

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

No. **26377**  
Date **July 25, 1940** TEMPORARY

**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 21.3.1. to 21.3.7. Building Code).

This certificate supersedes C. O. No. **24039 (temporary)**

To the owner or owners of the building or premises:

THIS CERTIFIES that the new—altered—existing—building—premises located at  
**239-55 East 3rd Street**  
**172'11" front**

Block **386** Lot **a 45-51**

confirms and certifies to the applicability of the plans and specifications and to the requirements of the building code and all other laws and ordinances of the City of New York, and that the building is in compliance with the provisions of section 1609 of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

N.B. or Alt. No.—  
Occupancy classification— **parking lot** Height **xxxx** stories, **xxxx** feet.  
Date of completion— **xxxx** Located in **business** Use District.  
**xxx** Area **xxxx** Height Zone at time of issuance of permit

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

Cal. 436-37-B-2

STORY	LIVE LOADS lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
On ground					Parking and storage of more than five (5) motor vehicles pleasure car type only.  Area of lot 172'11" 96'6"  Note: No sign to be erected other than a sign attached to the fence at the entrance to the plot advertising the parking and storage use; this sign shall not exceed five square feet in area.  Temporary certificate of occupancy is herewith issued for a period of two (2) years from June 18, 1940.

*L. M. Barnfield*

Acting Borough Superintendent.

DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF MANHATTAN

CITY OF NEW YORK

T/  
1c

No. 29246

Date June 6, 1945

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 C26-181.0 to C26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. Building Code.)

This certificate supersedes C. O. No. 29246

To the owner or owners of the building or premises:

THIS CERTIFIES that the ~~newly-constructed~~ existing ~~building~~ premises located at  
239-255 East Third street  
172 ft. 11 ins. front

Block 386 Lot 45-51.

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 buildings of its class and kind at the time the permit was issued; and that any provisions of Section 646 of the New York Charter have been observed.

Occupancy classification— ~~Commercial~~ Parking lot. Height ~~172~~ historic ~~no~~ ~~facty~~.  
~~Located in~~ Located in Business Use District.  
 Height ~~200~~ ~~at time of issuance of permit~~

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) 436-37-B2.

bulletin No. 39, Vol. 30, PERMISSIBLE USE AND OCCUPANCY September 26, 1944.

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
					Parking and storage for more than five (5) cars.  Note: TEMPORARY Certificate of Occupancy for two (2) years from September 29, 1944.  Note: No sign to be erected other than a sign attached to the fence at the entrance to the plot advertising the parking and storage use, this sign not to exceed five square feet in area.

**DEPARTMENT OF HOUSING AND BUILDINGS**

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

No. **40384**

Date **October 27, 1952**

**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 2.13.1 to 2.13.7 Building Code.)

This certificate supersedes C. O. No. **35111**

To the owner or owners of the building or premises:

THIS CERTIFIES that the new ~~located~~ ~~existing~~ building—premises located at  
**239-255 East 3rd Street - 292-98 East 4th Street**

Block **386** Lot **32 & 33**

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. **Class 3**

N.B. of Art. No. **45-1951**

Construction classification—**nonfireproof**

Occupancy classification—**Commercial Bldg.** . Height **1** stories, **16'-1"** feet.

Date of completion—**October 15, 1952** . Located in **Business** Use District.

**B** Area **1a** . Height Zone at time of issuance of permit **702-1952**

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)

**Cal. 436-37-32, Vol. I**

**PERMISSIBLE USE AND OCCUPANCY**

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
1st story	on ground				<p>Gasoline Service station, car washing, lubricatory, office, storage, sales area and parking and storage of more than five (5) motor vehicles on vacant part of lot.</p> <p>NOTE: Parking of motor vehicles is restricted to pleasure car type only and includes such motor vehicles as are awaiting service.</p> <p>NOTE: Signs on premises shall be restricted to a permanent sign attached to facade of the accessory building and to the illuminated globes on pumps, precluding all roof signs and all temporary signs, but permitting the erection within the building line of a post standard for supporting a sign located so as not to be nearer than 50 feet from either side lot line.</p> <p>Gasoline tank approved by Fire Department, October 22, 1952.</p> <p>NOTE: This is a TEMPORARY Certificate of Occupancy, issued for a term of fifteen (15) years for the gasoline service station and for a term of five (5) years for parking of motor vehicles, both commencing December 11, 1951.</p>

*Joseph E. Stearns*  
 Borough Superintendent

HOUSING AND DEVELOPMENT ADMINISTRATION  
**DEPARTMENT OF BUILDINGS**  
**CERTIFICATE OF OCCUPANCY**

BOROUGH **MANHATTAN**

DATE: **9-11-74**

NO. **7-1941**

This certificate supersedes C.O. No. **74771**

ZONING DISTRICT **C 2-5 in R R 7-2**

THIS CERTIFIES that the ~~new~~ ~~altered~~ ~~existing~~ building premises located at  
**251-255 East 3rd Street**

Block **386**

Lots **31, 33, 38, 43, 44**

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
1st	40, 100 120 300				2	D-2 B-1 B-2 J-2 B-2 D-2 B-2 E J-2 F-1a J-2	Boiler room, meter rooms, paint storage room, compactor rooms, tenant storage rooms, mail rooms, perambulator rooms, maintenance room, parts storage room, police record room, management office, Employees locker room, Community room, Six (6) apartments.
2nd	40				2	J-2	Seventeen (17) apartments.
3rd	40				2	J-2	Seventeen (17) apartments.
4th	40				2	J-2	Seventeen (17) apartments.
5th	40				2	J-2	Seventeen (17) apartments.
6th	40				2	J-2	Seventeen (17) apartments.
7th	40				2	J-2	Seventeen (17) apartments.
<p>NOTE: Parking is primarily for residents and may include parking for non-residents. For non-residents the time is limited to not less than one (1) week and not more than one (1) month. Residents may recapture any of the non-resident parking spaces within thirty (30) days, with a written notice to the owner.</p>							

THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED WITHIN THE BUILDING WITH THE RULES OF THE DEPARTMENT OF BUILDINGS BY MARCH 31ST, 1967.

OPEN SPACE USES Parking for 16 cars.

(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.

*Ronellus F. Harris*

BOROUGH SUPERINTENDENT

NY

*JEREMIAH T. WALSH*

COMMISSIONER

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

BEGINNING at a point on the north side of East 3rd Street  
 distant 0 feet from the corner formed by the intersection of  
 Avenue C and East 3rd Street  
 running thence west 262'11" north 96'2" feet;  
 thence west 25'4" north 96'2" feet;  
 thence east 198'3" south 96'2" feet;  
 thence east 90 south 96'2" feet;  
 to the point or place of beginning.

ALT. No. 1528-74 DATE OF COMPLETION 9-11-74 CONSTRUCTION CLASSIFICATION 1C  
 BUILDING OCCUPANCY GROUP CLASSIFICATION J-2 HEIGHT 7 STORIES, 68'8" FEET

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

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

STORM DRAINAGE DISCHARGES INTO:

A) SANITARY 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: \_\_\_\_\_

THE CITY OF NEW YORK  
HOUSING AND DEVELOPMENT ADMINISTRATION  
DEPARTMENT OF BUILDINGS

- (1A)  MANHATTAN Municipal Bldg., New York, N. Y. 10007
(1B)  BROOKLYN Municipal Bldg., Brooklyn, N. Y. 11201
(1C)  BRONX 1932 Arthur Avenue, Bronx, N. Y. 10457
(1D)  QUEENS 120-55 Queens Blvd., Kew Gardens, N. Y. 11424
(1E)  RICHMOND Boro Hall, St. George, N. Y. 10301

APPLICATION FOR DEMOLITION OR REMOVAL

LOCATION 239-55 East 3rd St
(2) HOUSE NO. (3) STREET NAME

(5) BOROUGH Manhattan

(6) BLOCK 386 (7) LOT 33

RECEIVED
DEPARTMENT OF BUILDINGS
APPLICATION NO. 502
DATE SEP 13 1971
BOROUGH OF NEW YORK
DO NOT WRITE IN THIS SPACE

(8) Cost of Demolition \$ 2,900
(9) Cost of Sidewalk Shed \$
(10) Total Cost \$ 2,900 (11) Fee \$ 33 (12) Shed or Fence Doc. No. (13) Fee \$

(14) Recommended for Approval on 19... (15) Examiner.

(16) APPROVED 19... Borough Superintendent.

UPON APPROVAL OF THE BOROUGH SUPERINTENDENT
THIS IS A PERMIT TO PROCEED WITH DEMOLITION OR REMOVAL

To the Borough Superintendent: (18) New York City, 19...

Notice is hereby given of intention to DEMOLISH OR REMOVE the building(s) herein described and located, and the undersigned applicant hereby agrees to comply with all rules and regulations of the Department of Buildings, the provisions of Article 19, Chapter 26 of the Administrative Code of the City of New York; the New York State Labor Law and with every other provision of law relating to this subject whether specified herein or not.

