

TG/IMcC

39-2015-21 D Form 108

Plan No. **Alt. 654/23** 192

TENEMENT HOUSE DEPARTMENT

OF  
THE CITY OF NEW YORK

MANHATTAN, MUNICIPAL BLDG.,  
CENTRE AND CHAMBER STS.  
THE BRONX, 559-561 EAST TRE-  
MONT AVE.  
BROOKLYN, 503 FULTON ST.

Borough of **Manhattan**

THE CITY OF NEW YORK, **10/25/23** 192

To **Irving Kudroff,**  
**118 East 28th St., Manhattan**  
(Address)

DEAR SIR: The plans and specifications submitted by you for the **alteration**  
of \_\_\_\_\_ tenement house \_\_\_\_\_ located at **193 Second Avenue**  
\_\_\_\_\_ have been disapproved this day for the following  
reasons.

1. **Safe landing place must be had for sliding drop ladder.**  
**NOTE: According to records, ladder is located over an open area.**
2. **New fire escapes must conform to the Rules and Regulations**  
**of this Dept. dated 4/1/20. and amended T.H.L. 5/24/23.**

OC 1 25 1923

*Shonack*  
Plan Examiner

Yours respectfully,  
*Frank ...*  
Tenement House Commissioner

By *M. ...*

**Disapproved amendments are rejected in their entirety. A subsequent amendment, filed to meet the objections, must also contain all items proposed in the original amendment not specifically disapproved.**

Form 104

TG/KLC

39-2093-23-H.S.

Tenement House Department  
of The City of New York

3

MUNICIPAL BUILDING  
Centre and Chambers Streets 503 FULTON STREET 559-61 EAST TREMONT AVE.  
BOROUGH OF MANHATTAN BOROUGH OF BROOKLYN BOROUGH OF THE BRONX

NEW YORK, 10-29-23, 192.....

To the Superintendent of Buildings,

Borough of Manhattan  
OF THE CITY OF NEW YORK

DEAR SIR:

Received OCT 30 1923

Plans and specifications  
have been submitted to the Tenement House Department for  
the alteration of one tenement house located at  
197 Second Avenue

Borough of Manhattan by  
Irving Kadroff, 115 E. 28th st. Man  
Architect; Address  
Astatic Realty Co. 1040 Eastern Parkway,  
Owner; Address Brooklyn

and have been approved by the Tenement House  
Department on A copy of the approved  
plans is herewith forwarded to your department.

Yours respectfully,

Tenement House Commissioner.

By

Plan No. Alt. 25-23, 192.....

OCT 29 1923

(1 part of 23) 23

# BUREAU OF BUILDINGS

## BOROUGH OF MANHATTAN, CITY OF NEW YORK

NOTICE—This Amendment must be TYPEWRITTEN and filed in TRIPLICATE

Alteration APPLICATION No. 2372 192<sup>3</sup>  
(N. B., ALT., ELEV., ETC.)

LOCATION 193 Second Ave., N.W.C. of 12th St. BLOCK 468 LOT 42

New York City October 26th 1923

TO THE SUPERINTENDENT OF BUILDINGS:

Application is hereby made for approval of the following AMENDMENT to the specifications and plans filed with the above numbered application, with the stipulation that this amendment is to become a part of the aforesaid original application and subject to all the conditions, agreements and statements therein contained.

(Signed) Irving Kudruff  
Applicant

- ✓ 1. Approval of Tenement House Department has been obtained.
- ✓ 2. Toilets for all stores are provided in rear of hall.
- ✓ 3. First floor to be posted to carry a L.L. of 120# per sq. ft. For framing see N.B. plans on file with Block 468 lot 42.
- ✓ 4. There are to be 5 men in each store.
- ✓ 5. The area and size of steel reinforcements in concrete slab is now corrected.

A certificate of occupancy will be obtained.

*2 D.P. 10/30/23*

NOTE—The applicant must not use the back of this sheet. If more space is needed, additional sheets must be used. No item must be continued over to another sheet; but each item must be complete on the sheet on which it appears. Only those items that appear above the endorsements at the bottom of the page can be considered.

