

premises, wall, platform, staging or flooring, either as owner, lessee, or in any representative capacity, are as follows:

NAMES AND ADDRESSES

Owner Tobias Leonard Corp., 193 East 4th Street, NYC.

Lessee \_\_\_\_\_

Architect Herman Kron, 63 Park Row, NYC.

Superintendent \_\_\_\_\_

The said land and premises above referred to are situate, bounded and described as follows, viz.: BEGINNING at a point on the N side of E. 4th St.

distant 100 feet East

from the corner formed by the intersection of

East 4th St. and Av. A running thence E. 24'-10" feet; thence W. 24'-10" feet; thence

N. 96'-2" feet; S. 96'-2" feet;

to the point or place of beginning, being designated on the map as Block No. 400

(SIGN HERE)

Sworn to before me, this

day of August, 1936



NOTE: If Building is a Multiple Dwelling the following authorization is required.

AUTHORIZATION OF OWNER

Samuel Zwerdling of Tobias Leonard Corp. DEPOSES AND SAYS: That he resides at 172 East 4th Street Borough of Manhattan City of NY State of NY; that he is PRESIDENT FOR 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 4th Street, 100 feet East of Ave. A

and known as No. 193 on said street; that the multiple dwelling proposed to be upon said premises will be constructed in accordance with the annexed specifications and plans submitted herewith for the approval of the Department of Buildings, and that Herman Kron is duly authorized by said owner to make application in said owner's behalf in compliance with Chapter 713 of the Laws of 1929 for the approval of such specifications and plans.

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:

Tobias Leonard Corp. (Name) No. 193 East 4th Street (Address) as Owner (Relation to premises)

Samuel Zwerdling (Name) No. 172 East 4th St., NYC. (Address) as PRESIDENT (Relation to premises)

Kate Zwerdling (Name) No. 172 East 4th Street, NYC (Address) as TREAS (Relation to premises)

Samuel Zwerdling Signature

DEPARTMENT OF BUILDINGS  
BOROUGH OF  
CITY OF NEW YORK

No work under this application shall be started in connection with foundations until the soil has been examined and its bearing capacity approved by the Commissioner of Buildings.

E: All elevations and grades for curbs and sidewalks must be obtained from the Commissioner of Public Works.

RECEIVED



DEPARTMENT OF BUILDINGS  
BOROUGH OF Manhattan  
1937

DEPARTMENT OF BUILDINGS

CITY OF NEW YORK

MANHATTAN  
Municipal Bldg.  
Manhattan

BROOKLYN  
Municipal Bldg.  
Brooklyn

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

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

RICHMOND  
Boro Hall  
St. George, 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 TO BUILD

PERMIT No. 193 7 Application No. 2713 193 6

LOCATION 193 East 4th St BLOCK 400 LOT 61

WARD VOL

Jan 15, 1937  
New York City 193

To the Commissioner of Buildings:

Application is hereby made for a PERMIT to perform the entire 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 Ins Fund WCY 139175  
exp. Oct 10 1937

STATE, COUNTY AND CITY OF NEW YORK } ss.: Louis Zwerdling  
Typewrite Name of Applicant

being duly sworn, deposes and says: That he resides at Number 5117- 11th Ave. in the Borough of Manhattan in the City of N.Y., in the County of N.Y. in the State of N.Y., that he is contractor for

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 Manhattan, City of New York aforesaid, and known and designated as Number 193- East 4th St

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 Tobias Leonard Corp. (Name of Owner or Lessee)

and that Louis Zwerdling 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) Louis Zwerdling  
Sworn to before me, this 5 day of Jan 1937

Satisfactory evidence has 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 entire work described in the above numbered application and the accompanying plans.

EXAMINED AND RECOMMENDED FOR APPROVAL ON Jan 15 1937, 1937  
John F. McNamee  
Inspector

THE CITY OF NEW YORK  
 DEPARTMENT OF BUILDINGS ORIGINAL

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"

DEPARTMENT OF BUILDINGS

891

/63

JUL 16 1963

BLOCK 400 LOT 61

CONSULT WITH DEPARTMENT REGARDING ANY  
 ADDITIONAL PERMIT REQUIREMENTS  
 UNDER C19-161.0 ADMINISTRATIVE CODE.

LOCATION 193 East 4th Street north side 100 feet East of Ave. "A" Man  
 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 notice of partial disapproval, i  
 Any permit issued under

77.0.)  
 Licensed Architect, Professional Engineer or by a Superintendent of Construction  
 e supervising building construction and who has been properly qualified. (Adm.

