

DEPARTMENT OF HOUSING AND BUILDINGS  
HOUSING & BUILDINGS

BOROUGH OF MANHATTAN, CITY OF NEW YORK

MANHATTAN  
Municipal Bldg.,  
Manhattan

BROOKLYN  
Municipal Bldg.,  
Brooklyn

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

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

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

This NOTICE must be TYPEWRITTEN and filed in TRIPLICATE

## DEMOLITION

EST. COST \$2894.00

JOB #

PERMIT No. 117, 1941 BLOCK 440 LOT 26  
LOCATION 436 East 13th Street, Manhattan - On S. side of street, 197' West of Avenue "A"  
(approx. only - must be checked in field by W.P.A. Dem. Supt.)

Recommended for Approval on MAY 15 1941, 1941 S. Rosenquitt  
APPROVED MAY 15 1941, 1941 Charles W. Lamb Examiner.  
Borough Superintendent.

To the Borough Superintendent: New York City, May 9, 1941

Notice is hereby given of intention to DEMOLISH the building, buildings or parts of building herein described and located, and the undersigned applicant hereby agrees to comply strictly with all rules and regulations of the Department of Housing and Buildings, the provisions of the Building Code and 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.

Number of buildings to be demolished: One

Occupancy (in detail): OLD LAW TENEMENT

Dimensions of structure: 24'3" Ft. front 24'3" Ft. rear 62 Ft. deep

Height: 5 Stories 50 Feet

Set back from building lines: 0 Feet

Dimensions of plot: 24'3" Ft. front 24'3" Ft. rear 103'3" Ft. deep

Construction: Fireproof: Brick Non-fireproof: Frame:

If Multiple Dwlg.: State number of apts. 16 Number of rooms 40 Number of stores 1

To be demolished by authority of 438 Realty Corporation  
(Owner, Precept, Etc.)

Reason for Demolition: Public improvement: Use no longer desired: X - Violation  
Unsafe: New street:

Vacant or Occupied at time of filing notice: Vacant

To be replaced by what: Lot to be vacant for one year.

Building has: Party wall: No Party balcony fire escape: No  
Party wall chimney: No

Sidewalk Shed or Temporary Fence, Document No. shed permit # Fee \$ no charge

Bond Filed No. none

Water Department, plug permit No. tap permit #

Bureau Sewers notified that sewer connection be sealed on June 9, 1941

Electric Company notified to remove lines from building on May 23, 1941

Gas Company notified to disconnect gas lines on May 23, 1941

Compensation Insurance Policy No. All work to be done by W.P.A. labor - Dem. Proj. #165-1-97-37

Company United States Government

Expires Indefinite Certificate No. None

Name of Assured Work Projects Administration

Owner 438 Realty Corporation Address 602 Bergen Ave., Bronx, N.Y.

Wrecker N.Y.C. Housing Authority Address 122 E. 42nd St., N.Y.C.

ALL WORK TO BE DONE BY W. P. A. LABOR - DEMOLITION PROJECT No. 165-1-97-37

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

MANHATTAN  
Municipal Bldg.,  
New York 7

BROOKLYN  
Municipal Bldg.,  
Brooklyn 1

BRONX  
1932 Arthur Avenue  
Bronx 57

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

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

**STATEMENT "A"**

BLOCK 440 LOT 26

1582

LOCATION 436 E. 13th St. S/S 197' - West of Ave. A Manhattan  
House Number Street Distance from Nearest Corner Borough

**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. (Adm. 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 9/25/66 19 1966 J. Guerner  
Examiner

APPROVED 9/27/66 19 1966 Elias K. Herzog  
Borough Superintendent

Elias K. Herzog  
(Typewrite Name)

states that he ~~resides at~~ has his offices at 258 Broadway N.Y.  
in the Borough of Manhattan; in the City of N.Y.

in the State of N. Y.; that he is making this application for the approval of entire  
plans and

(Architectural, Structural, Mechanical, Etc.) specifications herewith submitted and made part hereof.

