

DEPARTMENT OF BUILDINGS,

NO 220 FOURTH AVENUE,

S.W. CORNER 18TH ST.,

THOMAS J. BRADY,
SUPERINTENDENT.

New York, January 5th 1895

Hon. William L. Strong,

Mayor, City of New York,

S i r ;

Your communication of the 3rd instant, enclosing letter from Mr. Ryerson Ritchie, Secretary of the Cleveland Chamber of Commerce, relative to the Building Laws of this city, was duly received; and in reply thereto would say that a copy of said Laws will be forwarded to him by this mail.

Respectfully,

T. J. Brady
Superintendent of Buildings.

DEPARTMENT OF BUILDINGS,

NR 220 FOURTH AVENUE,
S.W. CORNER 18TH ST.,

THOMAS J. BRADY,
SUPERINTENDENT.

New York, January 21st 1895.

Hon. William L. Strong,

Mayor, City of New York,

S i r :

I send you herewith (by bearer) copy of the Building
Laws of this city, in compliance with your request just received
by telephone.

Respectfully,

Thomas J. Brady
Superintendent,

M. M. D.

DEPARTMENT OF BUILDINGS,

NO 220 FOURTH AVENUE,
S.W. CORNER 18TH ST.,

THOMAS J. BRADY
SUPERINTENDENT.

M. M. D.

New York, January 22nd 1895.

Hon. William L. Strong,

Mayor, City of New York,

S i r :

Your communication of the 15th instant, concerning the alleged lack of fire escapes on the five story buildings on 34th Street between Broadway and Koster & Bial's, and enclosing letter in regard thereto from Mr. H. L. Jones, was duly received; and in reply I beg to say that during the month of March 1893 an Inspector of Buildings made an examination as to fire escapes of buildings Nos. 113, 135, 137, 139, 141 and 143 West 34th Street, Ayerigg Estate, owner. In compliance with such report, and notices thereafter issued, fire escapes were erected on said premises.

Further, during the same month, a report was made as to fire escapes on buildings Nos. 111, 115, 117, 119, 123, 125 and 127 West 34th Street, Hegemann Estate, owner; but said Estate objected to the order and requested a re-survey, which was granted. Upon said re-survey the Inspector certified that the premises as then occupied did not require fire escapes.

DEPARTMENT OF BUILDINGS,

NR 220 FOURTH AVENUE,
S.W. CORNER 18TH ST.,

THOMAS J. BRADY,
SUPERINTENDENT.

Mayor, --- 2.

New York, January 22nd 1895.

I have given orders for a re-inspection of said premises and if the reports thereon show the occupancy of said premises at the present time brings them within the scope and meaning of the fire escape law, I will cause the necessary orders to be issued.
Respectfully,

Thomas J. Brady
Superintendent of Buildings.

W. C. Z. L. S. Y. L. 7/20/2
L. C.

DEPARTMENT OF BUILDINGS,

NR 220 FOURTH AVENUE,
S.W. CORNER 18TH ST.,

THOMAS J. BRADY,
SUPERINTENDENT.

New York, Feb. 8th, 1895,

Hon. William L. Strong,
Mayor, City of New York.

S i r :

Answering your communication of the 6th instant transmitting a Resolution of the Board of Aldermen (No. 956) giving permission to Gertrude R. Waldo to place, keep and erect bay-windows on the premises south-east corner 72nd Street and Madison Avenue, I beg to report that said bay-windows are referred to in the detailed statement of specifications for new buildings (Record Nos. 1433 and 1434) submitted to this Department November 20th, 1894, and appear on the plans filed therewith. The plans were disapproved because said bay windows, if constructed as shown, would project beyond the building line. The proposed bay-windows, as far as construction is concerned, come within the requirements of the Building Laws.

I herewith return said Resolution and accompanying papers, and beg to call your attention to the fact that in the consent of Dawson & Archer for the construction of these bay-windows, accompanying Resolution mentioned, that the premises are described as being on the south-west corner of Madison Avenue and 72nd Street, whereas the Resolution above mentioned and the plans on file in this Department describe the premises at the south-

DEPARTMENT OF BUILDINGS,

NR 220 FOURTH AVENUE,
S.W. CORNER 18TH ST.,

THOMAS J. BRADY,
SUPERINTENDENT.

New York, _____

To Hon. William L. Strong-- Page 2.

east corner of said avenue and street .

Respectfully,

T. J. Brady

Superintendent of Buildings.

Resolutions
No. 956.

To the

(4)

/

DEPARTMENT OF BUILDINGS,

NO 220 FOURTH AVENUE,
S.W. CORNER 18TH ST.,



OFFICE OF ATTORNEY.

FHD

New York, Feb. 13th, 1895 .

Edward S. Hosmer, Esq.,

Dear Sir :-

You are hereby appointed Assistant Attorney
to the Department of Buildings; your appointment to take effect on the
17th day of February, 1896.

I am,

Very respectfully,

Stevenson Constable
Superintendent of Buildings.

2.

0

Very respectfully,
1896.
Buildings; your appointment
You are hereby appoint

"Well," was his reply, "outdoor exercise is good thing—a very good thing."

A delegation called on the Mayor and requested the reappointment of Thomas J. Brady as Superintendent of Buildings. Mayor Strong cut them off abruptly by saying emphatically:—

"That is one thing I would not do for any consideration. I will not reappoint him and that settles it."

~~MR. THOMAS J. BRADY.~~

Mr. Thomas T. Platt was in town last

New York, Feb. 24, 1895.

Hon. W. L. Strong,

Dear Sir:-

I clip from the Herald the following:

"Well," was his reply, "outdoor: and I in good thing—a very good thing."
A delegation called on the Mayor and requested the reappointment of Thomas J. Brady as Superintendent of Buildings. Mayor Strong cut them off abruptly by saying emphatically:—"That is one thing I would not do for any consideration. I will not reappoint him and that settles it."

The language is strong, and has a true Jacksonian ring that gives assurance to architects, builders, owners, and thousands of men engaged in the building trades that an era of honest administration is about to be inaugurated in the Department of Buildings; that the wholesale system of fraud, blackmail, persecution and petty annoyance so long practiced in that department will cease; that the herd of ignorant political miscreants who have long filled the important positions in that department will be removed and their places filled by upright men who are professionally and physically able to perform the technical duties of their appointment; that there will be no more Park Place calamities, no more Brewery collapses, and no more Hotel Royal horrors; that the building laws will be faithfully and fairly executed; that "skin builders" of the "Buddenseck" stripe will not be allowed to construct death traps all over the city; that respectable builders will not be underbid and driven out of the business by fraudulent rascals in secret partnership with the highest officers of the Department of Buildings, who allow them to build unlawful and unsafe structures; that there will be no more perjury and subornation of perjury relative to

I assure you, Mr. Mayor, that the corrupting influence of the causes of disasters where human lives have been sacrificed and widows and orphans left destitute through the connivance of department officials and the avarice and fraud of dishonest owners and "skin builders."

Mr. Mayor, allow me to congratulate you upon your determination to purge the Department of Buildings of a lot of miserable rascals who have long and mercilessly preyed upon honorable men in the building trades. These same officials have long been in silent partnership with a gang of men who make a pretence to construct buildings and supply iron and other materials for buildings to the great injury of honest owners, architects and builders, all in positive violation of law. It is almost inconceivable that the present superintendent of buildings could have the audacity to think of asking you to reappoint him. Under his administration of the department he has driven every republican and every honorable reform democrat out of the department and filled their places with a gang of Tammany blackmailers who go around demanding money from everybody in the trade. They have for years used their powerful offices to annoy and persecute builders, architects, owners, material men, mechanics and laborers in the trade who differ with them in politics and fail to divide their profits with them. How did the present superintendent acquire from \$200,000 to \$300,000 in the short time that he has been superintendent and deputy superintendent? He started with nothing. The writer knows men in the trade who have given him money and other valuables.

These persons who are making such a hurrah to

have him retained in office are either afraid to refuse to do so, or are those to whom he is constantly granting some unlawful privileges.

