

5/11/60 (un. Draftsm: Pleon  
expedite. T.V. Burke

HURLEY & HUGHES  
ARCHITECTS

EDWARD J. HURLEY  
RAYMOND P. HUGHES

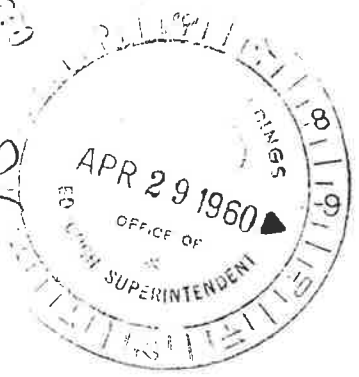
1860 BROADWAY • NEW YORK 23, N. Y. • CIRCLE 5-3620

MAY 12 1960

April 29, 1960

Commissioner Peter J. Reidy  
Department of Buildings  
Municipal Bldg.  
Borough of Manhattan  
New York, N.Y.

BERGER



Re: Alt. 680/60  
Premises: 228 Second Ave.  
Manhattan

Dear Sir:

The above mentioned building has recently been severely damaged by fire. Upon inspection of the building we discovered the roof beams and interior partitions are badly burned out, and are about to collapse. There is a Violation No. 895/60 which reads, 'On the sixth and seventh floors the floor beams, windows and partitions are burned, charred and missing.'

The owners of the building are aware of these facts and intend to demolish the upper six stories of this seven story building in order to remove these hazardous conditions.

We, therefore request on behalf of the owners that the above application be expedited in order to commence with the work as soon as possible.

*Office filed 4/19/60*  
*No plans filed*

Very truly yours,  
HURLEY & HUGHES  
By,

*T.V.B.*



*Edward J. Hurley*  
Edward J. Hurley

Supt. Burke  
Expedite approved.  
Peter J. Reidy Comm.  
5/10/60

ORIGINAL

DEPARTMENT OF BUILDINGS

BOROUGH OF , THE CITY OF NEW YORK

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 1, S. I.

NOTICE—This Application must be TYPEWRITTEN and filed in TRIPLICATE, and ONE copy sworn to by Applicant. A copy must be kept in plain view on the work at all times until completion.

PERMIT

PERMIT No. 1324 1960 N. B. ALT. ELEV. SIGN } Application No. 680/60 19

LOCATION 228 Second Ave. BLOCK 455 LOT 7

FEES PAID FOR

NOTE—Trees in streets fronting on site are under jurisdiction of Department of Parks. They must be protected and written notification made to that Department at least 48 hours prior to commencement of work.

Permit must be obtained from Borough President's Office for Material Storage, Hoist or Mixing Machines beyond the building line.

New York City June 15th, 1960. 19

To the Borough Superintendent:

Application is hereby made for a PERMIT to perform the Removal of upper six stories of a seven story building.

work described in the above numbered application and the accompanying plans. If no work is performed within one year from the time of issuance, this permit 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 this subject. Compensation insurance has been secured in accordance with the requirements of the Workmen's Compensation Law as follows: State Insurance Fund Y 313-989 Exp. 1/1/61

When the policy of a general contractor does not fully cover the work of any sub-contractor, such sub-contractor must file a certificate of workmen's compensation covering his particular work. No work is to be commenced by this sub-contractor until his certificate has been submitted and approved by this department.

No certificate of occupancy will be issued unless the construction work covered by this permit will be supervised by a Licensed Architect, or a Professional Engineer, or by a Superintendent of Construction, having at least ten years' experience, acceptable to the Borough Superintendent. An affidavit shall be filed indicating such supervision, as required by Section 2.1.3.7 of the Building Code.

Name and address of person designated for this supervision is as follows:

Name Sam Barr Address 9 Washington St., Spring Valley, Hudson Demolition Co., Inc.

states: That he resides at Number 9 Washington St., Spring Valley in the Borough of in the City of , in the County of Rockland in the State of New York , that he is agent for the contractor for the owner in fee of all that certain lot, piece or parcel of land, shown on the diagram annexed to the approved application and made a part thereof, situate, lying and being in the Borough of , City of New York aforesaid, and known and designated as Number 228 Second Ave.

and therein more particularly described; that the work proposed to be done upon the said premises, in accordance with the approved application and accompanying plans is duly authorized by White Tower Rest. - owners

and that Hudson Demolition Co., Inc. is duly authorized by the aforesaid owner to make application for a permit to perform said work set forth in the approved application and accompanying plans, and all the statements herein contained are true to deponent's own knowledge.

(SIGN HERE) Sam R. Barr

Falsification of any statement is an offense under Section 982-9.0 of the Administrative Code and is punishable by a fine of not more than five hundred dollars (\$500.00) or imprisonment of not more than sixty (60) days or both.

Satisfactory evidence having been submitted as indicated above that compensation insurance has been secured in accordance with the Workmen's Compensation Law, a permit is hereby issued for the performance of the work described in the above numbered application and the accompanying plans.

EXAMINED AND RECOMMENDED FOR APPROVAL ON

Approved 19

JUN 15 1960 Examiner Thomas V. ... Borough Superintendent

THE CITY OF NEW YORK  
DEPARTMENT OF BUILDINGS

**ORIGINAL**

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 1, S. I.

NOTICE—This Application must be TYPEWRITTEN and filed in QUADRUPPLICATE

BLOCK 455 LOT 7  
ZONING: USE DIST. Retail  
HEIGHT DIST. 1 1/2  
AREA DIST. B

**ALTERED BUILDING**  
CITY OF NEW YORK  
BOROUGH OF MANHATTAN  
DCT 24 1961  
DO NOT WRITE IN THIS SPACE  
ALT 680/60

LOCATION 228 Second Ave. S.E. Cor. 2nd Ave. & 114th St. Manhattan  
House Number, Street, Distance from Nearest Corner and Borough

EXAMINED AND RECOMMENDED FOR APPROVAL ON DEC 5 1961 19

APPROVED DEC 6 - 1961 19

*J. Kalich*  
*Thomas V. Bush*  
Examiner  
Borough Superintendent

Initial fee payment

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

Verified by Date DEC 6 1961

**SPECIFICATIONS**

- (1) Classification of Buildings to be Altered. (NOTE—See C26-238.0) **Class 3**
- (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. **Restaurant and Utility Room**  
(NOTE—If a multiple dwelling, authorization of owner must be filed)  
A new C of O (will) ~~(will not)~~ 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 rm. storage & Utility room	O.G.			25			Boiler rm. & storage utility room
1			stores	100			49			Restaurants (2)
2			office							<b>TD</b>
3			office							<b>BE</b>
4			Office							<b>DEMOLISHED</b>
5			Office							"
6			Office							"
7			Office							"

(10)



(4) State generally in what manner the Building will be altered:

PROPOSE TO DEMOLISH THE 7 STORY BUILDING TO A (1) STORY

(5) Size of Existing Building:

At street level	33'	feet front	51'-6"	feet deep	33	feet rear
At typical floor level	33'	feet front	51'-6"	feet deep	33	feet rear
Height <sup>1</sup>	7	stories	87'	feet		

(6) If volume of Building is to be changed, give the following information:

At street level	33	feet front	51'-6"	feet deep		feet rear
At typical floor level	33	feet front	51'-6"	feet deep		feet rear
Height <sup>1</sup>	1	stories	22	feet		

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

(7) Estimated Cost of Alteration:<sup>5</sup> \$2000.00  
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.<sup>6</sup>  
Drop Curb ft. @ \$ per ft. Splay ft. @ \$ per ft.  
Exact distance from nearest corner to Curb Cut: feet.  
Deposit: \$ Fee: \$ Total: \$  
Paid 19 . Document No. . Cashier

(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

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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.

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DEPARTMENT OF BUILDINGS

BOROUGH OF

Man

, THE CITY OF NEW YORK

MANHATTAN  
Municipal Bldg.,  
New York 7

BROOKLYN  
Municipal Bldg.,  
Brooklyn 1

BRONX  
1932 Arthur Avenue,  
New York 57

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

RICHMOND  
Boro Hall,  
St. George 1, S. I.

INSTRUCTIONS—The NAME and ADDRESS of the OWNER or LESSEE of the building, and ARCHITECT or other representative must be stated. If owner is a corporation, state name and address of one of the executive officers. This application must be TYPEWRITTEN and SIGNED BY OWNER, LESSEE or any person authorized by owner or lessee.

APPLICATION FOR CERTIFICATE OF OCCUPANCY

P & D

APPLICATION No. Alt. 680 19 60 BLOCK 455 LOT 7  
(N.B. Alt. B.N.)

PERMIT No. 1187/60 & 1324/60 19

LOCATION 228 Second Ave. Manhattan

To the Borough Superintendent: DATE Jan 11 19 62

The undersigned requests that a Final Certificate of Occupancy be issued to him stating that the Building at this location conforms to the requirements of the Building Code and all other laws, rules and regulations applicable thereto.

Owner White Tower Restaurant Address 228 Second Ave. NY NY

Lessee Address

(Signed) X Architect, Engineer or Representative.

Mail to Max J. Kleiner Address 92 Liberty St. NY NY

Story	Live Loads Lbs. per Sq. ft.	Persons Accommodated			Apts.	Rooms	Use
		Male	Female	Total			
Cellar	O.G.						Boiler Rm. & Storage Utility Room
First Story	100			26 & <del>26</del>			Restaurants (2) Eating & drinking establishment Use group 6 Store (Use group 6)
				37			
				10			

CONTINUE ON OTHER SIDE IF NECESSARY

Affidavit is herewith submitted for the issuance of a certificate of occupancy for the structure herein mentioned. (Administrative Code C26-187.0)

STATE AND CITY OF NEW YORK } ss.: MAX J. KLEINER  
COUNTY OF NY

Act 6 50 60 P  
C & P 1-11-62

being duly sworn, deposes and says that he resides at 92 Liberty St in the City of NY in the Borough of Man in the State of NY

that he has supervised the Alt. (for Owner) of the structure at location indicated above.  
(Construction or Alteration)

The deponent further states that his relation to the above mentioned construction is described in paragraph A below.

(a, b) ~~Eng.~~ Prof. Eng.  
(a) That he was the who supervised the construction work.  
(Licensed Architect or Professional Engineer)

(b) That he was the superintendent of construction who supervised the work, that he has had not less than ten years experience in supervising building construction.

The deponent further states that he has examined the approved plans of the structure herein referred to for which a certificate of occupancy is sought and that to the best of his knowledge and belief, the structure has been erected in accordance with the approved plans and any amendments thereto and as erected complies with the laws governing building construction except in so far as variations therefrom have been legally authorized and hereinafter noted:

Sworn to before me this 11 day of Jan 19 62 X  
Signature: Max J. Kleiner, P.E.

(Notary Public or Commissioner of Deeds) ADA SENA  
Commissioner of Deeds  
City of New York 2-259  
Certificate Filed in New York County  
Commission Expires Nov. 22, 1962

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

**ORIGINAL**  
**DEPARTMENT OF BUILDINGS**  
APR 24 1964  
CITY OF NEW YORK  
**QUEENS**  
120-55 Queens Blvd.,  
Kew Gardens 24, L.I.  
**RICHMOND**  
Boro Hall,  
St. George 1, S. I.

**MANHATTAN**  
Municipal Bldg.,  
New York 7

**BROOKLYN**  
Municipal Bldg.,  
Brooklyn 1

**BRONX**  
1932 Arthur Ave.,  
New York 57

**NOTICE—This Application must be TYPEWRITTEN and filed in QUADRUPPLICATE**

**ALTERED BUILDING**

**BLOCK** 455 **LOT** 7  
**ZONING: USE DIST.** C1-5 - R7-2  
**HEIGHT DIST.**  
**AREA DIST.**

ALT 680/60

DO NOT WRITE IN THIS SPACE

**LOCATION** 228 Second Ave. S.E. Cor. 2nd Ave. & 114th St. Manhattan  
House Number, Street, Distance from Nearest Corner and Borough

**EXAMINED AND RECOMMENDED** APR 24 1964  
FOR APPROVAL ON.....19

*J. Zaluski*  
Examiner.  
*Thomas V. ...*  
Borough Superintendent.

**APPROVED** APR 27 1964

Initial fee payment

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**
- (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. **Restaurant and utility room**  
(NOTE—If a multiple dwelling, authorization of owner must be filed)  
A new C of O (will) ~~(will not)~~ be required.

**A CERTIFICATE OF OCCUPANCY FOR THE ENTIRE BUILDING IS 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 Room Storage and Utility Room	on ground						Boiler room Storage and Utility Room
1			stores	100			37			Eating & drinking establishment (use group 6)
2			office	100			10			Store -(use group 6) To be Demolished
3			office							" " "
4			office							" " "
5			office							" " "
6			office							" " "
7			office							" " "

*15*



(4) State generally in what manner the Building will be altered:

Propose to demolish the seven story building to a one story and provide two stores in use Group 6

(5) Size of Existing Building:

At street level	33'	feet front	51'-6"	feet deep	33	feet rear
At typical floor level	33'	feet front	51'-6"	feet deep	33	feet rear
Height <sup>1</sup>	7	stories	87'	feet		

(6) If volume of Building is to be changed, give the following information:

At street level	33	feet front	51'-6"	feet deep		feet rear
At typical floor level	33	feet front	51'-6"	feet deep		feet rear
Height <sup>1</sup>	1	stories	22	feet		

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

(7) Estimated Cost of Alteration:<sup>5</sup> \$2,000.00  
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.<sup>6</sup>)

Drop Curb	ft. @ \$	per ft. Splay	ft. @ \$	per ft.
Exact distance from nearest corner to Curb Cut:			feet.	
Deposit: \$	Fee: \$		Total: \$	
Paid	19	Document No.		Cashier

(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.

