

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

MANHATTAN
Municipal Bldg.,
Manhattan

BROOKLYN
Municipal Bldg.,
Brooklyn

BRONX
Bronx County Bldg.,
Grand Con. & 161st St.

QUEENS
21-10 49th Avenue,
L. I. City

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

RECEIVED MAR 29 1939
CITY OF NEW YORK
BOROUGH OF MANHATTAN

NOTICE—This Application must be TYPEWRITTEN and filed in QUADRUPPLICATE

ALTERED BUILDING

PERMIT NO. 19 BLOCK 401 LOT 44
Alt. Application No. 979 1939 SEC. OR WARD VOL.
N.B. ALT.

LOCATION 537-539 East 5th Street

DISTRICT (under building zone resolution) Use BUS. Height 1 1/2 Area B

EXAMINED AND RECOMMENDED FOR APPROVAL ON MAY 16 1939
MAY 16 1939
Examiner
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: \$ 25,000.
- (3) PROPOSED OCCUPANCY: Multiple Dwelling, Class A. Old law tenement

STORY (include Cellar and basement)	BEFORE ALTERATION			AFTER ALTERATION						
	APTS.	ROOMS	USE	LIVE LOAD	NO. OF PERSONS			APTS.	ROOMS	USE
					MALE	FEMALE	TOTAL			
BsInt.	6	21	Basement Apartments illegal Heating & Storage							Same
1st	6	21	Apartments				4	10		Apartments
2nd	6	21	"				4	12		"
3rd	6	21	"				4	12		"
4th	6	21	"				4	12		"
5th	6	21	"				4	12		"
6th	6	21	"				4	12		"

ORIGINAL

(4) SIZE OF EXISTING BUILDING:
At typical floor level 41 feet front 82 feet deep 41 feet rear
At street level 41 feet front 82 feet deep 41 feet rear
Height 6 stories 69 feet

(5) SIZE OF BUILDING AS ALTERED:
At street level feet front feet deep feet rear
At typical floor level No change feet front No change feet deep No change feet rear
Height 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—	Non fireproof	Metal—
Fireproof—		Heavy Timber—

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

Building in general to be modernized and repaired. New bath rooms, heating and new electric wiring throughout.

C. O. will be obtained

If the building is to be raised in height or if the occupancy is changed so that the floor loads will be increased, the following information must be given as to the EXISTING BUILDING and the thickness of existing walls and size of footings must be clearly shown on the plans.

(10) NATURE OF SOIL UPON WHICH FOOTINGS WILL REST IN TERMS OF SECTION 7.5.2, BUILDING CODE:

(11) FOOTINGS: Material

(12) FOUNDATION WALLS: Material

(13) UPPER WALLS: Material

Kind of Mortar

Any Ashlar

Thickness of Walls

(14) PARTY WALLS: Any to be used?

Thickness of Walls

If building is to be enlarged or extended, the following information as to NEW WORK must be given:

(15) NATURE OF SOIL UPON WHICH FOOTINGS WILL REST IN TERMS OF SECTION 7.5.2, BUILDING CODE:

(16) FOOTINGS: Material

(17) FOUNDATION WALLS: Material

(18) UPPER WALLS: Material

Kind of Mortar

Any Ashlar

Thickness of Walls

(19) PARTY WALLS: Any to be used?

Thickness of Walls

(20) FIREPROOFING: Material and Thickness

For Columns

For Girders

For Beams

(21) INTERIOR FINISH: Material

Floor Surface

Trim, Sash, Doors, etc.

Plaster

(22) OUTSIDE WINDOW FRAMES AND SASH: Material

(23) ANY ELECTRICAL WORK TO BE DONE?

REMARKS

Inspector

DEPARTMENT OF HOUSING AND BUILDINGS
NOTICE OF PENDING VIOLATIONS AND CLASSIFICATION
FOR ALTERATION EXAMINATION AND PERMIT
EXISTING BUILDING

Revised

TO THE DIVISION OF HOUSING:

Application for an alteration permit for the existing building located at

537-39 E 5th Street

Manhattan

No.