I assure you, Mr. Mayor, that the corrupting influence of the Department of Buildings has for many years had a most potent influence in determining the political complexion of New York City. Builders, mechanics and laborers in the building trades are completely at the mercy of its higher officials and under their control and power. Even honorable men cannot afford to sacrifice their whole life's labor by incurring their hostility. These numerous signed petitions asking for their retention go for nothing as the signers are afraid not to sign lest, in the event of the present incumbent being retained, their business will be ruined; no man in the trade dare refuse to sign unless he was positively certain of their removal. It is asserted that Brady is a man of technical ability; this is a great mistake.. He has had no technical education or training, and knows nothing about construction. Look up his record, and you will see that he worked with a brick mason when a lad, and pretend^s to be a brick mason, but masons who know him, and worked with him from childhood say that he is "no good" as a brick layer. He was then made a building inspector in the Department through political influence, where he remained until Croker made him a Deputy Superintendent. His record and reputation as an Inspector is unsavory. What opportunity has he had to become able in grand architecture? What structures has he designed? Ask him to design and calculate in your presence the stress and strain upon the members of a simple Howe Truss, and you will soon find out how much ability he has. These persons who are making such a hurrah to

have him retained in office are either afraid to refuse to do so, or are those to whom he is constantly granting some unlawful privileges.

The writer of this can point out three or four hundred buildings unlawfully constructed or altered in this city since the present superintendent and his deputies have been at the head of the department. You have done the right thing in refusing to re-appoint these men, and you will be applauded and rewarded by thousands in the trade who have been persecuted, preyed upon and held in servile bondage since these officials obtained their power for evil.

Now, Mr. Mayor, do not stop with the Superintendent. The first Deputy Superintendent is just as bad as the Superintendent, and in many respects worse. He has been an hereditary cripple since his youth, and is physically and technically incapacitated to properly perform the duties of his appointment. Like all such cripples (on account of his irresponsibility for the injury and irritating insolence he inflicts on others) he is a trickster, backbiter and cruel mischief maker, whose whole life has been devoted to low cunning which he considers a display of smartness and ability on his part.

That is the sum total of his ability, and it was a fraud upon the public to have put him in the position he occupies. He was formerly a clerk in the department, but had no technical or practical education or experience to qualify him to intelligently perform the responsible duties of a deputy superintendent of buildings. The only

training or education he ever had was the low cunning and ed to the first and second deputyships they began to con- treachery he picked up while hanging around the office of a spire to get Mr. D'Oench out, and in a very short time country Justice of the Peace, where he acted as a promoter they succeeded. Mr. D'Oench resigned in disgust. Then of litigation and a sort of lingo between the litigants. Brady was promoted to be the Superintendent and Vreeland. He then joined the Purroy party and became the "chief cook and bottle washer" of the Purroy Annual Excursion, and woe has never performed any of the important functions of his betide the poor firemen and employees of the Fire and Build- office on account of his physical disability, and his entire ing Department if they failed to buy lots of tickets to ignorance of building construction. He is an insolent, vul- the excursion at five dollars a piece. The builders and gar person whose trickery, ignorance and arrogance is ex- men in the building trades were expected to step up to the tremely disgusting to the educated architects and build- Captains's office, with a manifestation of pleasurable ardor, ers who, in the practice of their professions, must come in and pay for the packages of tickets sent them; if they did contact with him at the department. He predicates his priv- not they knew what the consequences would be. Few had the illegeto be insolent to gentlemen on account of his being hardihood to incur the wrathful influence of the higher a cripple and that, while men might spurn him, they would officers of the department which would certainly have brought hesitate to inflict corporeal punishment upon such a creat- upon them a destruction of their business through the spite- ure, notwithstanding his insolence and abuse may be almost ful vindictiveness of this same cute chap. Purroy then put beyond human endurance. Only last week the papers were fill- him in the Department as a clerk, as a reward for the dirty ed with an account of an exciting fracas he had on the Harlem work he performed. Then the law authorizing Deputy Su- Railroad cars with a builder whom he had shamefully perse- perintendents was passed, Purroy made him the Junior Deputy ed and abused in connection with a matter the builder had Superintendent of Buildings, and at the same time, Croker, pending in the Department of Buildings. If you want to at the solicitation of Mayor Grant, appointed Thomas J. learn about his capacity to properly perform the duties of Brady, who had been a very unsatisfactory building inspector his office ask him to calculate in your presence the strain in the department, to the first deputyship. Mr. D'Oench was and stress upon the members of a simple roof truss; but do then the Superintendent of Buildings. He was an educated not let him go out of your presence or he will trick you gentlemen, and the only honorable, competent man who ever by getting some competent subordinate, who fears his vin- filled the office, and had been recommended for the position dictiveness, to fix it up for him. His appointment is by Mr. Grace, who was the Mayor at the time of his ap- the responsible position is a fraud upon the community, as pointment. Immediately that Brady and Vreeland were appoint- he has not had the experience required by law to entitle

ed to the first and second deputyships they began to con-
spire to get Mr. D'Oench out, and in a very short time
they succeeded. Mr. D'Oench resigned in disgust. Then
Brady was promoted to be the Superintendent and Vreeland
was promoted to be the first deputy Superintendent. He
has never performed any of the important functions of his
office on account of his physical disability, and his entire
ignorance of building construction. He is an insolent, vul-
gar person, whose trickery, ignorance and arrogance is ex-
tremely disgusting to the educated architects and build-
ers who, in the practice of their professions, must come in
contact with him at the department. He predicates his priv-
ilege to be insolent to gentlemen on account of his being
a cripple, and that, while men might spurn him, they would
hesitate to inflict corporeal punishment upon such a creat-
ure, notwithstanding his insolence and abuse may be almost
beyond human endurance. Only last week the papers were fill-
ed with an account of an exciting fracas he had on the Harlem
Railroad cars with a builder whom he had shamefully perse-
cuted and abused in connection with a matter the builder had
pending in the Department of Buildings. If you want to
learn about his capacity to properly perform the duties of
his office ask him to calculate in your presence the strain
and stress upon the members of a simple roof truss; but do
not let him go out of your presence or he will trick you
by getting some competent subordinate, who fears his vin-
dictiveness, to fix it up for him. His appointment to
the responsible position is a fraud upon the community, as
he has not had the experience required by law to entitle

tent for fraud and political bull dozing as the Police Department ever was. Make no mistake in using the power cripple is physically incapacitated to perform his duties specially conferred upon you by law to turn out all the about the construction of buildings and the strengthening miserable creatures who have brought disgrace upon themselves, and supporting of unsafe and dangerous structures. These their party, and the people at large. the very important functions of his office have always had to be performed by some of his subordinates. If the city must needs support the fellow, let Purroy get him a small clerkship, suitable to his capacity, up in his own bailiwick beyond the Harlem.

Now, Mr. Mayor, the principal reason why these men are so particularly anxious to be retained in offices that they have used with such power and effect in obstructing the reforms that has at last dawned upon this great city, is that they fear your new appointees may expose the blackmailing methods and the hundreds of unlawful buildings erected or altered under their connivance. If you turn them all out and put new and honorable men in their places, the republicans and reformers engaged in the building trades will dare to take an interest in public affairs and it will make a difference in summing up future elections of at least ten thousand votes in favor of pure government. Do not lose sight of the fact that Brady and Vreeland have a working force of building inspectors in every district throughout the city, who report daily the political sentiments and actions of every architect, builder, material man, mechanic, and laborer. If any man is not in accord with them, they use the power of the department to annoy and harass them until the spotted men find it is not profitable to be in political opposition to those at the head of the department. This department in the hands of evil minded men is as po-

U. 944
tent for fraud and political bull dozing as the Police Department ever was. Make no mistake in using the power specially conferred upon you by law to turn out all the miserable creatures who have brought disgrace upon themselves, their party, and the people at large.

Yours Truly

William Grundy

Plan and section of baker's ovens to be constructed
beneath a tenement house at 168 Suffolk Street.