EXAMINED AND RECOMMENDED FOR APPROVAL ON OCT 31 1923 192

APPROVED OCT 31 1923 192

John Hartman  
Examiner  
George S. [Signature]  
Superintendent of Buildings, Borough of Manhattan

# BUREAU OF BUILDINGS

BOROUGH OF MANHATTAN, CITY OF NEW YORK

NOTICE—This Amendment must be TYPEWRITTEN and filed in TRIPLICATE

Alteration APPLICATION No. 2372 1923  
[N. B. ALT., ELEV., ETC.]

LOCATION 193 Second Ave. BLOCK LOT

New York City Dec. 4th 1923 192

To THE SUPERINTENDENT OF BUILDINGS:

Application is hereby made for approval of the following AMENDMENT to the specifications and plans filed with the above numbered application, with the stipulation that this amendment is to become a part of the aforesaid original application and subject to all the conditions, agreements and statements therein contained.

(Signed) Ivring Kudroff  
Applicant

To alter present vestibule by setting new steel beams and concrete arches. To set new steel column in place of present pier at North side of entrance.

*2 D.P. 12/10/23  
Note Approval of T.M.D. plan old to  
file.*

NOTE—The applicant must not use the back of this sheet. If more space is needed, additional sheets must be used. No item must be continued over to another sheet; but each item must be complete on the sheet on which it appears. Only those items that appear above the endorsements at the bottom of the page can be considered.

12/15/23

EXAMINED AND RECOMMENDED FOR APPROVAL ON 1923 192

APPROVED DEC. 13 1923 192

John Hartman  
Examiner  
Charles Brady  
Superintendent of Buildings, Borough of Manhattan

## BUREAU OF BUILDINGS

BOROUGH OF MANHATTAN, CITY OF NEW YORK

NOTICE—This Application must be TYPEWRITTEN and filed in TRIPPLICATE.  
 "SPECIFICATIONS—SHEET A" (Form 152) must be filed with EVERY Alteration Application.  
 "SPECIFICATIONS—SHEET B" (Form 158) must be filed, in addition, in case the building is to be raised in height or occupancy changed so as to increase floor loads, or if building is to be enlarged on one side.

ALT. APPLICATION No. 2372 192 BLOCK 468 LOT 42

LOCATION 193 Second Ave., N.W.C. 12th St.

Examined 192 Examiner

### SPECIFICATIONS—SHEET A

- (1) NUMBER OF BUILDINGS TO BE ALTERED One  
 Any other building on lot or permit granted for one? no
- (2) ESTIMATED COST OF ALTERATION: \$ 2000.
- (3) OCCUPANCY (in detail):  
 Of present building Stores and tenement above  
 Of building as altered same
- (4) SIZE OF EXISTING BUILDING:
- |                        |   |            |     |           |
|------------------------|---|------------|-----|-----------|
| At street level        | <input checked="" type="checkbox"/> 61'3" | feet front | 73' | feet deep |
| At typical floor level | 61'3"                                     | feet front | 73' | feet deep |
| Height                 | 8   | stories    | 75' | feet      |
- (5) SIZE OF BUILDING AS ALTERED: same
- |                        |  |            |  |           |
|------------------------|--|------------|--|-----------|
| At street level        |  | feet front |  | feet deep |
| At typical floor level |  | feet front |  | feet deep |
| Height                 |  | stories    |  | feet      |
- (6) CHARACTER OF CONSTRUCTION OF PRESENT BUILDING: ordinary  
 [Frame, Ordinary or Fireproof]
- (7) NUMBER OF OCCUPANTS (in each story of building as altered, giving males and females separately in the case of factories):  
 No Change of occupancy, No increase in the number of people.  
 No Manufacturing.
- (8) STATE GENERALLY IN WHAT MANNER THE BUILDING WILL BE ALTERED:  
 Propose to remove the lower portion of the front wall and set new new girder and column to support the ~~the~~ upper portion thereof.  
 To divide the corner store into two. To remove the portico on the Second Ave. front, same being within the building line.

TENEMENT HOUSE DEPARTMENT  
OF  
THE CITY OF NEW YORK

a.3d

**IMPORTANT NOTICE:** This amendment must be typewritten and filed in triplicate--quadruplicate if the plan has been approved--and SIGNED personally by the architect (or applicant). Disapproved amendments are rejected in their entirety. A subsequent amendment, filed to meet the objections, must contain all items not specifically disapproved in the rejected amendment.

Manhattan Office  
MUNICIPAL BUILDING  
Centre and Chambers Sts.

