

DEPARTMENT OF HOUSING AND BUILDINGS
BOROUGH OF CITY OF NEW YORK

MANHATTAN
Municipal Bldg.,
New York 7

BROOKLYN
Municipal Bldg.,
Brooklyn 2

BRONX
1932 Arthur Avenue
Bronx 57

QUEENS
120-55 Queens Blvd.,
Kew Gardens 15, L. I.

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

NOTICE—This Application must be TYPEWRITTEN

AUTHORIZATION OF OWNER—MULTIPLE DWELLING

PERMIT No. 19 1498 BLOCK 468 LOT 54

APPLICATION 1947

LOCATION 215 East 12th Street, Manhattan

Anna Schwartz states that she resides

at 41-41, 46th Street, Borough of

City of Sunny Side State of New York; that he is the Owner

of all that certain piece or lot of land situated in the Borough of Manhattan in the City of

New York, and located on the East side of 12th Street and known as

No. 215 on said street; that the multiple dwelling proposed to be equipped with sprinkler

upon said premises will be constructed in accordance with the annexed specifications and plans submitted

herewith for the approval of the Department of Housing and Buildings; that the work will be supervised

by Licensed Architect, Professional Engineer or a Superintendent of Construction who has had ten years'

experience supervising building construction; and that Lucien C. David, Architect,

215 East 12th Street, New York is duly authorized by said

owner to make application in said owner's behalf for the approval of

such specifications and plans in compliance with Chapter 713 of the Laws of 1929.

Note:—This clause to be used only when the person executing this authorization is not the sole

owner of the premises described herein.

He further says that the full names and residences, street and number, of the owner or owners of the

said land, and of every person having an interest in said premises and projected multiple dwelling either as

owner, lessee, or otherwise, as required by Section 300 of the Multiple Dwelling Law, are as follows:

Name and Relationship to premises No. Address

Schwartz, Owner No. 41-41, 46th Street, Sunny Side, N.Y.
Schwartz, Owner

Name and Relationship to premises No. Address

Name and Relationship to premises No. Address

Anna Schwartz
Signature

ORIGINAL

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DEPARTMENT OF HOUSING & BUILDINGS

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BOROUGH OF

CITY OF NEW YORK
 1932 Arthur Ave
 New York 57

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MANHATTAN
 Municipal Bldg.,
 New York 7

BROOKLYN
 Municipal Bldg.,
 Brooklyn 2

NOTICE—This Application must be TYPEWRITTEN and filed in QUADRUPLICATE.

ALTERED BUILDING

ALT. APPLICATION No. 1498 1947 BLOCK 468 LOT 54

LOCATION 215 East 12th Street New York

DISTRICT (Under Building Zone Resolution) USE Residential HEIGHT 11' AREA 3

EXAMINED AND RECOMMENDED FOR APPROVAL ON Oct 13 1947 J. P. Kelly Examiner.

APPROVED Oct 13 1947 Joseph M. Kelly 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 and 6}: \$ 600.00 - Plans being used for the purpose of obtaining an amendment of Occupancy
- (3) PROPOSED OCCUPANCY⁷: Multiple Dwelling Class "A" - Converted
 (NOTE: If a multiple dwelling, authorization of owner must be filed.)

STORY (Include cellar and basement)	BEFORE ALTERATION			AFTER ALTERATION						
	APTS.	ROOMS	USE	LIVE LOAD	NO. OF PERSONS			APTS.	ROOMS	USE
					MALE	FEMALE	TOTAL			
<u>Cellar</u>			<u>Storage</u>	<u>40lbs</u>						<u>Storage & Sales Room</u>
<u>Basement 1</u>	<u>5</u>		<u>Dr's Office</u>	<u>40 lbs</u>				<u>1</u>	<u>6A</u>	<u>Living-1 family</u>
<u>1st Floor 1</u>	<u>4</u>		<u>Dr's Office</u>	<u>"</u>				<u>1</u>	<u>4</u>	<u>Living-1 Family</u>
<u>2nd Floor 1</u>	<u>5</u>		<u>One Family</u>	<u>"</u>				<u>1</u>	<u>5N</u>	<u>Living-1 Family</u>
<u>3rd Floor 1</u>	<u>5</u>		<u>One family</u>	<u>"</u>				<u>1</u>	<u>5</u>	<u>Living-1 Family</u>

- (4) SIZE OF EXISTING BUILDING:
 At street level 25' feet front 62' feet deep 25' feet rear
 At typical floor level 25' feet front 62' feet deep 25' feet rear
 Height¹ Basement-3 stories stories 47' feet
- (5) SIZE OF BUILDING AS ALTERED:
 At street level Same feet front Same feet deep Same feet rear
 At typical floor level Same feet front Same feet deep Same feet rear
 Height¹ Same stories Same 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.