Work under  
 will be filed with  
 has been obtained

EXAMINED AND RECOMMENDED  
 FOR APPROVAL

2 196

states that he resides at  
 in the Borough  
 in the State of

Joseph Bitter  
 (Typewrite Name)  
 171 Madison Ave.  
 Man. ; in the City of New York

; that he is making this application for the approval of.....  
 and  
 (Architectural, Structural, Mechanical, Etc.)  
 specifications herewith submitted and made part hereof.

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

Applicant further states that he is duly authorized by Tobias Leonard Corp.  
 (Name of Owner)

who is the owner in fee of all that certain lot, piece or par  
 made a part hereof, to make application for the approval  
 elevator or plumbing work (if any) and amendments the hereto and  
 and plans,

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  
 (If a corporation, name and address of at least two  
 te r r

Les

Arc

Eng

Superintendent

Address

That the said land and premises above referred to are situated, bounded and described as follows:

(NOTE—See diagram below)

BEGINNING at a point on the North side of East 4th St.  
distant 100 feet East from the corner formed by the intersection of  
Ave. "A" and East 4th St.  
running thence East 24'-10" feet; thence North 96'-2" feet;  
(Direction) (Direction)  
thence West 24'-10" feet; thence South 96'-2" feet;  
(Direction) (Direction)  
to the point or place of beginning, being designated on the map as  
Block No. 400 Lot No. 61

(SIGN HERE)

*[Handwritten signature]*



Applicant

Attest Seal of Registered Architect or Professional Engineer Here.

AUTHORIZATION OF OWNER: I hereby state that I have authorized the applicant to file this application for the work specified herein.

*Kate Zverling*  
(Signature of Owner or Officer of Corp.)

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.

Above Block and Lot Verified \_\_\_\_\_ 19\_\_\_\_

Department of \_\_\_\_\_

House Number \_\_\_\_\_ Dated \_\_\_\_\_ 19\_\_\_\_

Bureau of \_\_\_\_\_

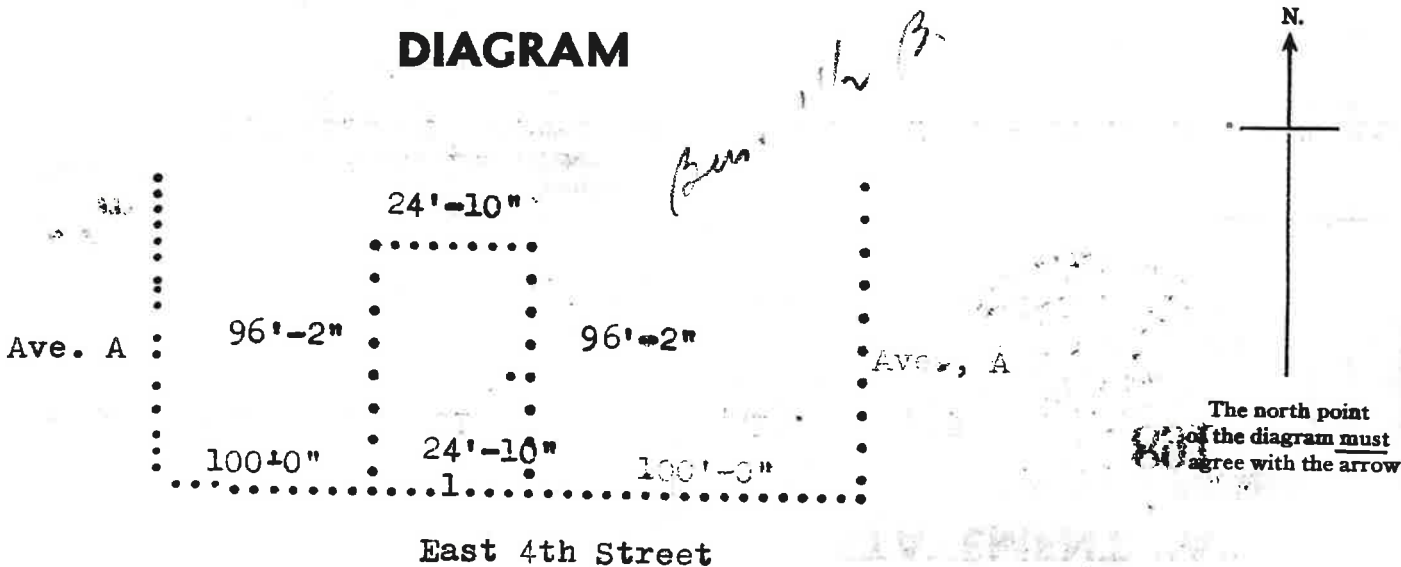
PLOT DIAGRAM must be drawn to indicated scale, showing the correct street lines from the city plan; the plot to be built upon in relation to the street lines and the portion of the lot to be occupied by the building; the legal grades and the existing grades, properly identified, of streets at nearest points from the proposed buildings in each direction; the House numbers and the Block and Lot numbers. Obtain this data from Bureau of Sewers and Highways and the Tax Department or consult Plan Desk in each Borough as to where data is available. Show dimensions of lot, building, courts and yards.