Bronx Office  
559-61 EAST TREMONT AVENUE

Brooklyn Office  
503 BULTON STREET

TENEMENT HOUSE DEPARTMENT  
RECEIVED  
DEC 4- 1923  
\*PLAN CLERK\*

BUREAU OF BUILDINGS  
OF THE CITY OF NEW YORK  
Received DEC - 8 1923  
FOR THE BOROUGH OF MANHATTAN

Borough of Manhattan  
New York, 1923

Amendment to Plans and Application No. Alteration 654/23 192

Location 193 Second Ave., N.Y.C. of 12th St.

Application is hereby made for approval of the following amendment to the above numbered application, with the stipulation that this amendment is to become a part of the aforesaid original application and subject to all the conditions, agreements and statements therein contained.

**Present vestibule to be altered to contain steps from different floor levels. Temporary steps and platforms will be provided.**

*alt 23 7/23*  
*alt 23 8/19*  
DEC 7 - 1923 192

THIS IS TO CERTIFY THAT THIS AMENDMENT  
and plans HAS BEEN SUBMITTED TO THE  
TENEMENT HOUSE DEPARTMENT  
AND IS HEREBY APPROVED

*Frank Shuman*  
*M. C. Robertson*  
PER *[Signature]*

DO NOT WRITE BEYOND THESE LINES

*Irving Kudruff*  
Signature of Applicant

3971

**BUREAU OF BUILDINGS**

**BOROUGH OF MANHATTAN, CITY OF NEW YORK**

**CERTIFICATE OF OCCUPANCY No. 8024 1924**

**EVC**

Supersedes Certificate of Occupancy No.

To the owner or owners of the building: New York **May 3 1924**

THIS CERTIFIES that the building located on Block **468**, Lot **42** known as **193 Second Avenue 617 1/2 front**

under a permit, Application No. **2372 Alt. of 1923**, conforms to the approved plans and specifications accompanying said permit and any approved amendments thereto, and to the requirements of the building code and all other laws and ordinances and to the rules and regulations of the board of standards and appeals, applicable to a building of its class and kind, except that in the case of a building heretofore existing and for which no previous certificate of occupancy has been issued and which has not been altered or converted since March 14, 1916, to a use that changed its classification as defined in the building code, this certificate confirms and continues the existing uses to which the building has been put; and

CERTIFIES FURTHER that the building is of **non-fireproof** construction within the meaning of the building code and may be used and occupied as a **business-residence** building as hereinafter qualified, in a **business** district under the building zone resolution, subject to all the privileges, requirements, limitations, and conditions prescribed by law or as hereinafter specified.

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
<b>Cellar</b>					<b>Storage</b>
<b>1st Floor</b>	<b>120</b>			<b>5 each</b>	<b>Stores and tenement</b>
<b>2nd to 8th Floor</b>	<b>40 on each floor</b>				<b>Tenement</b>

This certificate is issued to **Irving Kadroff, Agent 118 East 28th St, City** for the owner or owners.

**DEPARTMENT OF HOUSING AND 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** Borough Hall, St. George, S. I.

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

**ALTERED BUILDING**

ALT. APPLICATION No. **737** <sup>1344</sup> **194** BLOCK **468** LOT **12**

LOCATION 193-5 Second Avenue N.W.C. 239 East 12th Street

DISTRICT (Under Building Zone Resolution) USE **Business** HEIGHT **1 1/2** AREA **B**

EXAMINED AND RECOMMENDED

FOR APPROVAL ON 7-26-1944

1944

*J. Joseph J. Draper*  
 M. B. absent

Examiner.

APPROVED 194

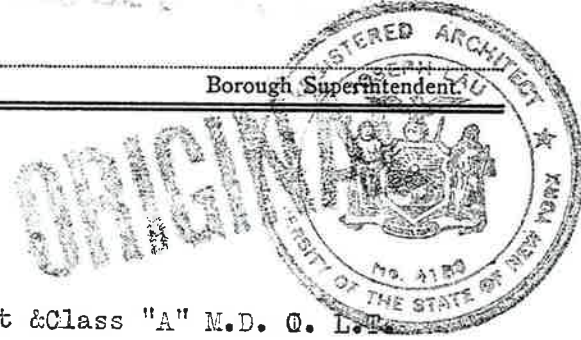
Borough Superintendent

**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: \$ **50.00**

(3) PROPOSED OCCUPANCY: **Stores, Electrolysis Treatment & Class "A" M.D. O. L.**  
 (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			
<b>Cellar</b>			Storage & Boiler	Ground						Storage & Boiler
<b>1st</b>			Stores & Apartment	120						Stores, Electrolysis & Apt.
<b>2nd</b>			Apartments							Apartments
<b>3rd</b>			"							"
<b>4th</b>			"							"
<b>5th</b>			"							"
<b>6th</b>			"							"
	See C. O. #8024-1924									