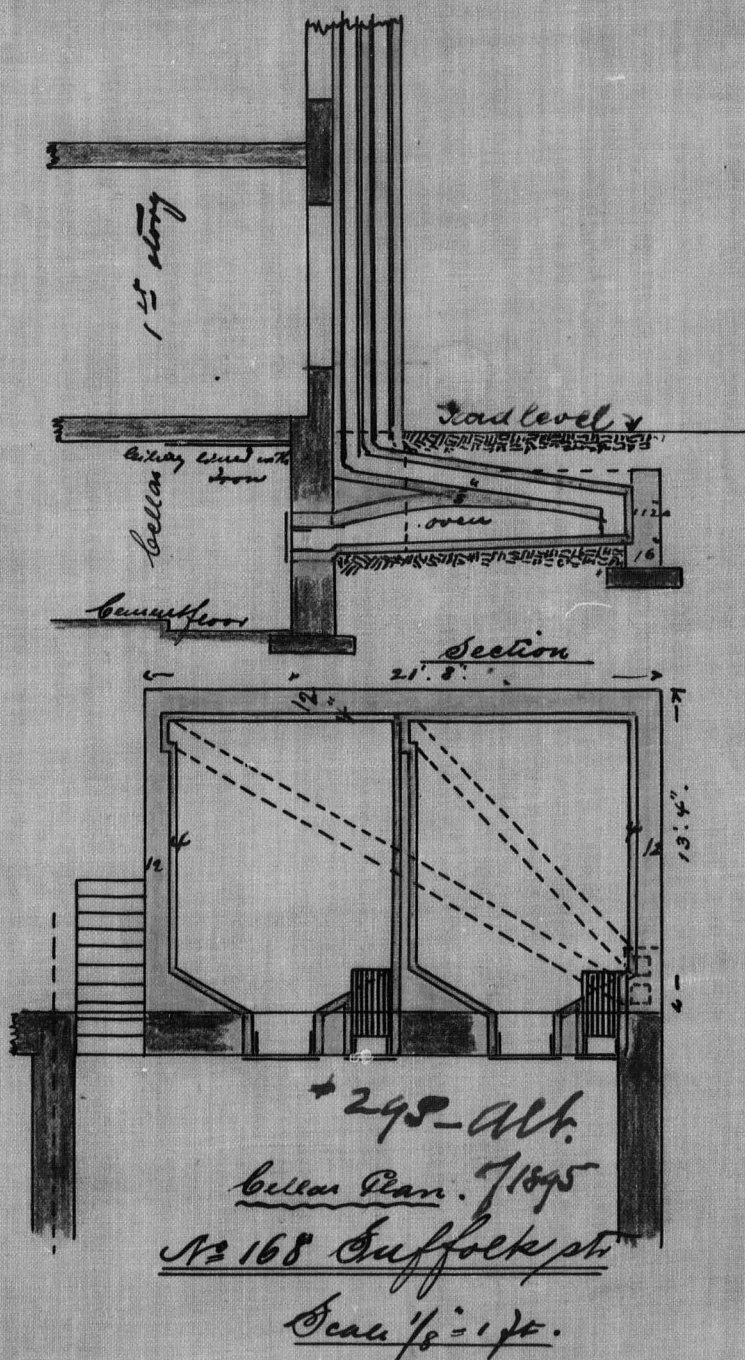
March 2, 1895

Department of Buildings

FROM SCRAPBOOK 6/02

DEPARTMENT OF BUILDINGS,

Received MAR 2 1895



*Office of the
Commissioners of Accounts,*

ROOMS 114 AND 115,

Stewart Building,
280 Broadway.

New York, March 25th, 1895.

Hon. William L. Strong,

Mayor:

Sir:-

I desire to call your attention to certain testimony taken before me affecting Thomas J. Brady, Superintendent of Buildings, of which the following is the substance:

Justus J. Smith testified that he was the manager for the firm of K.N. Smith & Co., builders; that in the summer of 1890 he commenced the erection of a piano factory for John A. Weser, who carried on business under the firm name of Weser Brothers, at 524 to 528 West 43rd street; that during the fall of that year he was annoyed by an Inspector of the Building Department who claimed that in certain respects the building was being erected in violation of the requirements of the Building Department; that these complaints were without merit and in his opinion were made solely for the purpose of compelling him to pay money; that he sent word to Mr. Brady that on Christmas day of that year, he would present him with a piano; that after sending such message all annoyance ceased, although no change was made in the build-

*Office of the
Commissioners of Accounts,*

ROOMS 114 AND 115,
Stewart Building,
280 Broadway.

New York,

ing as a result of the complaints; that on the morning of December 25th, 1890, Weser Brothers, at his request sent a piano to Mr. Brady's house with a card containing these words: "Compliments of K.N. Smith & Co."; that the piano was sent pursuant to an arrangement made with Weser Brothers whereby the latter and the witness divided between them the cost of the piano; that some time thereafter he met Mr. Brady who thanked him very much for the present. The manner of Mr. Smith, the witness, was that of a man telling the truth.

John A. Weser testified that a piano was sent from his factory on December 25th, 1890, to No. 306 West 70th street, the residence of Mr. Brady.

Mr. Brady testified that the piano was received at his house on that day; that the truckmen who delivered it said it was a present for Mrs. Brady; that there was no card with it, and that he did not know until a few days ago who presented it; that although it bore the name of Weser Brothers as manufacturers and was delivered from their factory, he did not make any inquiry of the latter or take any other means to ascertain the source of the gift; and that he still has the piano. Mr. Brady

Office of the
Commissioners of Accounts,
 ROOMS 114 AND 115,
Stewart Building,
 260 Broadway,
New York.

also testified that it has been his custom every Christmas to receive and accept presents from numerous persons other than relatives, and that many of these presents have been from builders of this City.

Respectfully submitted,

Seth Sprague Terry,
 Commissioner.

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DEPARTMENT OF BUILDINGS,

NO. 220 FOURTH AVENUE,
S.W. CORNER 18TH ST.,

THOMAS J. BRADY,
SUPERINTENDENT.

New York, March 25, 1895.

Hon. William L. Strong,

Mayor, City of New York,

S i r:

In answer to your communication of the 16th inst. enclosing complaint against building No. 56 Orchard St. made by Jacob Levy et al., I beg leave to report that in consequence of my enforced attendance upon the Grand Jury, Coroner's Inquests, Surveys of Unsafe Buildings, I have been unable to investigate into the matter and make an early report to your honor.

Among the principal rules of this Department, and which are never permitted to be deviated from, is one which requires that all complaints received by this Department from any source whatever, whether anonymous or otherwise shall be promptly investigated to ascertain if there be cause for complaint and to report upon them without delay. I have had the records of the Department carefully searched and find that previous to the 14th day of March, 1895, no complaint of any nature, kind or character has been received against said building in this Department.

On March the 13th, 1895, a letter similar in all respects to the one enclosed in your communication, except the address, and bearing exactly the same date was received by me and forth-

DEPARTMENT OF BUILDINGS,

NR 220 FOURTH AVENUE,
S.W. CORNER 18TH ST.,

THOMAS J. BRADY,
SUPERINTENDENT.

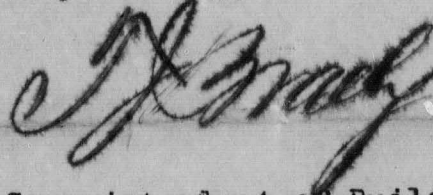
New York, March 25, 1895.

with referred by me to the Inspector upon the District in which the building is located with directions to report in writing the result of his investigation and with whatever recommendations seemed proper in the premises.

On March the 16th inst., the Inspector having made the examination, made the following report:

"I find no cause for complaint; the building as far as visible is in a safe condition. It is occupied by store and synagogue. There are fire escapes on the front and the stairs are at the rear; also scuttle with wood stairs to same."

Very respectfully,



Superintendent of Buildings.

65

DEPARTMENT OF BUILDINGS,

NO 220 FOURTH AVENUE,
S.W. CORNER 18TH ST.,

THOMAS J. BRADY
SUPERINTENDENT

New York, March 25th., 1895.

Hon. William L. Strong,

Mayor.

Sir:-

Answering the letter of Mr. Job E. Hedges, Secretary, which enclosed a communication signed "Printer" concerning the alleged dangerous condition of the buildings Nos. 324 and 326 Pearl Street and which requested that I give the matter attention, I beg to say:

That it was heretofore reported by an Inspector in this Department that in the buildings Nos. 324, 326 and 328 Pearl Street there were several heavy presses on the 4th and 5th floors thereof, and that when these presses were in motion, they caused an extra heavy vibration to the southerly wall. It was by that report recommended, that the said presses be removed or equally distributed over the 4th and 5th floors of said building. Upon said report, I issued a notice as required by law, to the owner of said buildings, and which was duly served, requiring that the said presses be removed or equally distributed over the said 4th and 5th floors. The requirements of that notice not having been complied with, a survey of said premises was subsequently held under the provisions of the Laws Relating to Buildings in the City of New York, and the require-

DEPARTMENT OF BUILDINGS,

NO. 220 FOURTH AVENUE,
S.W. CORNER 18TH ST.,

THOMAS J. BRADY,
SUPERINTENDENT.

W. L. S. ---2.

New York, March 25th., 1895

ments of the report of said survey were to the same effect as the requirements of the notice above mentioned viz: that the said presses be removed or equally distributed on the floors of said building

The owner of said premises is one Rosa Callery who resides in Pittsburgh, Pa.

The said report of survey came up in the Court of Common Pleas for a hearing, and the tenants of said building who were operating the said presses, appeared and stipulated in open Court, to cease the operation of six of the presses on the 4th floor and two on the 5th floor, it being the judgment of one of the members of the Board of Survey that the cessation of the running of those presses would remove all danger and cause of complaint. At about the same time, notice was issued by me to the owner of said premises to have the bearing capacity of the floors of said buildings estimated by a competent person, sworn to, and filed in this Department for examination and approval, and when approved posted in said building.

Thereafter a detailed statement of specifications and plans were filed in the Department of Buildings (NO. 917 of Alterations of 1894) for the strengthening of said building by taking out the wooden columns and substituting steel on the two first stories

DEPARTMENT OF BUILDINGS,

Nº 220 FOURTH AVENUE,

S.W. CORNER 18TH ST.,

THOMAS J. BRADY,
SUPERINTENDENT.

W. L. S. ---3.

New York, March 25th., 1895.

stories, and trussing with iron trusses all the girders-The specifications were disapproved for the reason that the sizes of all material, girders, and columns had not been given-and the statement as to bearing capacity had not been sworn to-Thereafter additional drawings were filed and being found sufficient and the statement being sworn to the specifications and plans thus amended were approved.

Thereafter the Attorney to this Department wrote the owner that the work shown would have to be proceeded with at once, and received a letter stating that a contract therefor had been awarded to Mr. George Derr of this City and that he had been advised to proceed with the work without delay. Mr. Derr also wrote me Jan. 2nd., 1895, that the contract for the work of strengthening of said building had been awarded to him, that the iron work was under way and that he would start as soon as possible.

The Attorney to this department has recently again written the owner that unless the work of strengthening the building shall be done without further delay, proceedings will be commenced to obtain a Precept authorizing me as Superintendent of Buildings to do the work required.

It has been somewhat difficult to force the owner to do

DEPARTMENT OF BUILDINGS,

NR 220 FOURTH AVENUE,
S.W. CORNER 18TH ST.,

THOMAS J. BRADY,
SUPERINTENDENT.

W. L. S. ---4.

New York, March 25th., 1895.

this work for the reason that she is a non-resident of this State and I have been unable to get personal service of any papers upon her. Her son has called at this Department in response to letters on this subject and has promised to push the work diligently and I have relied upon that promise. However, if the same shall not be done without any further delay, I shall take the legal steps to have it done by this Department, making the expense thereof a lien upon the premises as provided by law.

Respectfully yours,

T. J. Brady
Superintendent of Buildings.

66.

and I have been unable to get beyond service of my papers upon
this work for the reason that she is a non-resident of this state

M. I. E. ---f.

March 22nd, 1882.

NOTED & CASHED
JAN 22 1882

2nd CORNER 1812 ST

RECEIVED JAN 22 1882

RECEIVED JAN 22 1882

DEPARTMENT OF BUILDINGS,

NO 220 FOURTH AVENUE,
S.W. CORNER 18TH ST.,



New York, March 26th, 1895.

Hon. William L. Strong,
Mayor, New York City.

Dear Sir:-

I have the honor to acknowledge the receipt of your
favor of March 25th, and will give the same attention at once.

Yours respectfully,

Stevenson Constable
Superintendent of Buildings.

DEPARTMENT OF BUILDINGS,

NO 220 FOURTH AVENUE,
S.W. CORNER 18TH ST.,

THOMAS J. BRADY
SUPERINTENDENT.

New York, March 27th, 1895.

Hon. William L. Strong,

Mayor of the City of New York,

New York City.

Dear Sir:-

I have the honor to acknowledge your favor of the 26th inst., and will at once examine and report upon the various communications contained there in.

Very respectfully,

Stevenson Constable
Superintendent of Buildings.

DEPARTMENT OF BUILDINGS,

Nº 220 FOURTH AVENUE,
S.W. CORNER 18TH ST.,

THOMAS J. BRADY,
SUPERINTENDENT.

New York, March 30th, 1895.

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

I have the honor to acknowledge the receipt of yours of the 28th inst. with enclosures from Messrs Newmark & Co. and John Quincy Mason.

I can report regarding B. Newmark & Co. that papers on record in this office show that they require additional fire escapes, and I intend that this Department shall allow no violations of the law, nor lax construction of the same, especially where risk of life and limb may result.

Very respectfully,

Stevenson Constable
Superintendent of Buildings.

DEPARTMENT OF BUILDINGS,

Nº 220 FOURTH AVENUE,
S.W. CORNER 18TH ST.,

67.
THOMAS J. BRADY,
SUPERINTENDENT.

New York March 30, 1895.

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

I have the honor to acknowledge the receipt of yours
of the 21st inst., and have examined enclosures and taken the
necessary action concerning them.

Very respectfully yours,

Stevenson Custable
Superintendent of Buildings.

DEPARTMENT OF BUILDINGS,

NO 220 FOURTH AVENUE,

S.W. CORNER 18TH ST.,

THOMAS J. BRADY
SUPERINTENDENT,
S.W. BUILDING DEPT.

✓ *New York,* April 3rd, 1895.

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

I have the honor to acknowledge the receipt of your favor of the 29th of March, and will give the matter mentioned therein my careful consideration.

Very respectfully,

Henryson Conittable
Superintendent of Buildings.

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THOMAS J. BRAYON

HON. WILLIAM T. S.

DEPARTMENT OF BUILDINGS,

NR 220 FOURTH AVENUE,

S.W. CORNER 18TH ST.,

THOMAS J. BRADY, CONSTABLE,
SUPERINTENDENT. DEPT.

New York, April 5th, 1895.

Hon. William L. Strong,

Mayor of the City of New York,

City Hall, New York.

Dear Sir:-

Yours of April 4th received and noted and enclosed letter from Hon. John Van Wormer filed with applications for positions in this Department.

I hope soon to hear from the Civil Service Board in regard to time of holding examinations, etc., for this Department.

Very respectfully,

Stevenor Constable
Superintendent of Buildings.

69

DEPARTMENT OF BUILDINGS,

NO 220 FOURTH AVENUE,
S.W. CORNER 18TH ST.,

THOMAS J. BRADY, JR.,
SUPERINTENDENT.

New York, April 15th, 1895.

76
Mr. Edward H. Healy,

Mayor's Marshal's Office,

#1 City Hall.

Dear Sir:-

Will you kindly furnish me at your earliest convenience with a list of places in the City of New York licensed by the Mayor as theatres, opera houses or other buildings used for theatrical or operatic purposes or for public entertainments, which licenses expire May 1st, 1895. By so doing you will confer a favor, upon

Yours respectfully,

Harmon Constable
Superintendent of Buildings.

Mayor as themselves, upon notice of other public buildings used for their -
with a list of places in the City of New York, and the
Will you kindly inform me of the earliest convenience
Dear Sir:-

Mr. Edward H. Henry,

fr
Ans
Apr 17/9.

April 15th, 1899.

DEPARTMENT OF BUILDINGS

250 NASSAU AVENUE

NEW YORK CITY

DEPARTMENT OF BUILDINGS,

NO 220 FOURTH AVENUE,
S.W. CORNER 18TH ST.,

STEVENSON
CONSTABLE
THOMAS J. BRADY
SUPERINTENDENT.

New York, April 19th, 1895.

Hon. William L. Strong,

Mayor, City of New York.

Dear Sir:-

I have the honor to acknowledge the receipt of your favor of the 17th inst. introducing Mr. William F. Buckley.

Mr. Buckley called and the matter in which he is interested is now receiving my careful consideration.

I remain,

Yours respectfully,

Stevenson Constable
Superintendent of Buildings.

DEPARTMENT OF BUILDINGS,

NR 220 FOURTH AVENUE,
S.W. CORNER 18TH ST.,

THOMAS J. BRADY
SUPERINTENDENT.

New York, April 22, 1895.

Hon. William L. Strong,

Mayor, New York City.

Dear Sir:-

Having reason to believe that very many of the station houses in this City are not properly provided with fire escapes, and finding no record in this Department which guides me positively in this matter, I feel it my duty to advise you upon the subject, and to ask whether it probably would not be best for me first to call the attention of the Police Commissioners to this matter before taking action myself, especially as I am considerably handicapped just at present owing to the shortness in our force of inspectors in this Department.

Kindly advise me in regard to this matter,

Yours respectfully,

Hevenson Constable
Superintendent of Buildings.

DEPARTMENT OF BUILDINGS,

NR 220 FOURTH AVENUE,
S.W. CORNER 18TH ST.,

THOMAS J. BRADY,
SUPERINTENDENT.

New York, April 22, 1895.

Hon. William L. Strong,

Mayor of the City of New York,

Dear Sir:-

Having made careful examination during my occupancy of this office of numerous buildings existing in this City, I regret to state that I find the majority of tenements constructed within the last few years stand, as now constructed, with many gross violations of the building laws.

As this department is one established for the safety of the citizens of New York, I deem it my duty to at once call the attention of your Honor to this fact, and to beg that in all matters pertaining to better legislation and the strict enforcement of laws which will aid in preventing loss of life and limb in case of fire or accident I may feel assured of your full endorsement and hearty co-operation.

Very respectfully yours,

Heverson Constable
Superintendent of Buildings.

DEPARTMENT OF BUILDINGS,

NO 220 FOURTH AVENUE,
S.W. CORNER 18TH ST.,

THOMAS J. BRADY,
SUPERINTENDENT.

New York, April 22, 1895.

Hon. William L. Strong,

Mayor, New York City.

Dear Sir:-

Referring to the Act, No. 1744, now pending before the New York Legislature, and relating to the department of docks of the City of New York, I beg to say that I see no reason why the establishment of a separate and distinct department to carry on work which now can be done and properly and efficiently carried on by this department without additional expense to the citizens of New York City should be allowed; as most certainly the department in which the Legislature desires to place the authority and to grant the control of construction mentioned therein would require an additional appropriation in order to carry on the work which this bill aims to take from the department of buildings, and which this department now carries on without additional expense.

This bill would also interfere with other laws now existing and would result in complication that would increase the expenses of the citizens of New York and lessen the sanitary and safety conditions that now exist.

DEPARTMENT OF BUILDINGS,

NO 220 FOURTH AVENUE,
S.W. CORNER 18TH ST.,

THOMAS J. BRADY,
SUPERINTENDENT.

New York, _____

I therefore beg to call your attention to this matter
and to suggestion that some immediate action be taken to prevent
the passage of this unnecessary legislation.

Very respectfully yours,

Stevenson Cranstable
Superintendent of Buildings.

74

THOMAS J. BRADY
SHERIFF HENOCAL

and to determine what other proceedings shall be taken to prevent
I therefore call to call your attention to this matter.

Handwritten signature

S.W. CORNER 15TH ST.

26 550 FORTUNE AVENUE

DEPARTMENT OF THE ARMY

DEPARTMENT OF BUILDINGS,

NO 220 FOURTH AVENUE,
S.W. CORNER 18TH ST.,

THOMAS J. BRADY
SUPERINTENDENT.

New York, April 22, 1895.

Hon. William L. Strong,

Mayor, New York City.

Dear Sir:-

Having reason to believe that very many of the school buildings in this City are not properly provided with fire escapes, and finding no record in this Department which guides me positively in this matter, I feel it my duty to advise you upon the subject, and to ask whether it probably would not be best, owing to the shortness in our force of inspectors at the present time in this Department, to first call the attention of Mr. Schneider, Superintendent of School Buildings, to this matter before taking action myself.

Your kind advise in regard to this matter will greatly favor,

Yours respectfully,

Stevenson Constable
Superintendent of Buildings.

72

THOMAS A. BRADY
SALES REPRESENTATIVE

WILLIAM L. BRADY

WILLIAM L. BRADY

WILLIAM L. BRADY

2 W. CORNER 18th ST.

25 350 FORTUIT 77.77.77.77

THOMAS A. BRADY

WILLIAM L. BRADY

DEPARTMENT OF BUILDINGS,

NO 220 FOURTH AVENUE,
S.W. CORNER 18TH ST.,

STEVENSON
THOMAS J. BRADY,
SUPERINTENDENT.

New York, April 22, 1895.

Hon. William L. Strong,

Mayor, New York City.

Dear Sir:-

I desire to put myself on record in regard to the Act, now pending, in relation to the Civil Service Law of the State of New York, that, in my judgment, the said bill will cripple entirely the beneficial results of Civil Service, as I understand that you desire it to be maintained. Therefore, in my judgment, immediate action should be taken to prevent the passage of this bill.

I am,

Very respectfully,

Stevenson Cristable
Superintendent of Buildings.

73

THOMAS J. BRACH
SUNDAY SCHOOL

HON. WILLIAM F. SHAW

NEW YORK CITY

21 W. CORNER 18TH ST.
215 550 HOLLAND AVE.

DEPARTMENT OF PRUDENCE

APRIL 25, 1902

Superintendent of Buildings

DEPARTMENT OF BUILDINGS,

NO 220 FOURTH AVENUE,
S.W. CORNER 18TH ST.,

THOMAS J. BRADY, STABLE,
SUPERINTENDENT, DEPT.

New York, April 24th, 1895.

Hon. William L. Strong,

Mayor, City of New York.

Dear Sir:-

I have the honor to acknowledge your letter of the 23rd inst., together with enclosure of letter from Mr. F. L. Brutschin, No. 101 West 10th St. Enclosed please find copy, as requested, of my letter to Mr. Brutschin.

Yours respectfully,

Stevenson Crutcher
Superintendent of Buildings.

DEPARTMENT OF BUILDINGS,

NO 220 FOURTH AVENUE,

S.W. CORNER 18TH ST.,

THOMAS J. BRADY
SUPERINTENDENT
STEVENSON CONSTABLE

New York, April 24th, 1895.

Mr. F. L. Brutschin,

No. 101 West 10th St.,

City.

Dear Sir:-

Your letter of the 22nd inst. addressed to Mayor Strong was forwarded by him to me for my action.

In reply thereto I would say that there are several violations now in the hands of the attorney of this Department against Mr. Jas. H. Ackerman for erecting wooden extension in rear of premises No. 101 West 10th St. and the same are being acted upon according to law.

Yours truly,

Stevenson Constable
Superintendent of Buildings.

75

DEPARTMENT OF BUILDINGS,

NR 220 FOURTH AVENUE,
S.W. CORNER 18TH ST.,

76
THOMAS J. BRADY
SUPERINTENDENT,
DEPT. OF BUILDINGS

New York, April 25th, 1895.

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

Finding it impossible to leave this office on account of business, I write these few lines in regard to the Tenement House Bill now before you for consideration.

I find that the tenement house construction as it has been carried on by builders in this City is in gross violation of the law now on record; that most of the precautionary measures applied by law for the safety of the structures in case of fire have been ignored.

Although I know it to be impossible to prevent speculation in buildings, I do not believe it is right to speculate in lives.

The Bill which is now before you is in advance of anything we have yet had in tenement construction and will allow the construction of tenements far safer and less liable to accident and loss of life in case of fire at a cost of from five to eight hundred dollars more than the present construction if honestly carried out, and in my judgment, as Superintendent of this Depart-

DEPARTMENT OF BUILDINGS,

NR 220 FOURTH AVENUE,
S.W. CORNER 18TH ST.,

THOMAS J. BRADY, STABLE,
SUPERINTENDENT,
CITY BUILDING DEPT.

New York, _____

To Hon. Wm. L. Strong. Page 2.

ment, it is absolutely necessary that the citizens of this City should receive greater protection and a more rigid enforcement of proper laws to prevent loss of life and property.

Regretting that I cannot appear before you in person in this matter, and trusting to your appreciation of my honest endeavors to do what I consider right in matters of such vital interest, I am,

Yours very respectfully,

Stevenson Crustable
Superintendent of Buildings.

DEPARTMENT OF BUILDINGS,

NO 220 FOURTH AVENUE,

S.W. CORNER 18TH ST.,

STEVENSON
CONSTABLE,
THOMAS J. BRADY,

SUPERINTENDENT.