Applicant further states that he has personally supervised the preparation of such entire  
plans and that to

(Architectural, Structural, Mechanical, Etc.) 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 applicable provisions of the charter, the administrative code, the multiple dwelling law, the labor law, the general city law, the zoning resolution, the rules of the board and all other laws governing building construction, except as specifically noted otherwise.

Applicant further states that he is duly authorized by Joseph P. Koppelman  
(Name of Owner)

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 said owner's behalf.

Applicant further states 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's name Joseph P. Koppelman and Sidney Hammer and William Hammer address 161 roadway, N.Y. 7, N.Y.  
(If a corporation, give full name and address of at least two officers.)

Joseph P. Koppelman  
Sidney Hammer partners 161 Broadway, N.Y. CITY.

William Hammer

Lessee..... Address.....  
Address.....

Architect Elias K. Herzog Address 258 Broadway, New York 7, N.Y.

Engineer..... Address.....

Superintendent..... Address.....

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

THE CITY OF NEW YORK  
DEPARTMENT OF BUILDINGS

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 QUADRUPLICATE

BLOCK 440 LOT 26  
ZONING: USE DIST. R 7-2  
HEIGHT DIST.  
AREA DIST.

**ALTERED BUILDING**

1682

DO NOT WRITE IN THIS SPACE

LOCATION 436 E. 13th St. s/s 197' W. of Ave. "A" Manhattan  
House Number, Street, Distance from Nearest Corner and Borough

EXAMINED AND RECOMMENDED FOR APPROVAL ON 6/24/65 1965 P. Gummel  
Examiner.

APPROVED JUN 25 1965 Borough Superintendent

Initial fee payment

2nd payment of fee to be collected before a permit is issued—Amount \$ (15-15) Date 10/14/65

Verified by Date

**SPECIFICATIONS**

- (1) Classification of Buildings to be Altered. (NOTE—See C26-238.0) ~~XXXXXX~~
- (2) Any other buildings on lot or permit granted for one? no parking lot  
Is building on front or rear of lot? front eight passenger cars
- (3) Use and Occupancy. parking for over five motor vehicles in connection with adjoining Multiple dwelling  
(NOTE—If a multiple dwelling, authorization of owner must be filed)  
A new C of O (will) (will not) be required. P. G. 6/24/65

STORY (Include cellar and basement)	EXISTING LEGAL USE			PROPOSED OCCUPANCY						
	APTS.	ROOMS	Use	LIVE LOAD	NO. OF PERSONS			APTS.	ROOMS	Use
					MALE	FEMALE	TOTAL			
			vacant lot							parking for over five 8 motor vehicles in connection with M.D. "A" existing on adjoining property to the east
										Accessory parking for tenant's of Multiple Dwelling 436 E. 13th St. 8 cars
										Lead Restriction Required before issuance of Certificate of Occupancy (See Obj. A-1)

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

It is intended to use present vacant lot for parking of over five motor vehicles in connection with adjoining Multiple Dwelling Class "A" on premises to the left (east).

(5) Size of Existing Building: vacant lot

At street level	feet front	feet deep	feet rear
At typical floor level	feet front	feet deep	feet rear
Height <sup>1</sup>	stories	feet	

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

At street level	feet front	feet deep	feet rear
At typical floor level	feet front	feet deep	feet rear
Height <sup>1</sup>	stories	feet	

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

(7) Estimated Cost of Alteration:<sup>5</sup> \$ 1000.--  
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? Yes  
(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 8' ft. @ \$ 3 per ft. Splay ft. @ \$ 2x2' 3 per ft. \$ 24 - cut + 12 - splay  
Exact distance from nearest corner to Curb Cut: feet. \$ 36 - splay  
Deposit: \$ 25 Fee: \$ 36 Total: \$ 61.00  
Paid 19 Document No. 2579 Cashier [Signature]

(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.

**Bribery is a Crime:** A person who gives or offers a bribe to any employee of the City of New York, or an employee who takes or solicits a bribe, is guilty of a felony punishable by imprisonment for ten years or by a fine of \$4,000, or more, or both. Penal Law, Section 378 and 1826.