Street or Avenue

Borough

SECTION

VOLUME

BLOCK

401

LOT

44

has been made to the Borough Superintendent by

Metropolitan Savings Bank

Name of Owner

ADDRESS

752 Broadway

Please give the present classification ~~and any violation notices or orders~~ pending in the Division of Housing on the above building.

DATE Mar 29 1939

NAME

Bruno J. Geeroy

ALT. NO. 979-39

TITLE

Borough Superintendent

DATE APR 5 1939

TO THE BOROUGH SUPERINTENDENT:

The classification, present use and occupancy are as follows:

CLASSIFICATION HERETOFORE ERECTED-O. L. A

TYPE OF CONSTRUCTION

APR 5 1939 Brick

STORIES	C.	B.	1	2	3	4	5	6	7	TOTAL
APARTMENTS CLASS "A"		2	6	6	6	6	6	6		38
SLEEPING ROOMS CLASS "B"										
STORES OR BUSINESS		3								3

Notices of violations or orders pending in the Division of Housing are as follows:

ITEM No.	ISSUED	SUMMARY OF ORDER

THERE IS A FRONT (OR REAR)

Two rear

Classification

BUILDING ON THE SAME LOT

OWNER

same

ADDRESS

Thomas Sulzinger

COMPARED BY

D. Gallina

Name and Title

APPROVED

Borough Chief Inspector

ACTING CHIEF INSPECTOR

DEPARTMENT OF BUILDINGS

BOROUGH OF MANHATTAN, CITY OF NEW YORK

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

Oct 5, 1939 193

TO THE COMMISSIONER OF BUILDINGS:

The undersigned respectfully requests that a permanent Certificate of Occupancy be issued to

537-539 East 5th. Street

him stating that the Building located at and known as No. _____ in the Borough of Manhattan, conforms to the requirements of the Building Code and all other laws and ordinances and to the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind.

Block 401 Lot 44 (Signed) Metropolitan Savings Bank Owner Francis H. Moffet, Pres. Lessee

Alt. Plan No. 979 19 39 (Address) 752 Broadway

SIZE OF BUILDING:

Feet Front 41 Feet Deep 82 (By)  Architect James H. Haggis

Feet High 69 Representative James H. Haggis

Number of Stories 6 (Address) 16 East 50th. St. N.Y.

STORY	LIVE LOADS LBS. PER SQ. FT.	PERSONS ACCOMMODATED			Use
		MALE	TOTAL	FEMALE	
Cellar					
Basement					heating & storage
First Story					4 apts. 10 rooms, apts.
<u>2nd.</u>					4 apts. 13 rooms "
<u>3rd.</u>					4 apts 13 rooms "
<u>4th.</u>					4 apts. 13 rooms "
<u>5th.</u>					4 apts. 13 rooms "
<u>6th.</u>					4 APTS. 13 ROOMS

*15/9/39 L.P. Cherry
no oil - no elev.
James H. Haggis - insp.*

C.P. 10-6-39

Mail to William J. Cherry Address 16 East 50th. St NYC.

DO NOT WRITE BELOW THIS LINE

INDEX CLERK will note all N. B., Alt. and other applications together with pending Violations. U. B.'s Exit Orders, recent Special Reports, Fire Department Orders, and all previous Certificates of Occupancy.

Alt 979-2 P-979-35 Alt 1139-1 11420

I have examined the above papers and find nothing which will prevent a Certificate of Occupancy being issued.

This Certificate to contain the following endorsements: _____

(Signed) _____

DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF MANHATTAN, CITY OF NEW YORK NYC

No. 25295

Date October 23, 1939

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 21.3.1A to 21.3.7 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

537-39 East 5th Street
41' front

Block 401 Lot 44

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 646 of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

~~XXXXX~~ N.Y.C. No. 979-1939

Construction classification—nonfireproof

Occupancy classification—~~Old Law Tenement~~ Mult. Dwelling Class A Height 6 stories, 69 feet.

