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	<p>Prudon & Partners LLP</p> <p>Return to Firm Directory</p> <p>Prudon & Partners LLP</p> <p>135 West 70th Street New York, NY 10023 Tel: 212-721-9502 Fax: 212-721-9504 t.prudon@prudonandpartners.com</p> <p>Inquiries Theodore Prudon t.prudon@prudonandpartners.com</p> <p>Firm established: 2000</p> <p>Staff Architects: 3 Interior Designer: 1 Administration: 1 Other: 1 Total: 6</p> <p>Example Projects: Madison Divine Presbyterian Church Day School, NY, NY; University of Puerto Rico, San Juan, PR; Adirondack Transit Company, Saratoga</p> <p>Type of work:</p> <ul style="list-style-type: none"> • Educational Facilities • Historic Preserv./Restoration • Housing (Single Family) • Institutional Facilities • Office Building/Commercial • Religious Facilities <p style="text-align: right;">Last edited: 2005-05-23 Edit firm information</p>

BUREAU OF BUILDINGS
BOROUGH OF MANHATTAN, CITY OF NEW YORK

C. **CERTIFICATE OF OCCUPANCY No. 191⁷**

THIS CERTIFIES that the building located on Block 1588 Lot 24
 known as 921-923 Madison Ave.
 47' front.

conforms substantially to the approved plans and specifications of H. P. Application No. 1 191⁶
 and to all the requirements of the BUILDING CODE AND BUILDING ZONE RESOLUTION of the City of New York
 for a fireproof, cellar and 7 story Church House.

and that the several floors may sustain the live loads, accommodate the number of persons, and be occupied as follows:

FLOORS	Live Load per Square Foot in POUNDS	Number of PERSONS	OCCUPANCY
1st Floor & 4th to 7th Fls.	75		CHURCH HOUSE AND DWELLING FOR NOT MORE THAN 2 FAMILIES.
2d & 3d Floors	100		GYMNASIUM.

NO VIOLATIONS PENDING

E. McWhitt
 4/1/17

This certificate is issued to **Madison Ave. Presbyterian Church,**
 owners **921 Madison Ave.**
 of the aforesaid building, address

in accordance with the provisions of Section 5, Article 1, Chapter 5 of the Code of Ordinances of the City of New York, and Chapter 503, Section 411-a of the Greater New York Charter.

DATED **June 1, 1917.**

Superintendent of Buildings *[Signature]*

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

No. **38830**

Date **March 24, 1948**

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. **397-17**

To the owner or owners of the building or premises:

THIS CERTIFIES that the ~~new~~—altered—existing—building—premises located at
921-923 Madison avenue

Block **1388** Lot **21**

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 1**

~~NEW YORK~~ or Alt. No.— **1127-1947**

Construction classification—**Fireproof**

Occupancy classification— **Public Building** . Height **7** stories, **112' 8"** feet.

Date of completion— **January 14, 1948** . Located in **Restricted Retail** District.

B Area **1 1/2** . Height Zone at time of issuance of permit **1555-47**

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	
Sub-cellar on ground					Boiler room and storage
Basement	75			40	Swimming pool, Bowling Alleys, and Billiard tables.
1st story	75			6	Coat room, Offices and Lobby.
2d story	100			75	Gymnasium, Office, and Class rooms.
Mezzanine	100			100	(Balcony, Offices, Locker room and store room.
	40				
3d story	75 & 100			100	Gymnasium. Class rooms.
Mezzanine	75				Class rooms.
4th story	75			100	Club and Class rooms.
5th story	75			100	Class rooms.
6th story	60 & 100	50	50	100	Class room and Reading room.
7th story	40				Two (2) apartments
Roof Garden	100				

Fire Alarm and Standpipe installations approved by Fire Department March 22, 1948

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 Housing and Buildings at this time; that Section 646F of the New York City Charter has been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent, and that, so long as the building is not altered, except by permission of the Borough Superintendent, the existing use and occupancy may be continued.

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

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