New York, April 25, 1895.

77
Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

I have the honor to acknowledge the receipt of your favor of the 24th inst., and to say that I will be at your office Saturday morning next at 11 o'clock for conference relative to the removal of incumbrances from fire escapes, etc.

Very respectfully,

Steven Constable
Superintendent of Buildings.

DEPARTMENT OF BUILDINGS,

NO 220 FOURTH AVENUE,

S.W. CORNER 18TH ST.,

STEVENSON
THOMAS J. BRADY
SUPERINTENDENT

New York, April 25th, 1895.

Hon. William L. Strong,

Mayor of the City of New York,

Dear Sir:-

Pursuant to your request I herewith enclose you copy of report forwarded by me to Mrs. Augusta Brehmer, 114 Trinity Ave., in answer to her complaint addressed to you and forwarded for my action.

Very respectfully,

Stevenston
Superintendent of Buildings.

DEPARTMENT OF BUILDINGS,

NR 220 FOURTH AVENUE,
S.W. CORNER 18TH ST.,

THOMAS J. BRADY,
SUPERINTENDENT.

New York, April 25th, 1895.

Mrs. Augusta Brehmer,

114 Trinity Ave., City.

Madam: -

Replying to yours of the 19th inst. addressed to Mayor Strong and forwarded by him to this office for my action, I would report that cases are now pending in the hands of the attorney of this Department against stable on 133rd St. referred to in your letter, and the same will be disposed of according to law.

Yours truly,

Hewerson Constable
Superintendent of Buildings.

78

THOMAS J. BRADY

3000 INDEPENDENT

DMS

DEPARTMENT OF BUILDINGS,

NO 220 FOURTH AVENUE,
S.W. CORNER 18TH ST.,

THOMAS J. BRADY,
SUPERINTENDENT.

New York, April 25th, 1895 .

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

Understanding that there is to be a conference held at 10:30 at your office on Saturday next, between your Honor and the Commissioners of the Fire Department, the Police Department, the representatives from the Board of Health and this Department, I would respectfully state, after careful examination by my attorney in this Department, it is found that Section 26, Chapter 566 of the Laws of 1887, relating to fire escapes and encumbrances, places in the Fire Department, the Police Department, and the Bureau of Inspection of Buildings the right to proceed as therein provided in causing the removal of such encumbrances as may exist on fire escapes, and provides a punishment for the violators thereof.

The above Section was modified by Section 34, Chapter 275 of the Laws of 1892, so as to leave out the Bureau of Inspection of Buildings and place the responsibility for the removal of encumbrances on fire escapes, in the hands of the Fire Department and the Police Department of this City.

DEPARTMENT OF BUILDINGS,

NO 220 FOURTH AVENUE,

S.W. CORNER 18TH ST.,

THOMAS J. BRADY,

SUPERINTENDENT.

New York,

To Hon. Wm. L. Strong, page 2.

By section 539 of the Consolidation Act it would also appear that the removal of encumbrances on fire escapes is an obligation that may be imposed on the Health Department, as constituting a violation of the law dangerous and prejudicially dangerous to life and health.

Therefore, I would say that I am clearly of the opinion that no duty whatever is imposed by law on this Department in relation to the prevention of encumbrances on fire escapes.

Yours truly,

Thomas J. Brady
Superintendent of Buildings.

79

INCHES 1/2
SUPERINTENDENT

TO HON. MR. P. B. BROWN

BY SECTION

DM 57

DEPARTMENT OF BUILDINGS,

NO 220 FOURTH AVENUE,
S.W. CORNER 18TH ST.,

STEVENS, J. CONSTABLE,
THOMAS J. BRADY
SUPERINTENDENT.

New York, April 26th, 1895.

Hon. Wm. L. Strong,

Mayor of the City of New York.

Dear Sir:-

We are frequently called upon to pass bay-windows projecting beyond the building line of buildings. According to our construction of the law this is illegal, and as I have several instances where the Board of Aldermen have issued a permit for the construction of said bay-windows over our disapproval, and as this permit has to be signed by your Honor, will you kindly advise me as to the position I am to take in this matter?

Yours very respectfully,

Stevens J. Constable
Superintendent of Buildings.

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ON SALVAGE (LDA)

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ALINT AS DUE

LEAVE SEVENT

TO OY 281100

OLD SWOONIT-YES

DEPARTMENT OF BUILDINGS,

NO 220 FOURTH AVENUE,
S.W. CORNER 18TH ST.,

THOMAS J. BRADY
SUPERINTENDENT.

New York, April 29th, 1895.

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

I have the honor to acknowledge the receipt of your favor of the 27th inst., enclosing for my attention a letter signed "Mrs. McArthur", relative to buildings being torn down by Mr. Hammerstein. In reply I beg to say that I have this day forwarded the enclosed complaint to the Board of Health, the matter in question being under their control, at the same time requesting them to report to your Honor such action as they may take in the premises.

Yours respectfully,

Thomas J. Brady
Superintendent of Buildings.

1895

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5

DEPARTMENT OF BUILDINGS,

NO 220 FOURTH AVENUE,

S.W. CORNER 18TH ST.,

April 29th, 1895.

THOMAS J. BRADY,
SUPERINTENDENT.

✓ *New York,*

Hon. William L. Strong,

Mayor of the City of New York,

Dear Sir:-

I would respectfully call your attention to a matter which is of great interest to the citizens of New York City, viz.; the conflict of authority between the State Factory Inspector and this Department, resulting in frequent unsatisfactory enforcement of the law pertaining to fire escapes, means of egress, etc. from factory buildings. One or the other of these Departments should take the responsibility, and I have written to the State Factory Inspector asking him to kindly inform me as to what he considers his authority and duty in the premises.

Any advice your Honor may give me in the matter will be appreciated.

Yours truly,

Steven W. Seavitt
Superintendent of Buildings.

DEAR SIR:-

Mayor of the City of New York,

Hon. William L. Strong,

THOMAS L. BRAD

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CORNER 16TH ST.

25 3RD FLOOR 7/16/1914

DEPARTMENT OF THE ARMY

DEPARTMENT OF BUILDINGS,

NR 220 FOURTH AVENUE,
S.W. CORNER 18TH ST.,

THOMAS J. BRADY,
SUPERINTENDENT.

New York, April 30th, 1895.

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

I have the honor to acknowledge the receipt of your favor of the 25th inst. enclosing complaint of John Crawford, concerning alleged unsafe condition of buildings at 165-9 Sixth Avenue.

In accordance with your request I would say that our inspector examined the premises and reported as follows: " I find no cause for complaint. The buildings Nos. 165, 167 and 169 are at the present time in excellent condition. Said buildings are three story brick with cellar and the floors are capable of carrying five times the weight which is now imposed upon them."

Yours respectfully,

Stevenson Constable
Superintendent of Buildings.

N



DEPARTMENT OF BUILDINGS,

NO 220 FOURTH AVENUE,
S.W. CORNER 18TH ST.,

THOMAS J. BRADY
SUPERINTENDENT

New York, April 30th, 1895.

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

I have the honor to acknowledge the receipt of your favor of the 24th inst., enclosing a letter signed "Workingman", concerning the alleged dangerous condition of the wall of Wickie & Co.'s building, 31st St. and East River, and requesting report from me as to action taken in the matter.

In accordance with your request I would therefore report that our inspector examined the building and found that the same was built for the purpose for which it is used and he reports it to be in first class condition with no cause for complaint.

Very respectfully,

Stevenson Crastable
Superintendent of Buildings.

DEPARTMENT OF BUILDINGS,

NO 220 FOURTH AVENUE,
S.W. CORNER 18TH ST.,

THOMAS J. BRADY,
SUPERINTENDENT.

New York, May 3, 1895.

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

I have the honor to acknowledge the receipt of your favor of the 30th of April, enclosing communication from C. H. Smith, concerning building No. 54 Marion Street.

An inspector from this Department examined the above named premises and reported that he found cause for complaint and had reported a violation on carrying capacity of floors. He reported that he found the walls and floor beams in good condition.

Very respectfully,

Stephen W. Corstables
Superintendent of Buildings.

NEW YORK, N.Y. 10001

JOHN J. HENNING

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2550 KENNEDY BLVD
S.W. CORNER 18TH ST

EDWIN H. HENNING

NOV 15 1960
NEW YORK, N.Y.