Date of completion—October 6, 1939 Located in business Use District

B Area 1 1/2 Height Zone at time of issuance of permit 221-1939

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				Heating and storage
1st story to 6th story	40 on each				Four (4) Apartments on each floor

Joseph E. Herman
Borough Superintendent
ACTING BOROUGH SUPERINTENDENT

ORIGINAL

DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF MANHATTAN, CITY OF NEW YORK

NOTICE—This application must be typewritten and filed in quadruplicate. All proposed work under this application must be shown on plans and section. All vertical lines of soil, waste, leader and refrigerator pipes should be designated by numbers or letters. A soil or waste line and its attendant vent line may be considered as one stack, and so numbered or lettered. In alterations, NEW WORK ONLY should be specified. When new fixtures are to be connected to present lines, the location and diameter of said lines must be shown on the plan. Minor alterations in connection with work described may be included in this form.

PLUMBING, MECHANICAL EQUIPMENT AND TANK INSTALLATION

F.P. APPLICATION No. 2080 1954 BLOCK 401 LOT 44
Street No. and LOCATION 537 East 5th Street, north side, 149'6", west of Avenue B

FEES REQUIRED FOR N.B. ALT. No. 19
Owner Polwein Realty Corp. Address 537 East 5th Street, NYC
Pres. Anna Weintraub Vice Pres. Abraham Weintraub
Lessee Address
Pres. Vice Pres.
Applicant - Clinton Brown Address 124 W. Fordham Road, Bronx, NY
Contractor Stuyvesant Oil Burner Corp. Address 337 East 8th St., NYC

COMPENSATION INSURANCE has been secured in accordance with the requirements of the Workmen's Compensation Law as follows:
Cosmopolitan Casualty Co. # 06-3269 exp. 8/3/55

To The Borough Superintendent: City of New York, Nov. 5th, 19 54

Application is hereby made on behalf of the owner-lessee for approval of the plans and specifications herewith submitted, and made a part hereof, for the erection, alteration or installation of the building therein described,—with the understanding that if no work is performed hereunder within one year from the time of issuance, this approval shall expire by limitation as provided by law; and the applicant agrees to comply with the Building Code and all rules and regulations applicable thereto in effect at this date.

Applicant (Sign Here) Clinton Brown Address 124 W. Fordham Road, Bronx, NY

Examined and Recommended for Approval on 5/2 19 55 W. Green Examiner

APPROVED 19 55 Borough Superintendent [Signature]

Work Included Herein: Plumbing? Sprinkler? Standpipe? Fuel Oil? yes or Fuel Oil (Bulk)? Gasoline Tank Installation
1. State in detail the work proposed. installation of automatic oil burning system with 1-3000 gallon fuel oil tank
Is this a new or old building? old
Give character of construction non fireproof brick Class: 3
Dimensions: Stories High 6/B Feet High 65 Feet Front 41 Feet Deep 84
How occupied Multiple Dwelling No. of Families 24
Is application made to remove a violation or order of any Dept.? no Give No.
How to be occupied same
Estimated Cost \$2700.00 \$5,000 M.L.

(Any variation in estimated cost shall be filed and recorded as an amendment.)
If fuel burning equipment is to be installed Smoke Control Equipment Form must accompany this application.

Exemptions FB4074 1'
If exemption from payment of fee is claimed, state clearly the basis of claim

PLUMBING SPECIFICATIONS

Describe special equipment or features:
Sewage and Drainage Disposal: Combined Sanitary Storm Cesspool
How will flushometers be water supplied? From a street pressure, pressure tank or roof tank?
Will building be piped for gas? Describe purpose
Air Conditioner How will waste be disposed of?
Table of fixtures to include fixtures reset where new roughing is installed.
Size of House Sewer Fall per foot
No. of Soil Lines No. of Waste Lines No. of Vent Lines



THE CITY OF NEW YORK

DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY

BOROUGH MANHATTAN

DATE: **AUG 22 2001** NO. 102200137

This certificate supersedes C.O. NO.