DEPARTMENT OF BUILDINGS

BOROUGH OF MANHATTAN, THE CITY OF NEW YORK

No. 59536  
Date April 29, 1964

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 C26-187.0 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

228 Second Avenue

Block 185 Lot 7

, 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.B. or Alt. No. 480-1960

Construction classification—Class 3, Non fireproof

Occupancy classification—Commercial Building . Height 22 stories, 22 feet.

Date of completion—April 24, 1964 . Located in C 1-5 in R 7-2 Use District.

. . . Area . . . Height Zone at time of issuance of permit 1187-1960

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 storage.
1st story	100			37	Eating and drinking establishment (Use Group 6).
	100			10	Store (use Group 6).

Sec. 6.1.2.3 sub-4 Building Code, C26-273.0 Adm. Code  
"Prior to the occupancy of a structure erected or altered after January 1, 1960, the authorized occupancy of each floor of said structure as stated in the certificate of occupancy shall be permanently posted under glass and maintained in the main entrance hall of such structures."

*[Signature]*  
Borough Superintendent



DEPARTMENT OF BUILDINGS

BOROUGH OF Sau., THE CITY OF NEW YORK

TO THE INSPECTOR

(Date) 4/27 1964

Please investigate and report on the following matter:

BOROUGH SUPERINTENDENT.

LOCATION 228 2 Ave

VIO.....19..... U.B.....19..... EXIT ORDER.....19.....

ALT APPLICATION 680 1960 CERTIFICATE OF OCCUPANCY  
NB, Alt, P&D, Elev, Sign, ES, BN.

COMPLAINT RE:



(NOTE—In case of violations or other orders, the inspector will state whether the order has been complied with, if not, what remains to be done.)

Date of Report 4/27 1964

TO THE BOROUGH SUPERINTENDENT

On 4/24 1964, I examined the above premises and respectfully report as follows:

Work Completed  
1 Day Steel  
1 P&D. 1 Paper  
No plates on steel.

13 Leporelly  
Sup Con Insp.

# DEPARTMENT OF BUILDINGS

BOROUGH OF \_\_\_\_\_, THE CITY OF NEW YORK

MANHATTAN  
Municipal Bldg.,  
New York 7

BROOKLYN  
Municipal Bldg.,  
Brooklyn 1

BRONX  
1932 Arthur Ave.,  
New York 57

1960

QUEENS  
120-55 Queens Blvd.,  
Kew Gardens 24

RICHMOND  
Boro Hall,  
St. George 1, S. I.

APPLICATION No. 680 19 BLOCK \_\_\_\_\_ LOT \_\_\_\_\_

LOCATION 778 Second Ave.

Page	ITEMS	ACTION
1	Application	} Filed on  APR 19 1960
2	Specifications	
	<i>NOTE - no plans filed -</i>	
	<i>✓</i>	
3	<i>MAY 24 1960</i>	<i>Apr</i> <i>MAY 25 1960</i> <i>J</i>
4-5	<i>offe</i> <i>femis</i>	
6	Commencement filed	
7	<i>Water Tap</i>	<i>JUN 15 1960</i>
8-9	<i>On Cert &amp; Permit</i>	<i>JUN 15 1960</i>
12	Amended	<i>App'd DEC 6 - 1961</i>
10	New Spec filed	<i>OCT 24 1961 - app'd DEC 6 - 1961</i>
	<i>note - 1 sheet filed -</i>	<i>OCT 24 1961</i>
	<i>note 1 sheet filed per 28-61</i>	
13	Amended (P.D.)	<i>app'd DEC 6 - 1961</i>
11	New Spec filed (P.D.)	<i>NOV 30 1961 - app'd DEC 6 - 1961</i>
	<i>Note 2 sets - 1 sheet ea. - 12-5-61 -</i>	<i>DEC 6 - 1961</i>
14	<i>New State A</i>	<i>APR 24 1964</i>
16	Amended	<i>app'd</i>
15	New Spec filed	<i>APR 27 1964</i>
7-24	<b>COMPLETED</b>	<i>4/27/64</i>

DEPARTMENT OF BUILDINGS  
BOROUGH OF MANHATTAN, THE CITY OF NEW YORK

No. 59536

Date April 29, 1964

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

228 Second Avenue Block 455 Lot 7

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. 680-1960

Construction classification - Class 3

Occupancy classification - Commercial Building

Height

one stories, 22 feet Non fireproof

Date of completion - April 24, 1964

Located in

G 1-5 in R 7-2

Use District

Area

Height Zone at time of issuance of permit

1187-1960

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	
Galler	On ground				Boiler room and storage.
1st story	100			37	Eating and drinking establishment (Use Group 6).
	100			10	Store (use Group 6).