DEPARTMENT OF BUILDINGS,

NO 220 FOURTH AVENUE,
S.W. CORNER 18TH ST.,

THOMAS J. BRADY,
SUPERINTENDENT.

New York, May 4th, 1895.

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

I enclose you herewith original copy of report of examination of No. 154 Mercer Street made by a special inspector of this Department. Kindly return the same, and oblige,

Yours respectfully,

Stevenson Constable
Superintendent of Buildings.

Mayor of the City of New York

Hon. William L. Strong

THOMAS A. BRADY
JAMES W. ALLEN
JAMES W. ALLEN
JAMES W. ALLEN

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9

2 W CORNER 18th ST

25 350 FORT ST

DEPARTMENT OF BARRACKS

MAY 4th 1886

New York, May 4th, 1895.

I have now been in charge of this Department since the 26th day of March, and having spent every moment of my time working daily, averaging from 7 A.M. to 11 o'clock P.M., I respectfully report as follows:

First. The offices, comprising three upper floors Fourth, Fifth and Sixth, in the Bradley Building, 220 Fourth Ave. (Southwest corner 18th St. and Fourth Ave.)

LOCATION.

Convenient for those having business with the Department and for access by the Department to all parts of the city, is central and accessible. The condition of offices filthy, arrangements for the clerks and employees very bad, the system and routine almost nothing, the size of floor space not large enough, and not as good as one or two floors, or of course a separate building built and fitted for the purpose of this Department, but as lease runs for three years, I believe, (the rate is high, \$8,500. per annum) with proper arrangements and system can be made to do quite well for the present.

FIXTURES.

Very badly planned and arranged, entirely inadequate for the purposes for which they were intended and for the proper systematic conduct of the work of the Department, are in very dilapidated condition, and positively so dirty that it is disagreeable to come into and about the Department. All dockets, papers, records, plans, applications, etc. of the Department, except two or three dockets and files are in gross disorder, very inaccurate, and in many cases not brought up for several months back, and in some instances no attempt at all made to keep them

2.

correct; have been entered up just as the clerks feel like, some not at all. The minutes of the meetings of the Board of Examiners carelessly kept, and not to be relied on, the applications and plans for new buildings, and for alterations to buildings, in very bad condition, many back ones prior to 1895 are missing. There is no system of storage for safekeeping of said plans and applications, or dockets, and they are piled on the different floors under desks, tables, in open cases, on top of closets, in wooden boxes, etc. No attempt whatever has ever been made to preserve or keep them in order, and no thought given or preparation made for any fireproof vaults, safes, or cases. Only one small safe in the entire Department, while thousands of records, many of the greatest value to the city and its citizens, were strewn around with gross carelessness. Many of the plans and applications are a positive disgrace to the Department and the architects, contractors, and owners, and should never have been received by the Department, and certainly never passed and allowed to become permits to build from. The above gross condition of affairs runs through every bureau of the Department, except a few portions in charge of certain clerks who seem to have kept up a certain pride and system throughout all the carelessness surrounding them. These deserve praise for their work.

Over five hundred and eighty applications and plans were unacted upon when I took charge, several hundred cases of different kinds have been allowed to lay idle and inactive in the different courts, several hundred plumbers, totally contrary to the laws governing the Department, are taking contracts and doing plumbing work in the city, much of which is very carelessly done, and will be very unsanitary in its results.

Numbers of violations for work not done according to law have been

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allowed to remain inactive, and no fines collected or corrections insisted upon.

The general condition is such that I must refuse all responsibility of records and papers in this Department prior to 1895.

Inspectors who have charge of the carrying out of the work passed and permitted by this Department, and the most important employees of the Department, with few exceptions are incompetent and unreliable. Their inefficiency is proved by much of the careless work and careless construction which can be found all over the city. Many of them are really a disgrace to the Department.

The legal Department is not systematic, work not up to date, numerous cases lying in the courts, no library, no proper places for records of any kind. The lawyers go and come when they please, keeping no regular office hours, practising at their own offices, and taking any business that comes along, in fact seem to do just as they please, and it is no wonder that the Department is not respected and really a Department of safety to insure the proper construction of buildings, and to protect the great real estate interests of this city by insisting on work; in which millions of dollars are invested, being properly done.

The districts covered by the inspectors are entirely too large to be thoroughly and carefully handled, the system of inspection and following up of said inspections is very careless, the inspection of ironwork throughout the city amounts to almost nothing, and yet is one of the most important branches of modern construction. Only four men are employed to cover the entire city and inspect iron work in many instances where one man alone would be kept busy to thoroughly examine and take charge of it. No regular thorough examination is made of bottoms

4.

or foundations for footings of great buildings by this Department; same is left entirely to the architects and contractors, and plans for great buildings are passed upon without the slightest knowledge or examination of the examiners into the ground or bottom on which these buildings are built, amounting to merely a verification of the figures and plans submitted by the architect, while this Department is responsible that the whole construction should be safe and secure.

The Department has been handled entirely by politics and influence, employees appointed and held in position without any regard to their ability or their integrity. Plans passed, and the whole scheme from top to bottom founded upon influence and pull. The employees generally throughout the Department are of an inferior grade to what they should be for the places to which they have been appointed. The question of worth and ability seems in no case to have amounted to anything, except a few men, as previously stated, who seem to have always been striving to do their duty regardless of influence or pull. Plans have been passed the same day as filed in this Department, and no examinations made of same except the glancing over and signing. This should be prohibited by law, as even an ordinary frame building may readily be carelessly planned and constructed, and cause accident and loss of life, and no plan should be allowed to be passed and O.Ked without positive examination having been made of said plan, and all reasonable requirements of the law complied with. The laws, from my observation, governing this Department are generally not up to date, and not explicit and clear, and sufficiently in detail to let the owners, contractors, and architects dealing with the Department know exactly what is to be ex-

5.

pected, and in many instances impose hardships which are unnecessary either for safety or good construction, and the deficiency of the laws in many instances, in not covering clearly and distinctly the various cases with which they deal, allow influence and favoritism to place great hardship upon those unwilling to give themselves to corruption or carelessness.

To correct the many carelessnesses above mentioned will take some time, as there is still great influence, and will be great opposition to the handling of this Department, the great Department in charge under the law of construction and safety of the public in this city, some time and great work. The great mass of buildings standing now in this city, with the age of many, the condition in which they will be found from natural causes, the cheap work which has been continually increasing from competition and speculation, the great changes resultant from the removal of old buildings and erecting of new ones, are likely to cause many accidents to the public and expense to property holders.

If the citizens of this city do not work up and determine that this Department shall be a separate business organization, free from politics I cannot answer for the effect upon the great building and real estate interests of this city, as I certainly know and see from the short experience I have had here that investors in property are not getting what they pay for, and that the constructional defects and weaknesses caused by careless work and incompetent men is likely only to increase the difficulties in maintaining a strong and true value to construction and real estate interests of this city.

New York, May 4th, 1895.

CONSTRUCTIONAL NOTES.

B u i l d i n g D e p a r t m e n t .

The Laws governing this Department should be brought up to date and fully comprehend and cover the modern constructions of present day -- Iron and steel skeleton and half skeleton, fire proof &c.

All factors of safety in construction and everything pertaining to the safe erection of buildings in all parts should be covered and controlled by law and rigidly enforced.

Prompt remedies must be legally arranged for for any non-compliance or violation of the law.

Liberal opportunity should be allowed for the use of all improved methods of construction and new materials after proper tests and proofs of their certain safety.

The authority of the Superintendent should be made absolute in regard to discharge and appointment of any and all employees -- (not the present law requiring trial, &c., before).

The law should positively fix the responsibility on the owner or architect for the carrying out of the plans and specifications approved by the Department.

The law should positively fix and require that each and every piece of work be superintended by a reputable and capable architect, builder, engineer or contractor.

The law should fix the responsibility for quality of material supplied, quality of work done; and should give the Department proper and thorough methods for examining and approving or condemning same.

Law should be distinct and specific in its requirements as to foundations, footings, examination of same, &c.

Definite and accepted methods should be fixed to be used for all tests and examinations, such as proving and testing cast iron, floor arches, roof trusses, foundation footings, &c.

All formulas used by the Department should be those that are up to date, the most accurate in use, and should be published so that all can use them and prevent miscalculations, disputes, errors, &c.