ZONING DISTRICT R7-2

THIS CERTIFICATE that the ~~XXXX~~-~~XXXX~~-~~XXXX~~ building premises located at
535-41 EAST 5TH STREET

Block 401 Lot 43, 44, 46

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	FLOOR LOADS PER SQ FT	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DISTRICT PERMISSIBLE USES	BUILDING LEGAL HANDBOOK	ZONING NO. GROUP	BUILDING TYPE OCCUPANCY GROUP	DESCRIPTION OF USE
1ST FLOOR	O.G.	50			4 2	E J-2	COMMUNITY FACILITY TENANT ROOM, LAUNDRY ROOM, ELECTRIC METER ROOM, WATER & GAS METER ROOM RECYCLING/MAINTENANCE ROOM COMPACTOR ROOM ELEVATOR MACHINE ROOM
2ND THRU 6TH FLOORS	40ea.		6	15	2	J-2	SIX (6) CLASS A APARTMENTS ON EACH FLOOR
TOTAL:		30	CLASS "A" APARTMENTS				

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

BOROUGH COMMISSIONER

BOROUGH SUPERINTENDENT

COMMISSIONER

ORIGINAL OFFICE COPY - DEPARTMENT OF BUILDINGS COPY

11-30-01

JW

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY

BOROUGH : MANHATTAN

DATE: DEC 15 2000

NO. 120866

This certificate supersedes C.O. NO

ZONING DISTRICT : R7-2

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

535 - 541 East 5th Street , Manhattan

Block : 401 Lot : 46

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

FLOOR	FLOOR LOADS PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING SWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
First Fl.	O.G.	50			4	E J-2	Community Facility Tenant Room, Laundry Room, Electric Meter Rm., Water & Gas Meter Rm., Recycling/ Maintenance Rm., Compactor Rm., Elevator Mach. Rm.
Second - Sixth Fls.	40 each		6	15	2	J-2	Six (6) Class "A" Apartments on each floor
TOTAL: 30 CLASS "A" APARTMENTS							
TEMPORARY CERTIFICATE OF OCCUPANCY TERMS: NINETY (90) DAYS EXPIRES: MARCH 15, 2001							

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.

Romy A. ...
BOROUGH SUPERINTENDENT

[Signature]
COMMISSIONER

ORIGINAL

OFFICE COPY - DEPARTMENT OF BUILDINGS

COPY

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS
CERTIFICATE OF OCCUPANCY

BOROUGH

DATE **MAR 16 2001**

NO. **121462**

This certificate supersedes C.O. NO

ZONING DISTRICT R7-2

THIS CERTIFIES that the new—~~relocated~~—~~existing~~—building—premises located at
535-541 East 5th Street

Block 401 Lot 46

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 OR ALLIED OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
First Fl.	O.G.	50			4	E J-2	Community Facility Tenant room, Laundry room, Electric meter rm. Water & Gas meter rm. Recycling/ Maintenance rm. Compactor rm. Elevator Mach. rm.
Second- Sixth Fls.	40 ea		6	15	2	J-2	Six (6) Class "A" Apartments on each floor
			TOTAL: 30 CLASS "A" APARTMENTS				
TEMPORARY CERTIFICATE OF OCCUPANCY TERMS: NINETY (90) DAYS EXPIRES: JUNE 16, 2001							

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.

Romy A. ...
BOROUGH SUPERINTENDENT

William H. ...
Acting Commissioner M-B
COMMISSIONER

ORIGINAL OFFICE COPY - DEPARTMENT OF BUILDINGS COPY



DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY

BOROUGH Manhattan DATE: JUL 05 2001 NO. 122167
 This certificate supersedes C.O. NO 121462 ZONING DISTRICT R7-2
 THIS CERTIFIES that the new ~~erected~~ ~~extending~~ ~~building~~ ~~premises~~ located at
 535-541 East 5th Street, Manhattan Block 401 Lot 46

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
First Fl.	O.G.	50			4	E J-2	Community Facility Tenant Room, Electric Motor Rm., Water & Gas Motor Rm., Recycling/ Maintenance Rm., Compressor Rm., Elevator Mach. Rm.
Second - Sixth Fls.	40 psf		6	15	2	J-2	Six (6) Class "A" Apartments on each floor.
TOTAL:			30 Class "A" Apartments				
TEMPORARY CERTIFICATE OF OCCUPANCY							
TERMS: NINETY (90) DAYS							
EXPIRES: OCTOBER 5, 2001							

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
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 BOROUGH SUPERINTENDENT

 COMMISSIONER

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11-30-01
JW