Status of Street: private— ; public highway— ; other  
The legal width of \_\_\_\_\_ is \_\_\_\_\_ ft.; sidewalk width should be \_\_\_\_\_ ft.  
The legal width of \_\_\_\_\_ is \_\_\_\_\_ ft.; sidewalk width should be \_\_\_\_\_ ft.

The street lines as shown in the diagram are substantially correct. Proposed changes in street lines and grades, if any, are indicated in red. The legal grades and the existing grades are indicated on the diagram thus: Legal Grade, 25.00. Existing, 24.00.

Dated \_\_\_\_\_ 19\_\_\_\_ Bureau of \_\_\_\_\_

### DIAGRAM



The north point of the diagram must agree with the arrow





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

Installing convenience stair between existing 1st floor store and existing office above on 2nd floor, all as shown on plans filed herewith. A new Cert. of Occ. is not required.

(5) Size of Existing Building:

At street level 24'-10" feet front 54'-0" feet deep 24'-10" feet rear
At typical floor level same feet front same feet deep same feet rear
Height 5 stories 52'-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 stories feet

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

(7) Estimated Cost of Alteration: \$1000.00 as per 6/15/05 de
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 3 tons

(10) State what disposition will be made of waste and sewage (Public sewer, Private sewer, Cesspool, etc.) 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.)

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? no Length feet.
Will any other miscellaneous temporary structures be required? no
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.





ALT 102901344

# CERTIFICATE OF OCCUPANCY

BOROUGH MANHATTAN

DATE: **JAN 02 2003** NO. 102901344

This certificate supersedes C.O. NO

ZONING DISTRICT R7-2

THIS CERTIFIES that the ~~xxx- altered- xxx- building- premises~~ located at

193 EAST 4TH STREET

Block 400 Lot 61

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	LIV. LOAD LBS PER SQ FT	MAXIMUM NO OF PERSONS PERMITTED	ZONING DISTRICTS OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
CELLAR	OG		.50		2	RES	BOILER, METER, LAUNDRY ROOMS (1) REC. ROOM IN CONJUNCTION TO APARTMENT ABOVE
1ST FLOOR	40		.50	2	6	CO-MM. RES	(1) STORES, (1) .50 APARTMENTS
2ND FLOOR	40		2	4	2	RES	(2) APARTMENTS
3RD FLOOR	40		2	4	2	RES	(2) APARTMENTS
4TH FLOOR	40		2	4	2	RES	(2) APARTMENTS
5TH FLOOR	40		2	4	2	RES	(2) APARTMENTS
6TH FLOOR	40		2	4	2	RES	(2) 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**  
M.G. THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE

\_\_\_\_\_  
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 West side of Adam Clayton Powell  
distant 4.05' West feet from the corner formed by the intersection of  
Adam Clayton Powell and West 137th Street  
running thence W. 180 feet; thence N. 990.92 feet;  
thence E. 180 feet; thence S. 990.92 feet;  
thence feet; thence feet;  
thence feet; thence feet;  
to the point or place of beginning.

NEW YORK ALT. No. 102958122 DATE OF COMPLETION 10/30/02 CONSTRUCTION CLASSIFICATION Class 3  
BUILDING OCCUPANCY GROUP CLASSIFICATION Res. HEIGHT 5 STORIES, 55 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 OR RESTRICTIONS:  
BOARD OF STANDARDS AND APPEALS CAL. NO. \_\_\_\_\_  
CITY PLANNING COMMISSION CAL. NO. \_\_\_\_\_  
OTHERS: