

CITY OF NEW YORK
DEPARTMENT OF HOUSING AND BUILDINGS

MANHATTAN
Municipal Bldg.,
New York 7

BROOKLYN
Municipal Bldg.,
Brooklyn 2

BRONX
1932 Arthur Avenue
Bronx 57

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

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

AFFIDAVIT

NOTICE—This Affidavit must be TYPEWRITTEN and filed in QUADRUPPLICATE, and one copy sworn to by Applicant. If Elevator or Plumbing Applications are filed herewith, one affidavit is sufficient for all.

APPLICATION No. 336, 1954 BLOCK 440 LOT 34

LOCATION 203 Avenue A, W.S. 77'6" South of 13th. Street
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if no further action is taken thereon within one year after notice of partial disapproval, it shall be automatically withdrawn.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 JUN 15 1954 Paul W. Pugliese Examiner
APPROVED JUN 15 1954 Borough Superintendent

STATE OF NEW YORK
COUNTY OF New York }
Richard Shutkind
(Typewrite Name)

being duly sworn, deposes and says: That he resides at 147 Fourth Ave.
in the Borough of Manhattan; in the City of New York;
in the State of New York; that he is making this application for the approval of
Arch. & Structural plans and specifications herewith submitted and made part hereof.

Deponent further says that he has personally supervised the preparation of such
Arch. & Structural plans and that to 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.

Deponent further says that he is duly authorized by Vincenzo Drago
(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.

Deponent further says 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 Vincenzo Drago Address 203 Ave. A., N.Y.C.
(If a corporation, give full name and address of at least two officers.)

Lessee Address
Architect Richard Shutkind Address 147 Fourth Ave. N.Y.C.
Engineer Address
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 West side of Avenue A distant 77'6" feet South from the corner formed by the intersection of 13th. Street and Avenue A

running thence South 25'9" (Direction) feet; thence West 100' (Direction) feet;

thence North 25'9" (Direction) feet; thence East 100' (Direction) feet;

to the point or place of beginning, being designated on the map as

Block No. 440 Lot No. 34

(SIGN HERE) Richard Shutkind Applicant

Affix Seal of Registered Architect or Professional Engineer Here.



Sworn to before me, this 2nd day of March 1954

Ruth Dorrmann  
Notary Public or Commissioner of Deeds

NOTE:—If building is a Multiple Dwelling, authorization of owner is required on Form 95.

RUTH DORRMANN  
Commissioner of Deeds, N.Y.  
Kings County Clerk  
Commission Expires April 22, 1954

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

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

House Number \_\_\_\_\_ Dated \_\_\_\_\_ 19\_\_\_\_ Bureau of \_\_\_\_\_

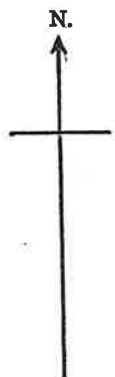
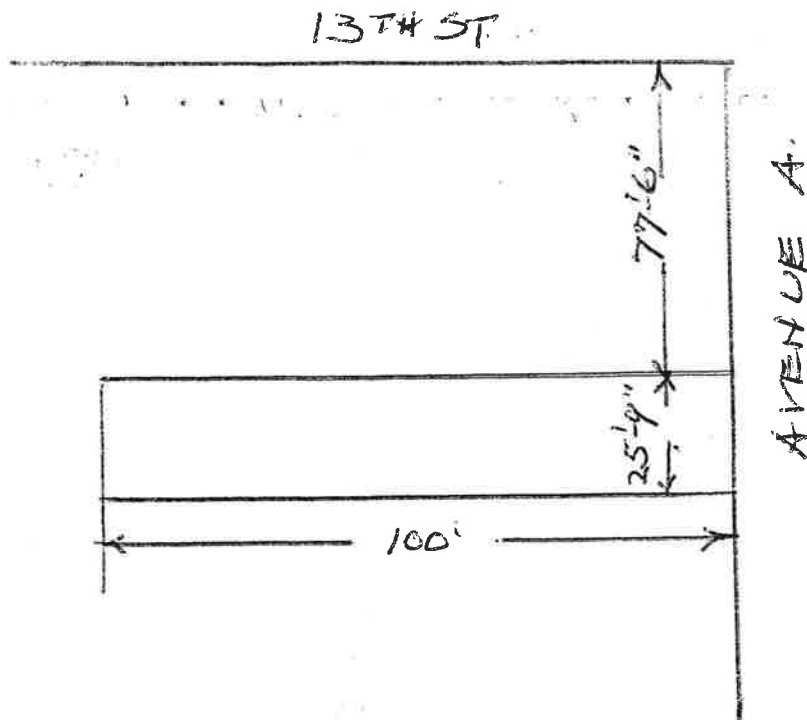
PLOT DIAGRAM must be drawn to indicated scale, showing the correct street lines from the city plan; the plot to be built upon in relation to the street lines and the portion of the lot to be occupied by the building; the legal grades and the existing grades, properly identified, of streets at nearest 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



**CITY OF NEW YORK  
DEPARTMENT OF HOUSING AND BUILDINGS**

**ALTERED BUILDING**

NOTICE—This Application must be TYPEWRITTEN and filed in QUADRUPPLICATE

**ALT. No.** 336 1954 **BLOCK** 440 **LOT** 34

**LOCATION** 203 Avenue A, W.S. 77'6" South of 13th. Street (Rear House)  
5.28.54 P.M.P. House Number, Street, Distance from Nearest Corner and Borough

**ZONING: USE DIST.** Local Retail **HEIGHT DIST.** 1 1/2 **AREA DIST.** B

Initial fee payment—Amount \$ For Fee on License List for F. Bldg. 1st Receipt No. \_\_\_\_\_  
 Date 3-2-54 Cashier [Signature]

2nd payment of fee to be collected before a permit is issued—Amount \$ \_\_\_\_\_  
 Verified by \_\_\_\_\_ Date \_\_\_\_\_  
 2nd Receipt No. \_\_\_\_\_ Date \_\_\_\_\_ Cashier \_\_\_\_\_

EXAMINED AND RECOMMENDED JUN 15 1954  
 FOR APPROVAL ON 5 28 1954 Paul W. Pyle Examiner. 6/15/54  
 APPROVED JUN 15 1954 19 \_\_\_\_\_ Borough Superintendent.

**SPECIFICATIONS**

- (1) Classification of Buildings to be Altered. (NOTE—See C26-238.0) Brick Non F.P.
- (2) Any other buildings on lot or permit granted for one? Yes  
 Is building on front or rear of lot? Rear
- (3) Use and Occupancy. Class A Multiple Dwelling  
 (NOTE—If a multiple dwelling, authorization of owner must be filed)  
 A new C of O (~~will~~) (will not) be required. P.M.P.

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			Storage							No
1st.	2	4	apts.							change
2nd.	2	4	"							of
3rd.	2	4	"							
4th.	2	4	"							Occupancy

NO CERTIFICATE OF PERMIT REQUIRED  
 DEPARTMENT OF HOUSING AND BUILDINGS  
 10 0712

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

To erect stud plaster partitions forming one new water closet compartment on 1st. 2nd. 3rd. & 4th. floors as shown on plans.

(5) Size of Existing Building:

At street level	25'9"	feet front	27'	feet deep	25'9"	feet rear
At typical floor level	25'9"	feet front	27'	feet deep	25'9"	feet rear
Height <sup>1</sup>	4	stories	40'	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>2</sup>	sq. ft.
Total Height <sup>3</sup>	Additional Cubic Contents <sup>4</sup>	cu. ft.

(7) Estimated Cost of Alteration:<sup>5</sup> \$2000 for rear Bldg. + \$400 for front Bldg. = \$2400  
Estimated Cost, exclusive of extension:

(8) Is Application made to remove violations? Yes. 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.)

(11) Does this Application include Dropped Curb?

(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	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:

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.





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

Erect stud plastered partitions forming two new water closet compartments at front on 3rd, 4th and 5th floors as shown. Arrange present water closet compartments in rear on 2nd and 3rd floors, to have doors open to apartments & provide one new bathroom on each of 2nd, and 3rd floors as shown on new plans filed.

Provide alcove arches & clothes closets at front 2nd floor and clothes closets at rear on 4th and 5th floors as indicated on new plans filed.

(5) Size of Existing Building:

At street level	25'9"	feet front	48	feet deep	25'9"	feet rear
At typical floor level	25'9"	feet front	48	feet deep	25'9"	feet rear
Height <sup>1</sup>	5	stories	50	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>2</sup>	sq. ft.
Total Height <sup>3</sup>	Additional Cubic Contents <sup>4</sup>	cu. ft.

(7) Estimated Cost of Alteration:<sup>5</sup> \$4000.  
Estimated Cost, exclusive of extension:

(8) Is Application made to remove violations? Yes 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.)

(11) Does this Application include Dropped Curb?

(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	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:

Will a Sidewalk Shed be required?	Length	feet.
Will any other miscellaneous temporary structures be required?		
Fee Required	Fee Paid	19 Document No. Cashier

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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.

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DEPARTMENT OF BUILDINGS

BOROUGH OF ~~MANSATAN~~, THE CITY OF NEW YORK

No. ~~74-108~~  
Date February 10, 1961

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.

To the owner or owners of the building or premises:

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building—premises located at  
203 Avenue A— front building

Block 440 Lot 34

, 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

Alt. No.— 336-1954 Construction classification— nonfireproof

Occupancy classification— Old Law Tenement Class "A" Mult. D ell. . Height 5 stories, 50'0" feet.

Date of completion— November 10, 1960 . Located in Local Retail Use District.

B Area 1 $\frac{1}{2}$  . Height Zone at time of issuance of permit 1493-1954

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.
1st story	75	3		3	One (1) store.
2nd story					Two (2) apartments.
3rd story					Three (3) apartments.
4th & 5th stories					Four (4) apartments, on each story.

Sec. 6123 sub-4 Building Code, C.26-273.0 Adm. Code  
"Prior to the passage of this law, it was provided that after January 1, 1938, the authorized occupant of any fourth floor of said structure as stated in the certificate of occupancy shall be permanently protected under glass and maintained in such a manner as to prevent the fall of such structures."

*Thomas V. [Signature]*  
Borough Superintendent