(4) SIZE OF EXISTING BUILDING:  
 At street level **61'-3"** feet front **73'-0"** feet deep **61'-3"** feet rear  
 At typical floor level **61'-3"** feet front **73'-0"** feet deep **61'-3"** feet rear  
 Height<sup>1</sup> **6** stories **75'-0"** feet

(5) SIZE OF BUILDING AS ALTERED:  
 At street level **Same** feet front **No** feet deep **Change** feet rear  
 At typical floor level **Same** feet front **No** feet deep **Change** feet rear  
 Height<sup>1</sup> **6** stories **75'-0"** feet

If volume of building is to be increased, give the following information:

(6) AREA<sup>2</sup> OF BUILDING AS ALTERED: At street level **Total floor area<sup>2</sup>** sq. ft.

(7) TOTAL HEIGHT<sup>3</sup> **Cubic Contents<sup>4</sup>** cu. ft.

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 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.)



(8) CHARACTER OF PRESENT BUILDING:

Frame—		Fire-Protected—
Non-fireproof—	Ordinary brick	Metal—
Fireproof—		Heavy Timber—

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

Install metal ceiling over one front room in apartment at north end of premises for use as an Electrolysis Treatment Room.

All as per plan filed herewith.

No structural change. No change elsewhere in building.

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:

(Proper form must be filed)

Standpipe:.....

Sprinklers:.....

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.

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

MANHATTAN  
Municipal Bldg.,  
Manhattan

BROOKLYN  
Municipal Bldg.,  
Brooklyn

BRONX  
Municipal Bldg.,  
Bronx

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

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

NOTICE—This Application must be TYPEWRITTEN

AUTHORIZATION OF OWNER—MULTIPLE DWELLING

PERMIT No. 19 737 BLOCK 468 LOT 42  
APPLICATION

LOCATION 193-5 Second Avenue N.W.C. 239 East 12th Street  
Betty Schmeller

states that she resides at 195 2nd Avenue 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 West side of 2nd Avenue and known as No. 193-5 on said street; that the multiple dwelling proposed to be altered 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 Joseph Lau

is duly authorized by said above 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:

Betty Schmeller, Owner No. 195 Second Avenue, New York City  
Name and Relationship to premises Address  
Name and Relationship to premises Address  
Name and Relationship to premises Address

Betty Schmeller  
Signature

ORIGINAL

3



# DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY AMENDED

BOROUGH MANHATTAN

DATE: **SEP 15 1999** NO. **117827**

ZONING DISTRICT C1-5 & R7-2

This certificate supersedes C.O. NO

THIS CERTIFIES that ~~the~~ ~~XXXX~~ ~~altered~~ ~~XXXX~~ ~~building~~ premises located at  
193 SECOND AVENUE

Block **468** Lot **XXXX**

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	LIVE LOAD LBS PER SQ FT	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
CELLAR	O.G.		1	3	2	RES	STORAGE, BOILER ROOM, SUPER'S APARTMENT
1ST FLOOR	120	5					STORES AND TENEMENT
2ND TO 6TH FLOORS	40 ON EACH FLOOR						TENEMENT
			NEW LAW TENEMENT	OLD CODE			

THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED  
WITHIN THE BUILDING IN ACCORDANCE WITH THE RULES  
OF THE DEPARTMENT PROMULGATED MARCH 31ST, 1962.

OPEN SPACE USES \_\_\_\_\_  
(SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

M.G. NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS  
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED  
THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND  
SPECIFICATIONS NOTED ON THE REVERSE SIDE.

*Roy A. ...* BOROUGH SUPERINTENDENT  
*Robert ... R.A.* COMMISSIONER

ORIGINAL  OFFICE COPY - DEPARTMENT OF BUILDINGS  COPY