RD

DEPARTMENT OF BUILDINGS

BOROUGH OF MANHATTAN, THE CITY OF NEW YORK

Date **November 17, 1965** No. **62370**

**CERTIFICATE OF OCCUPANCY**

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

This certificate supersedes C. O. No. ----

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

**436 East 13th Street** Block **440** Lot **26**

That the zoning lot and premises above referred to are situated, bounded and described as follows:

BEGINNING at a point on the **south** side of **East 13th Street** distant **197'-0"** **west** from the corner formed by the intersection of **Avenue "A"** and **East 13th Street** running thence **west 24'-3"** feet; thence **south 103'-3"** feet; thence **east 24'-3"** feet; thence **north 103'-3"** feet; running thence \_\_\_\_\_ feet; to the point or place of beginning, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules 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.

Occupancy classification **Parking Accessory to a Mult. Dwell.** Height **--** stories, **---** feet. Date of completion **November 3, 1965** Located in **B 7-2** Zoning District. at time of issuance of permit. **5384-1965**

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: and The City Planning Commission: (Calendar numbers to be inserted here)

**PERMISSIBLE USE AND OCCUPANCY**

Off-Street Parking Spaces \_\_\_\_\_  
Off-Street Loading Berths \_\_\_\_\_

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
On Ground		NOTE:	Accessory parking of eight (8) passenger motor vehicles for tenants of Multiple Dwelling located at 436 East 13th Street.  Parking is primarily for residents and may include parking for non-residents. For non-residents the time is limited to not less than one week and not more than one month in accordance with Section 25-412 of the Zoning Resolution.

Sec. 6123 sub. 4 Building Code, C26-2730 Adm. Code  
This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: and The City Planning Commission: (Calendar numbers to be inserted here)

2018  
Mendel

101005

# DEPARTMENT OF BUILDINGS

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

MANHATTAN Municipal Bldg., New York, N. Y. 10007  
 BROOKLYN Municipal Bldg., Brooklyn, N. Y. 11201  
 Man **Man**  
 BRONX 1932 Arthur Avenue, Bronx, N. Y. 10457  
 QUEENS 120-55 Queens Blvd., Kew Gardens, N. Y. 11424  
 RICHMOND Boro Hall, St. George, N. Y. 10301

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

APPLICATION No. Alt 1682 19 64 BLOCK 440 LOT 26  
(N.B. Alt. B.N.)

PERMIT No. 384 19 65

LOCATION 436 E. 13th St. Man.

To the Borough Superintendent: DATE Oct. 14 1965

The undersigned requests that a \_\_\_\_\_ 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 Joseph P. Koppelman and Sidney Hammer & William Hammer Address # 261 Broadway NY

Lessee \_\_\_\_\_ Address \_\_\_\_\_

(Signed) Sidney Hammer Architect, Engineer or Representative.

Mail to Sidney Hammer Address 261 Broadway NY

Story	Live Loads Lbs. per Sq. ft.	Persons Accommodated			Apts.	Rooms	Use
		Male	Female	Total			
<del>CEILING</del>	<u>Vacant</u>						<u>Parking for over 5 motor vehicles (8) cars in connection with M.D. "A" existing on adjoining property to the east</u>
<del>XX FLOOR</del>	<u>Lot</u>						
<del>FIRST STORY</del>							
							<u>Accessory parking for tenant's of Multiple Dwelling 438 E. 13th St. 8 cars.</u>

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.:  
COUNTY OF NY

Sidney Hammer  
(Typewrite Name)

being duly sworn, deposes and says that he resides at 261 Broadway in the City of Man in the Borough of Man in the State of NY, that he has supervised the parking lot 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 b below.

(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:

OK → 11/9/65 Dead Restrictions not filed  
see Architect's app. - 11/17/65 application not filed 11/17/65

Sworn to before me this 14 day of Oct. 19 65  
Sidney Hammer  
(Signature)

Kalman  
(Notary Public or Commissioner of Deeds)