

The superimposed, uniformly distributed loads, or their equivalent concentrated loads in any story shall not exceed the live loads specified above; the number of persons of either sex in any story shall not exceed that specified when sex is indicated, nor shall the aggregate number of persons in any story exceed the specified total; and the use to which any story may be put shall be restricted to that fixed by this certificate except as specifically stated.

The building or any part thereof shall not be used for any purpose other than that for which it is certified.

Unless specifically stated above, the building or any part thereof, if certified as a public building, shall not be used as a building in which persons are harbored to receive medical, charitable or other care or treatment, such as a hospital, asylum, etc., or in which persons are held or detained under legal restraint, such as a police station, jail, etc.; nor shall it be used as a motion picture theatre as defined in section 30, chapter 3, Code of Ordinances; nor as a theatre or opera house or other building intended to be used for theatrical or operatic purposes, or for public entertainment of any kind, for the accommodation of more than 300 persons.

Unless specifically stated above, the building or any part thereof, if certified as a residence building, shall not be used as a tenement house as defined in the tenement house law; nor shall it be used as any form of residence building having more than 15 sleeping rooms; nor shall it be used as a lodging house within the meaning of Sec. 1305 of the Greater New York Charter.

Unless specifically stated above, the building or any part thereof, if certified as a business building, shall not be used as a garage, motor-vehicle repair shop or oil selling station as defined in section 1, chapter 10, Code of Ordinances; nor shall it be used for the generation or compression of acetylene; nor as a factory building as defined in the labor law; nor as a grain elevator; nor as a coal pocket.

Except as otherwise noted above, the building, or any part thereof, if located elsewhere than in an unrestricted district, shall not be used for any of the purposes enumerated in paragraph (a) of section 4 of the building zone resolution; nor for any trade, industry or use that is noxious or offensive by reason of the emission of odor, dust, smoke, gas, or noise; nor for any kind of manufacturing not already prohibited, except that, if located in a business district, not more than twenty-five per cent. of the total floor space may be so used, or space equal to the area of the lot in any case.

Except as otherwise noted above, the building, if certified as a garage, may not be used for more than five cars on any portion of a street between two intersecting streets, in which portion there exists an exit from or an entrance to a public school, or in which portion there exists any hospital maintained as a charitable institution; and in no case within a distance of 200 feet from the nearest exit from or entrance to a public school; nor within two hundred feet of any hospital maintained as a charitable institution.

If the building has, at any time previous to the issuance of this certificate, been the subject of an appeal to the board of appeals or of a petition to the board of standards and appeals resulting in modification or variation of law or any lawful requirement, the construction and arrangement of the building as specified in the resolution granting such modification or variation, must be maintained, and all conditions imposed by either board must be observed.

No change or re-arrangement in the structural parts of the building, or affecting the lighting or ventilation of any part thereof, or in the exit facilities, shall be made; no enlargement, whether by extending on any side or by increasing in height shall be made; nor shall the building be moved from one location or position to another; nor shall there be any reduction or diminution of the area of the lot or plot on which the building is located, until an approval of the same has been obtained from the superintendent of buildings.

This certificate supersedes each and every previously issued certificate of occupancy for this building or any part thereof, and each and every such previously issued certificate shall be null and void; and this certificate in turn becomes null and void upon the issuance of any new lawful certificate.

This certificate does not in any way relieve the owner or owners, or any other person or persons in possession or control of the building, or any part thereof, from obtaining such other permits or licenses as may be prescribed by law for the uses or purposes for which the building is designed or intended; nor from complying with any lawful order issued with the object of maintaining the building in a safe or lawful condition; nor from complying with any authorized direction to remove encroachments into a public highway or other public place, whether attached to or part of the building or not.

This certificate does not authorize the use or operation of any elevator in the building without the special certificate required by section 563 of the building code.

If the building is or is required to be equipped with standpipes or other fire extinguishing or gas shut off appliances, this certificate is not complete until such standpipes or other appliances have been inspected by the fire department (or by the Tenement House Department, in the case of a gas shut off in a tenement house) and approved in writing, either in a separate certificate or by endorsement upon this certificate. (Space for such endorsement is provided on page 4 of this certificate.)

If this certificate is marked "Temporary," it is applicable only to those parts of the building indicated on its face, and certifies to the legal use and occupancy of only such parts of the building; it is subject to all the provisions and conditions applying to a final or permanent certificate; it is not applicable to a tenement house unless also approved by the tenement house commissioner; and it must be replaced by a full certificate as soon as the entire building is completed according to law and ready for occupancy.

The word "class" as used in this certificate refers to the classification of buildings in the building code (section 70).

This certificate is issued in accordance with the provisions of section 411-a of the Greater New York Charter and of section 5 of chapter 5 (Building Code) of the Code of Ordinances of the City of New York.