Sec. 61.23 sub- Building Code, C.26-273.8 Adm. Code

Prior to the occupancy of a structure erected or altered after January 1, 1938, the authorized occupancy of each floor of said structure as stated in the certificate of occupancy shall be permanently posted under glass and maintained in the main entrance hall of such structure.

*Thomas V. ...*  
Borough Superintendent



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 or 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 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.

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS **ALT# 1380/85**  
**CERTIFICATE OF OCCUPANCY**

BOROUGH MANHATTAN

DATE **MAR 27 1989**

NO. **93859**

ZONING DISTRICT C1-5 in R7-2

This certificate supersedes C O No. 55536  
 THIS CERTIFIES that the ~~1250~~ altered ~~existing~~ building - premises located at  
228 2nd Avenue, AKA 300 East 14th Street Block 455 Lot 7  
 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.	16			6	E	Store & boiler room
1st Floor	100 100	16 16			6 6	E E	Store store
			COMMERCIAL OLD CODE				

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO THE RULES AND REGULATIONS OF THE DEPARTMENT OF BUILDINGS, 1967.

OPEN SPACE USES \_\_\_\_\_ (SPECIFY - PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

N.B. 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.

*George Chabon* *[Signature]*  
 BOROUGH SUPERINTENDENT 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 2nd Avenue  
 distant 0 feet from the corner formed by the intersection of  
 East 14th Street and 2nd Avenue  
 running thence East 33' 0" feet; thence South 51' 6" feet;  
 thence West 33' 0" feet; thence North 51' 6" feet;  
 thence feet; thence feet;  
 thence feet; thence feet;  
 to the point or place of beginning.

XXX ALT. No. 1380/85 DATE OF COMPLETION 2/28/89 CONSTRUCTION CLASSIFICATION CL3 non-fireproof  
 BUILDING OCCUPANCY GROUP CLASSIFICATION Commercial HEIGHT 1 STORIES, 22' 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 ON RESERVATIONS:

BOARD OF STANDARDS AND APPEALS CAL NO \_\_\_\_\_

CITY PLANNING COMMISSION CAL NO \_\_\_\_\_

OTHERS \_\_\_\_\_



THE CITY OF NEW YORK



**DEPARTMENT OF BUILDINGS**  
**CERTIFICATE OF OCCUPANCY**

ALT# 287/90

BOROUGH MANHATTAN

DATE: JUL 10 1996

NO. 100081

This certificate supersedes C.O. NO

ZONING DISTRICT C1-5(TA)

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

300 EAST 14TH STREET S.E.C. SECOND AVENUE

Block 455 Lot 7

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 DUELING OR HOODING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
CELLAR	O.G.	16			6	COMM	STORE, & BOILER ROOM
1ST FLOOR	100	16			6	COMM	PROFESSIONAL OFFICE OPTICIAN
	100	8			6	COMM	
				COMMERCIAL OLD CODE			

SPRINKLER SERVICE IS PROVIDED FOR PARTIAL 1ST FLOOR, THROUGH ADJOINING BUILDING, (310 E 14TH STREET).

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)

M.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.

*Valery P. ...*  
PERINTENDENT

*Rudolph P. ...*  
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 S/E side of  
distant EAST 14TH STREET feet from the corner formed by the intersection of  
and SECOND AVENUE  
running thence EAST 33'-0" feet; thence SOUTH 51'-6" feet;  
thence WEST 33'-0" feet; thence NORTH 51'-6" feet;  
thence \_\_\_\_\_ feet; thence \_\_\_\_\_ feet;  
thence \_\_\_\_\_ feet; thence \_\_\_\_\_ feet;  
to the point or place of beginning.

~~XXXXXX~~ ALT. No. 287/90 DATE OF COMPLETION 5/4/92 CONSTRUCTION CLASSIFICATION CLASS 3NON-FIRE-  
BUILDING OCCUPANCY GROUP CLASSIFICATION HEIGHT 1 STORIES, 22' 0" FEET PROOF  
COMMERCIAL

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 \_\_\_\_\_