

EA.

COPY.

STULTZ & BAUER, Manufacturers of Grand & Upright Pianos.

New York, Dec. 10, 1896.

Stevenson Constable, Esq.,  
Sup't. of Buildings,  
City.

D/Sir.-

In reply to your notice to our Mr. Bauer will state: our Mr. Bauer has been confined to his home for past ten days, suffering with a severe cold, and upon his return to the office your notice will receive his first attention. However, we will state: we are aware Mr. Bauer has received one estimate and is awaiting others, for the blinds mentioned, so we assure you he is complying with your orders, with all possible haste. We ask your kind indulgence in this and assuring you of our appreciation, we remain,

Truly yours,

(Signed) Stultz & Bauer.

CITY.

and, of BATTERIES.

1897

STEVENSSON CONSULTING ENG.

NEW YORK DEC. TO

STATES & BAKER'S MANUFACTURERS OF STEAM & DR

COBA.

EV.



# DEPARTMENT OF BUILDINGS,

NR 220 FOURTH AVENUE,

S.W. CORNER 18TH ST.,



BW

*New York,* January 2, 1897.

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

In answer to yours of the 31st of December, enclosing letter of same date from Mr. Phillip J. Marrin, #342 East 31st St., I would respectfully state that we have a violation already against the buildings #338-340 East 31st Street, for not having proper fireproof shutters. Same is in the hands of the Attorney to this Department, and the enclosed copy of letter received from Mr. Bauer will explain itself.

As you direct, I have written direct to Mr. Marrin.

Yours respectfully,

*Stevenson Constable*  
Sup't of B'ldgs.

(Dic.S.C.)

(Enc.)

# DEPARTMENT OF BUILDINGS,

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

STEVENSON CONSTABLE,  
SUPERINTENDENT.

S.A.U.

*New York,* Jan. 4, 1897.

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

Dear Sir :--

I submit herewith a Synopsis of the Operations of  
this Department for the Week ending Jan. 2, 1897.

Also a report of the Branch Office of this Department for the  
six and one-half months ending Dec. 31, 1896.

Respectfully,

*Stevenson Constable*  
Superintendent of Buildings.



# DEPARTMENT OF BUILDINGS,

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



S.A.U.

*New York,* Jan. 4, 1897.

## Synopsis of Operations for the Week ending Jan. 2, 1896.

Plans filed for New Buildings - Main Office	17
Estimated Cost	\$604,000.
Plans filed for New Buildings - Branch Office	28
Estimated Cost	\$213,000.
Plans filed for Alterations - Main Office	12
Estimated Cost	\$28,800.
Plans filed for Alterations - Branch Office	2
Estimated Cost	\$2,300.
Buildings reported as Unsafe	38
Buildings reported for additional means of escape	17
Other violations of the law reported	96
Unsafe Building Notices issued	101
Fire Escape Notices issued	21
Violation Notices issued	217
Fire Escape Cases forwarded for prosecution	6
Violation Cases forwarded for prosecution	62
Unsafe Building Cases forwarded for prosecution	1
Complaints lodged with the Department	90
Iron & Steel Inspections made	3,980

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# DEPARTMENT OF BUILDINGS,

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

STEVENSON CONSTABLE,  
SUPERINTENDENT.

New York, Jan. 1 1897

Stevenson Constable, Esq.,  
Superintendent of Buildings.

Sir:--

I respectfully submit a report of work performed in the BRANCH OFFICE of the Department of Buildings since the same was opened to the public on June 15th, 1896 - a period of six and one-half months.

## EMPLOYEES & DUTIES.

- 1 Chief Inspector in charge of Branch Office.
- 1 Examiner of Construction.
- 1 Examiner of Plumbing, drainage, light and ventilation.
- 1 Clerk in charge of correspondence with Main Office, and of communications from inspectors.
- 2 Clerks at plan desk receiving plans and applications.
- 1 Clerk in charge of plan room and record of plans filed.
- 1 Clerk in Plumbing & Drainage division.
- 2 Messengers employed carrying communications to and from Main Office.
- 1 Iron Inspector. Reports once a week.
- 2 Special Inspectors, examining reports of district inspectors, investigating complaints, and examining buildings.



# DEPARTMENT OF BUILDINGS,

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

STEVENSON CONSTABLE,  
SUPERINTENDENT.

(2)

New York, 189

8 Construction Inspectors (Districts 36 - 43)  
5 Plumbing Inspectors (Districts 8 - 12)

41 square miles of territory are covered by these special, construction and plumbing inspectors. They report every morning at the Branch Office.

On account of the large territory comprised in the 42nd and 43rd construction districts, and the 8th and 9th plumbing districts, and the lack of transportation facilities from East to West, a change in the boundaries of these districts is respectfully recommended.

These two construction districts comprise 22 square miles of territory, and the two plumbing districts comprise 36 square miles of territory.

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## REPORT OF OPERATIONS

from June 15th, 1896 to Dec. 31.

New Building Applications filed	534
Total Number of New Buildings therein	769
Cost	\$5,057,325.
Alteration Applications filed	225
Total Number of Buildings therein	240
Cost	\$224,284.

# DEPARTMENT OF BUILDINGS,

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

STEVENSON CONSTABLE,  
SUPERINTENDENT.

New York,

189

(3)

Slip Applications Filed	430
Plumbing Applications Filed (No Construction)	126
Violations filed (Construction)	505
" " (Plumbing, Drainage, light & Ventilation)	749
Unsafe Building Cases Filed	92
Fire Escape Cases Filed	23
New Building Applications examined & found according to law	708
" " " " " " not " "	265
Alteration Applications examined & found according to law	239
" " " " " not " "	59
Slip Applications examined & found according to law	239
" " " " " not " "	60
Plumbing & Drainage applications for New Buildings examined and found according to law	508
Plumbing & Drainage Applications for New Buildings examined & found not according to law	547
Plumbing & Drainage Applications for Alterations examined & found according to law	118
Plumbing & Drainage Applications for Alterations examined and found not according to law	160



# DEPARTMENT OF BUILDINGS,

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

STEVENSON CONSTABLE,  
SUPERINTENDENT.

*New York,*

*189*

(4)

Plumbing & Drainage Applications, Slips, examined & found according to law	176
Plumbing & Drainage Applications, Slips, examined & found not according to law	69
Plumbing & Drainage (No construction) examined & found according to law	122
Plumbing & Drainage (No Construction) examined & found not according to law.	144
Light & Ventilation Applications for New Buildings examined & found according to law	113
Light & Ventilation Applications for New Buildings examined & found not according to law	124
Light & Ventilation Applications for Alterations examined & found according to law	11
Light & Ventilation Applications for Alterations examined & found not according to law	11
Special Examinations (Construction)	952
" " (Plumbing, drainage, light & ventilation)	82
Violations, Unsafe Building Cases, Fire Escape Cases, and Slip Applications received from Main Office	6,237
Violations, Unsafe Building Cases, Fire Escape Cases, and Slip Applications returned to Main Office	4,705
Inquiries made	460

Respectfully,

(Signed) AUGUST BIRNSTIEL,  
Chief Inspector.

*No.*

COURT

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DEPARTMENT OF BUILDINGS OF THE CITY  
NEW YORK,

*Plaintiff,*

*against*

*Defendant.*

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JOHN VINTON DAHLGREN,  
*Attorney to the Department of Buildings,*  
No. 220 Fourth Avenue,  
NEW YORK CITY.

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# DEPARTMENT OF BUILDINGS,

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



BW

*New York,* January 5, 1897. *W.*

Hon. William L. Strong,

Mayer of the City of New York.

Dear Sir:-

Enclosed please find appointment of Mr. Mayer as Attorney  
for this Department.

Yours respectfully,

*Stevenson Constable*  
Sup't of Bldgs.

(Dic.S.C.)

(Enc.)

2.

BY THE COURT

IN THE COURT OF COMMON PLEAS

FOR THE COUNTY OF ALBANY

JANUARY 5, 1837.



# DEPARTMENT OF BUILDINGS,

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



OFFICE OF ATTORNEY.

B.deY.

*New York,* Jan. 5th, 1897 *189*

Hon. Julius M. Mayer.

Dear Sir:-

I hereby appoint you, pursuant to Chapter 275  
of the Laws of 1892, Attorney to the Department of Buildings, said  
appointment to take effect this date.

I am,

Very respectfully,

A large, elegant handwritten signature in cursive script, reading "Stevenson Constable".

Superintendent of Buildings.

#220 Fourth Ave.,  
New York.

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

Dear Sir:-

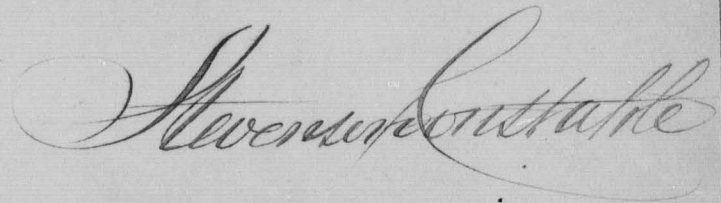
In regard to Mr. Julius M. Mayer, whom I had appointed Attorney to this Department January 5th, 1897, who you said you had heard had made various statements detrimental to the present administration, I have inquired into the matter carefully and cannot find any proof of this being the case, but find his record good, both as to his ability, judgment and character.

His standing at the Bar is excellent, his knowledge of the build-

ing laws enables him to take immediate charge of the work which is now congested, and his personal acquaintance with me makes him capable of filling a position of confidence, such as his position in this Department must be.

Therefore, I write you after having investigated as you desired.

Respectfully yours,

A large, elegant handwritten signature in cursive script, likely reading "Stevenson", is written across the middle of the right page.

January 8th, 1897.



# DEPARTMENT OF BUILDINGS,

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

STEVENSON CONSTABLE,  
SUPERINTENDENT.

S.A.U.

*New York,* Jan. 11, 1897.

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:--

I submit herewith a Synopsis of the Operations of  
this Department for the Week ending Jan. 9, 1897.

Respectfully,

*Stevenson Constable*  
Superintendent of Buildings.

# DEPARTMENT OF BUILDINGS.

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



S.A.U.,

*New York,* Jan. 11, 1897.

## Synopsis of Operations for the Week ending Jan. 9, 1897.

Plans filed for New Buildings - Main Office	35
Estimated Cost	\$643,000.
Plans filed for New Buildings - Branch Office	20
Estimated Cost	\$208,150.
Plans filed for Alterations - Main Office	17
Estimated Cost	\$127,600.
Plans filed for Alterations - Branch Office	6
Estimated Cost	\$2,265.
Buildings reported as unsafe	78
Buildings reported for additional means of escape	14
Other violations of law reported	94
Unsafe Building notices issued	112
Fire Escape Notices issued	29
Violation notices issued	329
Unsafe Building Cases forwarded for prosecution	2
Violation Cases forwarded for prosecution	71
Complaints lodged with the Department	39
Iron & Steel Inspections made	7,490

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# DEPARTMENT OF BUILDINGS,

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

STEVENSON CONSTABLE,  
SUPERINTENDENT.

BW

*New York,*

*189*

Finding that it was necessary to keep this Department open at all hours, owing to the frequent occurrence of unsafe and dangerous walls of buildings after hours, in the night, and on Sunday, I made the necessary arrangements and at the main office I have for several months put this in force. Finding that it has been eminently successful and necessary, and has saved a number of accidents, I have decided to put the same regulation in force at the Branch Office, mainly on account of said office being in a non-fireproof building, and numbers of important records and papers being filed there without fireproof protection by having a watchman on hand at all hours, greater safety and security would be maintained.

As fast as I can obtain good, competent and reliable inspectors I am appointing same, decreasing the size of districts and starting the house to house inspection which already I have found even more necessary than in my previous arguments before the Board of Apportionment favoring same.

I have found numerous buildings in which the bad condition of the plumbing work, non-compliance with the laws in the past, and the age and change of occupancy and use of buildings have brought about conditions which need immediate attention to prevent accident, loss of life and very unsanitary conditions.

I regret to say that in this house to house inspection, I find that a great deal of the repair work ordered by the Board of Health, owing to same not being done under the agreement or understanding with this

# DEPARTMENT OF BUILDINGS,

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



BW 2

*New York,* \_\_\_\_\_ 189

Department, and according to the rules and regulations of this Department, has been most carelessly and imperfectly done. As this is a very serious matter, to which I have previously called Your Honor's attention, I am hoping to receive your support in correcting it, as in this Department should rest all execution of the practical work of repairs without question, for it is here where practical men are employed who thoroughly understand and are familiar with not only the rules and regulations of the Department, but of the proper and mechanical way that this work should be done, and moreover, the rules and regulations and laws of this Department require a higher grade of work to be done than can the laws relating to the Health Department, which are based upon the immediate removal of the nuisance and no more.

I cannot speak too forcibly upon this subject, because if Your Honor would go about with me and make a few visits, you will only be too well satisfied of the carelessness of this work. I again regret to say that the more honestly administered this Department is, the more thorough the inspections of buildings is made, and the more carefully that I consider the great risks and responsibilities placed upon me, the more positively can I speak of the gross carelessness of the past and the immediate necessity of prompt action to prevent the continuance of the same, and to correct, wherever possible, the defective work of the past. Especially is this true in the tenement house districts of the city.



# DEPARTMENT OF BUILDINGS,

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

STEVENSON CONSTABLE,  
SUPERINTENDENT.

BW 3

*New York,* \_\_\_\_\_ . 189

I am in consultation with the Civil Service Commission as to the most rapid and efficient ways and methods of obtaining such help as are required by this Department, and I hope in a short time to be able to put the largest force I can with my appropriation into the field, necessary to overcome the above difficulties as much as possible.

Great assistance could be rendered this Department by the various skilled labor and mechanics' organizations in reporting bad and defective work. I have had several consultations with them with this end in view, and hope to be able without expense to the city, and by their co-operation, to cover considerable ground in the prevention of a great deal of the careless work and construction that has heretofore existed.

As numerous records of this Department and of the Branch Office must be continually referred to from the time of the filing of the work or violation, unsafe case, or fire-escape case, etc., and as it is impossible to file these papers away until the completion of the matter, and as great expense of time and labor will be overcome and increased security for their preservation obtained, I have decided to try and procure a number of movable fireproof cases for their safe-keeping, which cases, as they will always have to be directly in the Department or its branches, and as they are movable, can be moved to any building selected

# DEPARTMENT OF BUILDINGS,

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

STEVENSON CONSTABLE,  
SUPERINTENDENT.

BW 4

New York, \_\_\_\_\_ 189

for the use of the Department or said branches. I deem this a move in the right direction, and of course, must pay for same out of my present appropriation, but I think the saving in office force will enable me to do this.

Yours respectfully,

*Stevenson Constable*  
Sup't of B'ldgs.

(Dic.S.C.)



*No.*

COURT

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DEPARTMENT OF BUILDINGS OF THE CITY  
NEW YORK,

*Plaintiff,*

*against*

*Defendant.*

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JOHN VINTON DAHLGREN,

*Attorney to the Department of Buildings,*

No. 220 Fourth Avenue,

NEW YORK CITY.

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DEPARTMENT OF BUILDINGS,

No. 220 FOURTH AVENUE,

S. W. Corner 18th Street.

STEVENSON CONSTABLE,  
Superintendent.

EA.

*New York,* January 18th, 1897.  
*M*

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

I have the honor to acknowledge receipt of your communication of the 16th inst, requesting report on premises located and known as the Cosmopolitan Athletic Club at 155th Street near Eighth Avenue, for which application for license to give athletic performances has been made.

In reply I would state that the matter will be given immediate attention.

Yours respectfully,

*Stevenson Constable*  
Sup't. of B'ldgs.

(Dic.B.W.)



4.

INGS

January 18th

THE WIND TOWER IN THE  
MOUNT COMMUNICATION

DEPARTMENT OF BUILDINGS,

No. 220 FOURTH AVENUE,

S. W. Corner 18th Street.

STEVENSON CONSTABLE,  
Superintendent.

S.A.U.

*New York,* Jan. 18th, 1897.

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:--

I submit herewith a Synopsis of the Operations of  
this Department for the Week ending January 16th, 1897.

Respectfully,

*Stevenson Constable*  
Superintendent of Buildings.



5

OF BUILDINGS.

TH AVENUE

18th Street

Jan. 1845

1845

*John*

*a*

*No.*

COURT

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DEPARTMENT OF BUILDINGS OF THE CITY  
NEW YORK,

*Plaintiff,*

*against*

*Defendant.*

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JOHN VINTON DAHLGREN,  
*Attorney to the Department of Buildings,*

No. 220 Fourth Avenue,

NEW YORK CITY.

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Department of Building

195.

Synopsis of

Operations

— for —

the Week ending

January 16<sup>th</sup> 1897.

# DEPARTMENT OF BUILDINGS,

No. 220 FOURTH AVENUE,

S. W. Corner 18th Street.

STEVENSON CONSTABLE,  
Superintendent.

S.A.U.

*New York,* Jan. 18th, 1897.

## Synopsis of Operations for the Week ending Jan. 16, 1897.

Plans filed for New Buildings - Main Office	32
Estimated Cost	\$1,268,250.
Plans filed for New Buildings - Branch Office	36
Estimated Cost	\$155,000.
Plans filed for Alterations - Main Office	22
Estimated Cost	\$48,400.
Plans filed for Alterations - Branch Office	7
Estimated Cost	\$7,600.
Buildings reported as unsafe	93
Buildings reported for additional means of escape	16
Other violations of law reported	59
Unsafe Building Notices issued	160
Fire Escape Notices issued	22
Violation Notices issued	257
Unsafe Building Cases forwarded for prosecution	2
Violation Cases forwarded for prosecution	69
Complaints lodged with the Department	49
Iron & Steel Inspections made	6,735

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DEPARTMENT OF BUILDINGS,

No. 220 FOURTH AVENUE,

S. W. Corner 18th Street.

STEVENSON CONSTABLE,  
Superintendent.

*New York,* ..... 189

Owing to the careless and incomplete manner in which the minutes of the Board of Examiners of this Department have been kept in the past, immediately on my taking charge of this Department I started in to have them properly kept, indexed, etc., and as they are public records and as it would be of great advantage to the public dealing with the Department I have decided to have them printed regularly, as by the enclosed.



## DEPARTMENT OF BUILDINGS.

TUESDAY, January 5, 1897.

The Board of Examiners met this day—3.35 P. M.

Present—Stevenson Constable, Superintendent of Buildings, in the chair, and Messrs. Bonner, Conover, Le Brun, Moore, Fryer, O'Reilly, McMillan and Dobbs. The minutes of December 29, 1896, were read and approved, except as to action in case of Violation 5835, In re iron shutters, Nos. 107 and 109 West End avenue, which was referred to Mr. Conover for examination and report.

Petitions were then submitted for approval as follows:

Plans 1564, New Buildings, 1895—Clinton and Russell, petitioners—To allow the doors and elevator shafts to be of wood, lined on shaft side only with metal; Nos. 1 to 5 East Fifty-sixth street (corner Fifth avenue). Approved, subject to the approval of the construction by the Superintendent of Buildings.

Plans 1135, New Buildings, 1896—John P. Leo, petitioner—To allow a hallway to be located to give access through front building to dwelling on rear of lot and place a staircase leading from said hall to first-story main hall, also to place columns and girder in cellar instead of 8-inch brick wall; south side of One Hundred and Forty-sixth street, 425 feet west of Eleventh avenue. Approved, subject to the approval of the construction by the Superintendent of Buildings.

Slip Application 2314, 1896—William W. Howe, petitioner—To allow the construction of a chute from third floor of No. 525 to third floor of No. 527, as per drawing submitted; Nos. 507 to 525 West Twenty-second street. Approved, subject to the approval of the construction by the Superintendent of Buildings.

Plans 1992, New Buildings, 1895—Richard Berger, petitioner—To allow the construction of two pent houses for photographic purposes, as shown on drawings; southwest corner of Fourth avenue and Nineteenth street. Referred to Mr. Bonner for examination and report.

Plans 1947, Alterations to Buildings, 1896—Horenburger & Straub, petitioners—To build a covered passageway connecting buildings Nos. 9 and 9½ Division street with proposed extension to No. 22 East Broadway, constructed as stated in petition. Approved, subject to the approval of the construction by the Superintendent of Buildings.

Plans 1325, New Building, 1896—G. F. Pelham, petitioner—To allow first-story entrance hall partitions to be constructed of 4-inch angle and T iron frame and terra cotta fire-proof blocks; No. 535 Third avenue. Approved, subject to the approval of the construction by the Superintendent of Buildings.

Plans 1307, New Buildings, 1896—Max Muller, petitioner—To construct one of the first-story hall partitions (easterly) from stairs to front and westerly vestibule partition of angle iron and T bars filled in with fire-proof blocks; Nos. 82 and 84 Monroe street. Approved, on condition that the fire-proof blocks and the angles and T's of frame be 4 inches thick and the blocks made of fire-clay material, subject to the approval of the construction by the Superintendent of Buildings.

Slip Application 2359, 1896—William Staats, petitioner—To erect extension, as per sketch submitted and constructed as stated in petition; No. 126 East One Hundred and Twentieth street. Denied.

Plans 1665, Alterations to Buildings, 1896, denied, December 29—George Keister, petitioner—To allow the wood paneling under windows from sill to floor on inside of shaft on second, third, fourth and fifth floors; No. 45 Beaver street. For a reconsideration. Aye—Messrs. Le Brun, Fryer, O'Reilly, McMillan and Moore. Reconsidered and approved, subject to the approval of the construction by the Superintendent of Buildings. Superintendent, Messrs. Bonner, Dobbs and Conover voting no.

Plans 2117, New Buildings, 1895—Henry Davidson, petitioner—To allow the covering of the second-story doors leading from main hall and also woodwork of vestibule with two coats of asbestos fire-proof paint; Nos. 17 and 19 West One Hundred and Sixth street. Approved, subject to the approval of the construction by the Superintendent of Buildings. Superintendent and Messrs. Bonner and Conover voting no.

Plans 1267, New Building, 1896—D'Oench & Simon, petitioners—To allow a fifth story to be added to building as described in petition; northeast corner Eleventh avenue and Twentieth street. Approved, on condition that all the fourth story walls are made 16 inches thick, and subject to the approval of the construction by the Superintendent of Buildings.

Plans 1360, New Building, 1896—E. H. Kendall, petitioner—For the erection of a two-story structure, 52 by 302, as described in application; foot of East Third street. Laid over for examination.

Violation 5564—Jacob New, petitioner—For exemption from fireproof shutters; Nos. 615 to 623 West Fifty-second street. The action of the Board of Examiners on November 10, 1896, was approved.