Table with 14 columns: Number of Bldgs., Occupancy, Is Bldg. Occupied, No. of Apts., No. of Rooms, Height (Stories/Feet), Set Back from Bldg. Line, Dimension of Structure(s) (Ft. Front/Rear/Deep), Building Has Party (Walls/Fire Escapes/Balconies).

(30) Underground storage system and equipment for inflammable oils or liquids? YES NO

(31) Does building have a standpipe? YES NO (32) Does building have a sprinkler? YES NO

(33) Number of elevators: (34) Total square feet:

(35) Cashier fee payment SEP-13-71 761600 \$ 33.00

(36) Is sidewalk shed to be erected? Yes No... If yes, fill out the following.

(37) Sidewalk Shed. Length Feet. (38) Loading Type (39) Unloading Type

Traffic Lights. No sidewalk shed or fence shall interfere with visibility or operation of any traffic light. The Department of Traffic shall be notified whenever such structure is to be erected within seventy-five (75) feet of a traffic light. Failure to comply may be cause for revocation of this permit.

NO MECHANICAL MEANS OF DEMOLITION BY BALL, BUCKET, CABLE, ETC. WILL BE USED IN THE DEMOLITION

Work called for under this application without the issuance of a special permit by the department.

A certification by a licensed exterminator that the building has been treated effectively for rat extermination must be filed with this application.

(40) Water Department, plug permit No. 17370

(41) Sewer connection sealed on 19... by P. Vinticinguo Company

(42) Electric Service to building disconnected on 19... by Con Edison Company

(43) Gas Service to building disconnected on 19... by Con Edison Company

NOTIFY THE TELEPHONE COMPANY BEFORE YOU START WORK-DIAL 611-REPAIR SERVICE
NOTICE: THIS APPLICATION MUST BE TYPEWRITTEN AND FILED IN QUADRUPPLICATE
ONE APPLICATION FOR EACH PREMISES TO BE DEMOLISHED OR REMOVED

Handwritten notes: 348, 2/27/71

Handwritten notes: 4871

Vertical handwritten notes: Fee waived Aug 3 1971

Large handwritten signature and stamp: SEP 13 1971

COMPENSATION INSURANCE has been secured in accordance with the requirements of the Workmen's

(44) Compensation Law as follows: **State Insurance Fund 1995 197-5 Sup. 1/1/72**

(45A) Owner **Housing & Development Admin.** (45B) No. **3 Lafayette St. N.Y.C.**

(46) Name and Relationship to Premises (46B) No. Address

(If a corporation, give full name and address of at least two officers.)

(47A) Wrecker **DRACHMAN ASSOCIATES, INC.** (47B) Address **675 No. Loan Ave., Yonkers, N.Y.**

**Charles J. Drachman** states that he resides at **22 Argow Pl. Roseton Pl. N.Y.** and has been fully authorized to file this demolition or removal application

**Housing & Development Administration 3 Lafayette St. N.Y.C.** who is the

(48) **owner** of the building to be demolished as herein prescribed and said **owners**

consent to the demolition has been obtained by me; at least five (5) days prior written notice of this permit application has been given by me to the owners of all adjoining lots, buildings and service facilities which may be affected by the proposed demolition or removal work (C26-113.3 Admin. Code); and that all statements contained in this application are true and correct.

(49) Dated Sign here, with full name **DRACHMAN ASSOCIATES, INC.**

(50) **Charles J. Drachman, President** (If a corporation, name and title of officer signing)

(51) **675 No. Loan Ave., Yonkers, N.Y. 10704** (Address)

Falsification of any statement is a misdemeanor under Section 643A-10.0 of the Administrative Code and is punishable by a fine of not more than five hundred dollars or imprisonment of not more than six months or both.

(52) Referred to U. B. Clerk **19471** on **SEP 13 1971** 19

for report, stating all pending unsafe building cases against st the property covered by this notice, and all unpaid bills for emergency work or survey and search fees, if any.

(53) (Dated) **SEP. 13 1971** (Signed) **R. Conway**

(54) Referred to Inspector (55) on 19

for supervision, and FINAL REPORT when work has been completed.

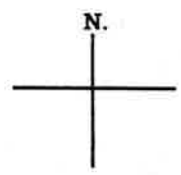
(56) DEMOLITION COMMENCED 19

(57) DEMOLITION COMPLETED 19

(58) (Dated) (Signed)

Inspector District.

### PLOT DIAGRAM



The north point of the diagram must agree with the arrow