Examined. *[Signature]*

[Signature]
Superintendent of Buildings, Borough of Manhattan.

Additional copies of this certificate will be issued, upon written request, to persons having a proprietary interest in the building.

DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF MANHATTAN, CITY OF NEW YORK

JT /lc

No. 101343

Date November 18, 1944

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. 14096

To the owner or owners of the building or premises:

THIS CERTIFIES that the new—altered—existing—building—premises located at
~~XXX~~ ~~XXXXX~~ ~~XXXXX~~
 331-337 East Twelfth street

Block 54 Lot 2

80 ft. 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.

Alt. No. 210-1944

Construction classification—Fireproof

Occupancy classification—Public Building Height 7 stories, 93 ft. 3 in. feet.

Date of completion—November 18, 1944 Located in Business Use District.

Area 1 1/2 times Height Zone at time of issuance of permit 291-1944

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	
Basement	On ground			75	Gymnasium and swimming pool.
Mezzanine	100			75	Gymnasium and swimming pool.
1st story	100			250	Auditorium and office.
Mezzanine	100			100	Class rooms and office.
2d story	100-100			170	Dining-room, kitchen, and class-rooms.
3d story	40			46	Sleeping rooms.
4th story	40			31	Sleeping rooms.
5th story	40			31	Sleeping rooms.
6th story	40			31	Sleeping rooms.
7th story	40			28	Sleeping rooms and Class Rooms.

Standpipe Fire Department approval November 16, 1944.
 Fire Alarm Fire Department approval November 16, 1944.

DEPARTMENT OF HOUSING AND BUILDINGS
NEW YORK CITY

FORM NO. 10 (REV. 1-1-60)

CERTIFICATE OF OCCUPANCY

NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT

Unless an approval for the same has been obtained from the Borough Superintendent, no change or rearrangement in the structural parts of the building, or affecting the light and ventilation of any part thereof, or in the exit facilities, shall be made; no enlargement, whether by extending on any side or by increasing in height shall be made; nor shall the building be moved from one location or position to another; nor shall there be any reduction or diminution of the area of the lot or plot on which the building is located.

The building or any part thereof shall not be used for any purpose other than that for which it is certified.

The superimposed, uniformly distributed loads, or concentrated loads, producing the same stresses in the construction in any story shall not exceed the live loads specified on reverse side; the number of persons of either sex in any story shall not exceed that specified when sex is indicated, nor shall the aggregate number of persons in any story exceed the specified total; and the use to which any story may be put shall be restricted to that fixed by this certificate except as specifically stated.

This certificate does not in any way relieve the owner or owners of any other person or persons in possession or control of the building, or any part thereof, from obtaining such other permits, licenses or approvals as may be prescribed by law for the uses or purposes for which the building is designed or intended; nor from obtaining the special certificates required for the use and operation of elevators; nor from the installation of fire alarm systems where required by law; nor from complying with any lawful order for additional fire extinguishing appliances under the discretionary powers of the fire commissioner; nor from complying with any lawful order issued with the object of maintaining the building in a safe or lawful condition; nor from complying with any authorized direction to remove encroachments into a public highway or other public place, whether attached to or part of the building or not.

If this certificate is marked "Temporary", it is applicable only to those parts of the building indicated on its face, and certifies to the legal use and occupancy of only such parts of the building; it is subject to all the provisions and conditions applying to a final or permanent certificate; it is not applicable to any building under the jurisdiction of the Housing Division unless it is also approved and endorsed by them, and it must be replaced, by a full certificate at the date of expiration.

If this certificate is for an existing building, erected prior to March 14, 1916, it has been duly inspected and it has been found to have been occupied or arranged to be occupied prior to March 14, 1916, as noted on the reverse side, and that on information and belief, since that date there has been no alteration or conversion to a use that changed its classification as defined in the Building Code, or that would necessitate compliance with some special requirement or with the State Labor Law or any other law or ordinance; that there are no notices of violations or orders pending in the Department of Housing and Buildings at this time; that Section 646F of the New York City Charter has been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent, and that, so long as the building is not altered, except by permission of the Borough Superintendent, the existing use and occupancy may be continued.

"§ 646 F. No certificate of occupancy shall be issued for any building, structure, enclosure, place or premises wherein containers for combustibles, chemicals, explosives, inflammables and other dangerous substances, articles, compounds or mixtures are stored, or wherein automatic or other fire alarm systems or fire extinguishing equipment are required by law to be or are installed, until the fire commissioner has tested and inspected and has certified his approval in writing of the installation of such containers, systems or equipment to the Borough Superintendent of the borough in which the installation has been made. Such approval shall be recorded on the certificate of occupancy."

Additional copies of this certificate will be furnished to persons having an interest in the building or premises, upon payment of a fee of fifty cents per copy.

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

MANHATTAN
Municipal Bldg.,
Manhattan

BROOKLYN
Municipal Bldg.,
Brooklyn

BRONX
332 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 **QUADRUPLICATE**.

