rear or side walls, or any portion thereof be removed ..... no

State in detail in what manner and for what purpose .....

b. Will a proper and sufficient means of egress from the building to street, to yard, and to fire escapes be maintained at all times during the progress of the alteration? ..... yes no

c. Are the fire-escape balconies, stairs or ladders, or any portion of same to be altered or removed? Give details .....

d. Are new fire escapes to be erected? no Will they comply with Section 145 and with the Rules and Regulations of this Department? .....

e. Will the entrance hall, stairs, stair halls, public halls or access to roof be altered? no State in what respects .....

f. State present location of water closets and whether they are to be maintained or removed? maintained

g. Will the occupants of the building be fully provided with proper water-closet accommodations during the progress of the alterations? yes

h. Will there be adequate and sufficient supply of water on all floors at all hours of the day and night? yes

i. Will there be a light kept burning in the public hallway near the stairs upon the entrance story, and on each other story where required by Sec. , from sunset to sunrise? State character of light.....

**DEPARTMENT OF HOUSING AND BUILDINGS**  
**BOROUGH OF MANHATTAN, CITY OF NEW YORK**

No. **56684**

Date **November 16, 1962**

**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

**278-280 East 3rd Street**

Block **372** Lot **12.3**

, 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.

N~~ew~~ Alt. No.— **1811-1961**

Construction classification— **Class 3**

Occupancy classification— **Old Law Tenement Class**

Height **6**

stories, **65**

**Non fireproof**

**\*A\* Milt. Dwelling**

Date of completion— **November 8, 1962**

Located in

**Business**

Use District.

**B Area 1 1/2**

Height Zone at time of issuance of permit

**3152-1961**

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				Boiler room and tenant storage.
1st story					Seven (?) apartments.
2nd to 6th story, incl.					Eight (8) apartments on each story.  Owners Registration No. 132921.

THIS CERTIFICATE SHALL ALSO BE CONSIDERED A CERTIFICATE OF COMPLIANCE OR OCCUPANCY UNDER SECTION 301 OF THE MULTIPLE DWELLING LAW.

After the expiration of the term of the permit, the certificate of occupancy shall be permanently posted under glass and maintained in the main entrance hall of such structure.

*Thomas V. ...*  
 Borough Superintendent

THE CITY OF NEW YORK

ALT TYPE 1 100169158



DEPARTMENT OF BUILDINGS

**CERTIFICATE OF OCCUPANCY** TEMPORARY

BOROUGH **MANHATTAN** DATE **JUN 18 1993** NO. **102864**

This certificate supersedes C.O. NO. **ZONING DISTRICT R7-2**  
 THIS CERTIFIES that ~~the~~ ~~XXXX~~ altered ~~XXXXXX~~ building premises located at  
**280 EAST 3RD STREET** Block **372** Lot **12**

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER SQ FT	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
CELLAR	O.G.		0	0	2	RES	BOILER ROOM, METER ROOMS ELEVATOR MACHINE ROOM, OPEN CELLAR
1ST FLOOR	40		3	9	2	RES	1-0 BR. APT., 2-3 BR APT.
2ND FLOOR	40		3	10	2	RES	1-1 BR. APT., 2-3 BR. APT.
3RD FLOOR	40		3	10	2	RES	1-1 BR. APT., 2-3 BR. APT.
4TH FLOOR	40		3	10	2	RES	1-1 BR. APT., 2-3 BR. APT.
5TH FLOOR	40		3	10	2	RES	1-1 BR. APT., 2-3 BR. APT.
6TH FLOOR	40		3	10	2	RES	1-1 BR. APT., 2-3 BR. APT.

TEMPORARY CERTIFICATE OF OCCUPANCY  
 TERMS: NINETY (90) DAYS  
 EXPIRES: SEPTEMBER 18, 1993

THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED  
 WITHIN THE BUILDING IN ACCORDANCE WITH THE RULES  
 OF THE DEPARTMENT PROMULGATED MARCH 31ST, 1987.