It should not be legal to pass any plans by the Department until all main constructional points were fully understood; details can be filed as work progresses so that the safety of the structures can be assured. Architects, owners and builders should understand that no plans can be forced through the Department until their proper construction is settled upon.

(An examination of the Department for past four years and the vast amount of the most inferior work done, will give proof of the above need)

The law should be changed so as to allow competent and efficient men to be employed by the Department; not the inefficient and incompetent now forced upon it.

The inspectors should receive at least \$1400 to \$2000 -- (not \$1100 to \$1200. An ordinary general foreman on one large building gets about \$1500.)

The City should be divided into at least fifty districts -- (not forty-two, as at present,) and one regular district inspector on each district. This would make fifty regular inspectors. Then there should be at least twenty extra inspectors to fill vacancies and for unsafe examinations, foundation examinations, fire escapes, theatres hotels, &c, work. Then not less than fifteen inspectors for iron construction, elevators, etc.; five should be regular constructional engineers. Then not less than four good examining engineers should be employed besides the two deputies.

May 4th 1895.

Report of Condition
of

Department of Buildings

190

Mayor's Copy

No.

COURT.

DEPARTMENT OF BUILDINGS OF THE CITY
NEW YORK,

Plaintiff,

against

Defendant .

EUGENE OTTERBOURG,
Attorney to the Department of Buildings,

No. 220 Fourth Avenue,

NEW YORK CITY.

DEPARTMENT OF BUILDINGS,

NR 220 FOURTH AVENUE,
S.W. CORNER 18TH ST.,

THOMAS J. BRADY,
SUPERINTENDENT.

New York, May 22, 1895.

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

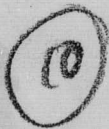
I have the honor to acknowledge the receipt of your communication of the 20th inst., enclosing letter from John L. Woolf, No. 614 Broadway, concerning delay in issuing permit to make alterations.

In reply I would report that this is only another example of numerous instances where the endeavor is made to have plans passed by this Department which are carelessly drawn and very imperfect. The plans in question were filed on May 3rd. They were found to be imperfect, no lettering or figures, and description faulty. Despite of this the same were passed on May 18th and permit issued.

Very respectfully,

Stevenson Crestable
Superintendent of Buildings.

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THOMAS J. BRADY

2025 RELEASE

HON. WILLIAM T. STANLEY

MAY 1964

DEPARTMENT OF BUILDINGS,

NO 220 FOURTH AVENUE,

S.W. CORNER 18TH ST.,

STEVENS
THOMAS J. BRADY
SUPERINTENDENT
Supt. Bldg. DEPT.

F.H.D.

New York, May 24, 1895.



Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

After leaving your office and considering the arguments in behalf of your approval of the bill taking from the Superintendent of Buildings the supervision of the structures upon docks, I was fearful that some of the statements might mislead your Honor into the belief that in the erection of all structures upon docks difficulties were encountered in having the plans passed by the Department of Buildings, and that this fact would influence your judgment in the consideration of the bill referred to.

If you will refer to the original section which this bill proposes to amend, you will readily perceive that it was intended to provide for the erection of covered sheds upon piers, and not the large and imposing structures of the present day. The latter are limited in number and their construction must be more carefully considered and passed upon to secure safety to the public in their use.

DEPARTMENT OF BUILDINGS,

NR 220 FOURTH AVENUE,
S.W. CORNER 18TH ST.,

New York, _____

To Hon. Wm. L. Strong, Page 2.

The proposed structure mentioned by Mr. Lovell, and called by him a shed, was in fact an immense iron building over two stories in height, with towers and other projections to make an imposing building, and in no sense should be considered a covered shed provided by the original act.

Plans for the erection of an ordinary shed have never met with any delay in the Department of Buildings, as the records of the Department will show.

The approval of the bill will also take away the examination by the experts connected with this Department as now provided, and seriously interfere with the proper sanitary condition of the structures upon docks.

Very respectfully yours,

Stevenson Constable
Superintendent of Buildings.

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To Hon. Mr. T. S.

THOMAS SUPERINTENDENT

BRADY

DEPARTMENT OF BUILDINGS,

NO 220 FOURTH AVENUE,
S.W. CORNER 18TH ST.,

STEVENS
Supt.
THOMAS J. BRADY
SUPERINTENDENT

New York, May 24, 1895.

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

In reference to Assembly Bills Nos. 2758 and 2791, requiring the Superintendent of Buildings to notify the owner, agent or architect of the approval or disapproval of plans within ten days after their submission to the Department, I would respectfully state that if the present system of the Department were properly carried out, the parties having business with it, as well as the Department itself, would be placed in a most unfortunate position if this Bill should become a law.

In the first place it would be impossible, in the time specified above, to examine more than two thirds of the plans submitted to this Department, to say nothing of giving an accurate and detailed statement of the amendments, changes and alterations required to make such plans complete and possible of approval, unless an appropriation of several thousand dollars were added to the present fund. While the bulk of the plans filed in the Department can be passed within from one to two weeks without difficulty, many complicated and difficult constructions are filed

DEPARTMENT OF BUILDINGS,

NR 220 FOURTH AVENUE,
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THOMAS J. BRADY
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STEVENSON
Supt. Bldg. Dept.

New York, _____

To Hon. Wm. L. Strong, Page 2.

which require weeks of computation before they can be safely passed upon.

Under the present law the Superintendent has authority to issue foundation permits, when required to prevent delay in beginning construction, which permits do not interfere with the careful calculation and approval of the superstructure by the Department, while at the same time the work may be progressing on the foundations.

Every prominent architect admits the importance of careful examination by the Department of Buildings, and realizes that constructions which it has taken months to plan, calculate and lay out in their offices cannot be thoroughly gone over in the Department in the short space of ten days.

This matter is of too grave importance to be hastily acted upon, and the present system when fully carried out by this Department will prevent unnecessary delay in building operations .

Believing that the reasons above given would fully justify your honor in refusing your signature to the Bill under consider-

DEPARTMENT OF BUILDINGS,

NO 220 FOURTH AVENUE,
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THOMAS J. BRADY
SUPERINTENDENT.

New York, _____

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ation, especially as the present system is fully adequate to meet all reasonable and just demands of the parties interested, while at the same time insuring safety to the public,

I am,

Respectfully,

Stevenson
Superintendent of Buildings.

H. J. HARDENBERGH, ARCHITECT.
No. 10 WEST 23RD STREET,
NEW YORK.

May 25th., 1895

Honorable Wm. L. Strong, Mayor of New York,

Dear Sir:-

I beg respectfully to submit my objections to the Assembly bill- known as the Halpin bill- which is now before you for consideration, in which the duties of the Building Department are set forth.

I believe that those clauses which seek to restrain the free action of the Department in such particulars as are set forth are not wise legislation, and will tend to impede rather than improve the public business. In this opinion, I believe a large part of the better class of Architects in the City concur.

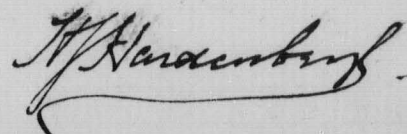
The business of the Department in the hands of as capable an official as you have wisely appointed, can be administered more easily and promptly without such exacting rules, and the expense of reorganizing the force employed in the Department in order to comply with the proposed rules will be very great.

The work of the Department is now greatly retarded, I am informed, by the mass of incomplete plans and specifications which is

submitted to it.. The Architect of standing and reputation takes the utmost pains to prepare comprehensive drawings of his building and lucid descriptions of it, that each particular detail of construction may appear and be passed upon intelligently. The other class of builders and alleged architects, however, desire to show as little as possible of their construction, in the hope that its weaknesses may not be detected. Countless revisions of this class of applications are made necessary and a burden placed on the shoulders of the Superintendent which prevents him from passing as promptly as he otherwise might on the better class of applications. If all Architects applying for permits would assist the Superintendent, as I firmly believe the reputable and self respecting ones are anxious to do, the work of the Department would be promptly and satisfactorily accomplished, but if unprincipled speculators seek to force him to comply with their demands, more stringent rules than those of the bill in question will need to be passed by Legislative action.

I am with great respect,

Very truly yours,

A handwritten signature in dark ink, appearing to read "W. H. Haradenburg". The signature is written in a cursive style with a prominent flourish at the end.

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