ALTERED BUILDING

ALT. APPLICATION No. 210 ¹⁹⁴⁴ **194** **BLOCK** 454 **LOT** 52

LOCATION 331-7 East 12th Street

DISTRICT (Under Building Zone Resolution) **USE** Bus. **HEIGHT** 1 1/2 **AREA** B

EXAMINED AND RECOMMENDED
FOR APPROVAL ON 3-9 1944 J. M. Cohen
 Examiner.

APPROVED 194
 Borough Superintendent.

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:** \$5,000. *Incarceration and the*
- (3) **PROPOSED OCCUPANCY:** to be used for the temporary or permanent shelter, nourishment and custodial care of delinquent, dependent (NOTE: If a multiple dwelling, authorization of owner must be filed.) or neglected boys.

STORY (Include cellar and basement)	BEFORE ALTERATION			AFTER ALTERATION						
	APTS.	ROOMS	USE	LIVE LOAD	NO. OF PERSONS			APTS.	ROOMS	USE
					MALE	FEMALE	TOTAL			
Basement			Gymnasium & Swimming Pool			75				Gymnasium & Swimming Pool
Mezzanine			do. do.	100		75				do. do. do.
1st story			Auditorium & Office	100		250				Auditorium & Office
Mezzanine			Club Rooms	100		100				Class Rooms & Offices
2nd story			Dining Room & Kitchen	100-200		70				Dining Room, Kitchen & Class rooms.
3rd story			Sleeping Rooms	40		46	each			Sleeping Rooms.
4 to 6			Sleeping Rooms	40		31	each			Sleeping Rooms.
7 story			Sleeping Rooms	40		28				Sleeping Rooms and Class rooms.

(4) **SIZE OF EXISTING BUILDING:**
 At street level 80'0" feet front 103'3" feet deep 80'0" feet rear
 At typical floor level 80'0" feet front 93'5" feet deep 80'0" feet rear
 Height¹ 7 stories feet

(5) **SIZE OF BUILDING AS ALTERED:**
 At street level feet front Same feet deep Same feet rear
 At typical floor level Same as above feet front Same feet deep Same feet rear
 Height¹ stories feet

If volume of building is to be increased, give the following information:

(6) **AREA² OF BUILDING AS ALTERED:** At street level Total floor area² sq. ft.
 (7) **TOTAL HEIGHT³** Cubic Contents⁴ 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—		Metal—
Fireproof—	Fireproof.	Heavy Timber—

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

The purpose of filing this alteration application is to secure a new Certificate of Occupancy, application for which is filed to-day.

Gypsum block partition to be built in lobby of first floor and in offices on 1st mezzanine. Partitions to be removed on 2nd floor forming class rooms. Partition to be removed on 3rd floor at isolation dormitory and front chamber. Folding partition to be installed on 2nd & 7th floor forming class rooms.

Exit doors where marked "A" on plans will be kept locked. Custodian will be on 1st, 3rd, 4th, 5th, 6th & 7th floors at all times.

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.

210

DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF Manhattan, CITY OF NEW YORK

all right

MANHATTAN Municipal Bldg., Manhattan

BROOKLYN Municipal Bldg., Brooklyn

BRONX Bronx County Bldg., Grand Concourse & E. 161st St.

QUEENS 120-55 Queens Blvd., Kew Gardens

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

NOTICE—This Application must be TYPEWRITTEN and filed in QUADRUPLICATE, 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. 210 BLOCK 454 LOT 52
Give Street No. and LOCATION 331-7 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 3-7, 1944

J. M. Cohen Examiner

APPROVED 1944

Borough Superintendent

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

Simon I. Schwartz (Typewrite name)

being duly sworn, deposes and says: That he resides at 15 West 44th Street 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 The Lavanburg Corner House 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.

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 The Lavanburg Corner House 331-7 East 12th Street
Arthur W. Popper, Pres., 375 Park Ave.
Walter L. Weil, Treas. 2 Park Ave.

Lessee Address
Architect Simon I. Schwartz Address 15 West 44th Street
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 E. 12th Street
 distant 195'0" feet West from the corner formed by the intersection of
 E. 12th St. and First Ave.
 running thence West 80'0" feet; thence Northerly 103'3" feet;
 Easterly 80'0" feet, thence Southerly 103'3" feet;

to the point or place of beginning,—being designated on the map as
 Block No. 454 Lot No. 52

(SIGN HERE)

David B. ... Applicant

Sworn to before me, this

day of *Mar* 194*4*

David B. ...
 Notary Public or Commissioner of Deeds.

Affix Seal of Registered
 Architect or Professional
 Engineer Here.

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

Above Block and Lot Verified *H.G.* 194*4*

Department of *3/6/44*

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 194.....
 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 194..... Bureau of