(8) CHARACTER OF PRESENT BUILDING:

Frame—
Non-fireproof— X
Fireproof—
Fire-Protected—
Metal—
Heavy Timber—

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

~~No proposed alterations~~ - Plans being filed for the purpose of obtaining new certificate of occupancy.

Stair hall to be equipped with sprinkler system

Proposed to be used to conform to Art. 6 Multiple Dwelling Law. 10-9-47. L.D.

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 and is (not) included in the estimated cost.⁵
(Proper form must be filed)

Standpipe: _____
Sprinklers: Sprinkler system in stairs
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.

Initial fee payment—Amount \$ _____ 1st Receipt No. _____

Date _____ Cashier _____

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

Verified by _____ Date _____

2nd Receipt No. _____ Date _____ Cashier _____

OWNER Mrs Anna Schwartz ADDRESS 41-41, 46th St. Sunny Side

APPLICANT Lucien C. David ADDRESS Long Island
215 East 12th Street, New York

ADDITIONAL FEES REQUIRED _____ (Yes or No) AMOUNT \$ _____

VERIFIED BY _____ DATE _____

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 slooping 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. The sum of the fees indicated on the first and second receipts shall represent the total fee. Any variation on contemplated work or change affecting the estimated cost shall be recorded as an amendment. If any question arises in connection with the estimated cost or with the adequacy of the fee, no permit shall be issued unless adjusted to the satisfaction of the department at the direction of the Borough Superintendent.
7. Alteration applications filed in connection with legally establishing an existing occupancy or change in occupancy with no structural change and no estimated cost shall require a fee of \$2.00.

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

No. **86273**

Date **October 21, 1949**

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. **7758**

To the owner or owners of the building or premises:

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building ~~premises~~ located at
215 East 12 Street

Block **468** Lot **54**

, conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent. **Class 3**

~~XXXX~~ Alt. No.— **1498-1947**

Construction classification— **Nonfireproof**

Occupancy classification— **Converted** **Basement** & **3** stories, **47'** feet.

Date of completion— **B** Area **1½** . Height Zone at time of issuance of permit **2009-1949** Use District.

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				Storage and boiler room
Basement	40				One (1) apartment
1st story	40				One (1) apartment
2nd story	40				One (1) apartment
3rd story	40				One (1) apartment

Sprinkler system approved by Fire Department 2/24/48

Fuel oil system approved by Fire Department 10/21/49

CITY OF NEW YORK
DEPARTMENT OF HOUSING AND BUILDINGS
ALTERED BUILDING

DEPARTMENT OF
 HOUSING & BUILDINGS
 SEP 18 1953
 CITY OF NEW YORK
 BOROUGH OF MANHATTAN

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

ALT. No. 1265 19.53 BLOCK 468 LOT 54

LOCATION 215 East 12th Street - 225'-0" North East corner Third Ave. & East 12th. Manhatt
 9-18-53 House Number, Street, Distance from Nearest Corner and Borough

ZONING: USE DIST. Residence HEIGHT DIST. 1-1/2 AREA DIST. B

Initial fee payment—Amount \$ _____ 1st Receipt No. _____

Date _____ Cashier _____

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

Verified by _____ Date _____

2nd Receipt No. _____ Date _____ Cashier _____

EXAMINED AND RECOMMENDED FOR APPROVAL ON 9-18 1953 Paul W. Pustler Examiner.

APPROVED _____ 19 _____ Borough Superintendent

SPECIFICATIONS

- (1) Classification of Buildings to be Altered. (NOTE—See C26-238.0) Non fireproof
- (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. converted Multiple Dwelling Class "A" 9-18-53
 (NOTE—If a multiple dwelling, authorization of owner must be filed) New C/O required
 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 Room and Storage	on soil				-	-	Boiler Room & Storage
Basement	1	4	Living-1 fam.	40lbs				1	4	Living - 1 family
1st Fl.	1	4	Living 1 fam.	"				1	4	Living - 1 family
2nd Fl.	1	5	Living 1 fam.	"				2	5	Living - 2 families
3rd Fl.	1	5	Living 1 fam	"				1	5	Living - 1 family

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

Miscellaneous partition and plumbing work to create additional apartment on Second Floor.

(5) Size of Existing Building:

At street level	25'-0"	feet front	62'-0"	feet deep	25'-0"	feet rear
At typical floor level	25'-0"	feet front	62'-0"	feet deep	25'-0"	feet rear
Height ¹	Basement & 3 stories	stories	47'-0"	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 ¹		stories		feet		

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

(7) Estimated Cost of Alteration:⁵ \$3,000.00 *Including Plumbing M.S.*
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
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(10) State what disposition will be made of waste and sewage

(Public sewer, Private sewer, Cesspool, etc.) Present Public sewer

(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.⁶

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: none

Will a Sidewalk Shed be required? Length feet.

Will any other miscellaneous temporary structures be required?

Fee Required . Fee Paid 19 . Document No. . Cashier

- 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.
- 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.
- 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.
- 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.)
- "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.
- Space for plot diagram is located on Affidavit Form.
- Use should be related to pertinent legal terms, e.g., use terms like factory rather than loft, auto repairs rather than brake testing, etc.
- If fuel burning equipment is to be installed Smoke Control Equipment Form must accompany this application.

RECEIVED
DEPARTMENT OF HOUSING & BUILDINGS
CITY OF NEW YORK

CITY OF NEW YORK
DEPARTMENT OF HOUSING AND BUILDINGS

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New York 7

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

AUTHORIZATION OF OWNER—MULTIPLE DWELLING

NOTICE—This Application must be TYPEWRITTEN

ALT. APPLICATION 1265 19 53 BLOCK 468 LOT 54

LOCATION 215 East 12th Street 225'-0" from North East corner 3rd Ave. and East 12th St.
House Number Street Distance from Nearest Corner Borough Manhattan

Raymond E. C. Graunke states that he resides

at 215 East 12th Street Borough of Manhattan

City of New York State of New York; that he is Sole Owner

of all that certain piece or lot of land situated in the Borough of Manhattan in the City of New York, and located on the North side of East 12th Street and known as No. 215 on said street; that the said multiple dwelling will be altered or constructed in accordance with the annexed specifications and plans submitted herewith for the approval of the Department of Housing and Buildings; that the work will be supervised by Licensed Architect, Professional Engineer or a Superintendent of Construction who has had ten years' experience supervising building construction; and that

Lucien David, licensed architect, of 23 East 67th Street, Borough of Manhattan, City of New York

is duly authorized by said owner to make application in said owner's behalf for the approval of such specifications and plans in compliance with Chapter 713 of the Laws of 1929 Zoning Resolution, Administrative Code and other Laws, Rules and Regulations applicable to the Construction and Use of Multiple Dwellings.

He further says that the full names and residences, street and number, of the owner or owners of the said land, and of every person having an interest in said premises and projected multiple dwelling either as owner, lessee, or otherwise, as required by Section 300 of the Multiple Dwelling Law, are as follows: (If a corporation, give full name and address of at least two officers.)

Raymond E. C. Graunke Co-Owner No. 215 East 12th Street, New York 3, NY.
Name and Relationship to premises Address

Edward G. Mochel Co-owner No. R.F.D. #2, Box 18, Macks Creek, Missouri
Name and Relationship to premises Address

Name and Relationship to premises No. Address

Raymond E. C. Graunke
Signature of Owner

DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF MANHATTAN, CITY OF NEW YORK

No. **46936**
Date **February 11, 1957**

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. **36273**

To the owner or owners of the building or premises:

THIS CERTIFIES that the new—~~altered~~—~~existing~~—building—premises located at
215 East 12th Street

Block **460** Lot **54**

, 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.— **1265-1953** Construction classification— **Class 3 nonfireproof**
Occupancy classification— **Mult. Dwell.** . Height **5 1/2** stories, **17** feet.
Date of completion— **February 5, 1957** . Located in **Residence** Use District.
B Area **1 1/2** . Height Zone at time of issuance of permit **1434-1954**

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.
Basement	40				One (1) apartment.
1st story	40				One (1) apartment.
2nd story	40				Two (2) apartments.
3rd story	40				One (1) apartment.
Sprinkler system approved by Fire Department February 24, 1948. Fuel Oil installation approved by Fire Department January 20, 1954. Sec. 6.1.2.3 sub-A Building Code, C.26-273.0 Adm. Code "Prior to the occupancy of a structure erected or altered after January 1, 1933, 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." THIS CERTIFICATE SHALL ALSO BE CONSIDERED A CERTIFICATE OF COMPLIANCE OR CONFORMANCE UNDER SECTION 301 OF THE BUILDING LAW.					

Joseph E. Bernier
Borough Superintendent