OPEN SPACE USES \_\_\_\_\_  
 (SPECIFY - PARKING SPACES, LOADING BERTHS, OTHER USES, ETC.)

N. G. **NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS  
 A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED**  
 THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND  
 SPECIFICATIONS NOTED ON THE REVERSE SIDE.

*Valerie P. ...* SUPERVISOR OF PERMITS  
*Wesley J. ...* COMMISSIONER

ORIGINAL  OFFICE COPY - DEPARTMENT OF BUILDINGS  COPY



# DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY

BOROUGH : MANHATTAN

DATE **DEC 05 1995** NO. **108327**

This certificate supersedes C.O. No. 107824

ZONING DISTRICT R7-2

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

280 East 3rd Street

Block 372 Lot 12

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING Dwelling or sleeping units	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	O.G.		0	0	2	RES	BOILER ROOM METER ROOMS ELEVATOR MACHINE ROOM , OPEN CELLAR
1st.Floor	40		3	9	2	RES	1-0 BR. APT., 2-3 BR. APT.
2nd.Floor	40		3	10	2	RES	1-1 BR.APT., 2-3 BR.Apt.
3rd.Floor	40		3	10	2	RES	1-1 BR.Apt., 2-3 BR.APT.
4th.Floor	40		3	10	2	RES	1-1 BR.APT., 2-3 BR.APT.
5th.Floor	40		3	10	2	RES	1-1 BR.APT., 2-3 BR.APT.
6th.Floor	40		3	10	2	RES	1-1 BR.APT., 2-3 BR.APT.

TEMPORARY CERTIFICATE OF OCCUPANCY  
TERMS: NINETY (90) DAYS  
EXPIRES: MARCH 5, 1996

THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED  
WITHIN THE BUILDING IN ACCORDANCE WITH THE RULES  
OF THE DEPARTMENT PROMULGATED MARCH 31ST, 1967.

OPEN SPACE USES \_\_\_\_\_

(SPECIFY - PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS  
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND  
SPECIFICATIONS NOTED ON THE REVERSE SIDE.

*Roy A. ...*  
BOROUGH SUPERINTENDENT

*Joel ...*  
COMMISSIONER

ORIGINAL

OFFICE COPY-DEPARTMENT OF BUILDINGS

COPY

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING at a point on the SOUTH side of EAST 3RD STREET  
 distant 91.0 EAST feet from the corner formed by the intersection of  
 EAST 3RD STREET and AVENUE C  
 running thence SOUTH 105.9 feet; thence EAST 48.0 feet;  
 thence NORTH 105.9 feet; thence WEST 48.0 feet;  
 thence to the point or place of beginning.

ALT TYPE 1 100169158  
 MAKE ALT. No. DATE OF COMPLETION - CONSTRUCTION CLASSIFICATION CLASS 3 NON-FIREPRO  
 BUILDING OCCUPANCY GROUP CLASSIFICATION RESIDENTIAL HEIGHT 6 + C STORIES, 68'-0" FEET

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO		YES	NO
STANDPIPE SYSTEM			AUTOMATIC SPRINKLER SYSTEM		
YARD HYDRANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM					
SMOKE DETECTOR					
FIRE ALARM AND SIGNAL SYSTEM					

STORM DRAINAGE DISCHARGES INTO:

- A) STORM SEWER  B) COMBINED SEWER  C) PRIVATE SEWAGE DISPOSAL SYSTEM

SANITARY DRAINAGE DISCHARGES INTO:

- A) SANITARY SEWER  B) COMBINED SEWER  C) PRIVATE SEWAGE DISPOSAL SYSTEM

LIMITATIONS OR RESTRICTIONS:

BOARD OF STANDARDS AND APPEALS CAL. NO. \_\_\_\_\_  
 CITY PLANNING COMMISSION CAL. NO. \_\_\_\_\_  
 OTHERS: \_\_\_\_\_