Eliza J. Smith, petitioner—For exemption from fireproof shutters; No. 155 West Twenty-ninth street. Fireproof shutters required on east side and rear walls.

A. C. Schuyler, petitioner—For exemption from fireproof shutters; Nos. 333 and 335 West Thirty-sixth street. Unprotected openings in east wall exempted, and fireproof shutters required on the two unprotected openings in the rear wall.

Durant Land Improvement Company, petitioners—For exemption from fireproof shutters; Nos. 421 to 435 East Twenty-fourth street. Laid over for examination and report.

Isaac Goldstein, petitioner—For exemption from fireproof shutters; No. 64 Pitt street, rear. Laid over to May 1, 1897.

Farnsworth & Miller, petitioners—For exemption from fireproof shutters; Nos. 68 and 70 Madison street. Laid over for examination and report.

F. De P. Foster, petitioner—For exemption from fireproof shutters; Nos. 107 and 109 West End avenue. Referred to Mr. Conover for examination and report.

On motion, it was Resolved, That the minutes of the Board for 1895 and 1896 be printed, and a copy furnished to each member of the Board.

On motion, it was Resolved, That the Clerk of the Board be requested to send weekly to each member thereof a copy of the minutes of the previous meeting.

The following-named candidates for the position of Inspector of Buildings were examined as to the qualifications:

Wellington Germond, No. 421 Lexington avenue, carpenter and builder, case laid over October 13, 1896, declared qualified; Alfred W. Furnivall, De Bevoise avenue, near Ditmars avenue, L. I. City, mason, qualified; Charles H. McTerney, No. 2019 Anthony avenue, carpenter and builder, qualified; Charles A. Judge, No. 27 West One Hundred and Thirty-second street, mason, qualified; Daniel W. Riley, No. 85 Briggs avenue, Yonkers, mason, qualified; Thomas H. Graham, No. 313 West One Hundred and Fourteenth street, civil engineer, not qualified; Michael Doyle, Corona, L. I., carpenter, not qualified; Edward W. Ufer, No. 351 West Fifty-eighth street, architect, not qualified.

On motion, the Board then adjourned—6.30 P. M.

WILLIAM H. CLASS, Clerk to Board.



DEPARTMENT OF BUILDINGS,

No. 220 FOURTH AVENUE,

S. W. Corner 18th Street.

STEVENSON CONSTABLE,  
Superintendent.

EA.

*New York,* January 22nd, 1897 *M.*

Hon. Wm. L. Strong,

Mayor of the City of New York.

Dear Sir:-

Accompanying please find copy of a proposed act for the limiting of the height of buildings in the City of New York, framed by Messrs. Geo. B. Post and others. Accompanying said copy you will find a sheet made up by me illustrating said bill as I understand it.

As this subject is of extreme importance and is attracting a great deal of attention at present, I have advised all parties, in accordance with your instructions, that as no bill affecting any of the Departments of this City should be forwarded to Albany without your approval that they had better get together and see if they can not formulate a bill that will be satisfactory to all parties and produce the best results possible.

Yours respectfully,

*Stevenson Constable*  
Sup't. of B'ldgs.

(Dic.S.C.)

(Enc)

6.

EDINGS

January 22nd, 1887

For, signed by K. H. H. H.

and at the time



BW  
COPY

AN ACT TO AMEND CHAPTER 454 OF THE LAWS OF 1885,  
ENTITLED,

"A N A C T

TO REGULATE THE HEIGHT OF BUILDINGS IN THE CITY OF NEW YORK."

-----  
THE PEOPLE OF THE STATE OF NEW YORK REPRESENTED IN SENATE  
AND ASSEMBLY DO ENACT AS FOLLOWS:  
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Section 1. The height of all dwelling houses and of all houses used or intended to be used as dwellings for more than one family, hereafter erected in the city of New York, except such dwelling-houses as shall contain modern improvements, and one or more power passenger elevators, shall be regulated in proportion to the width of the streets and avenues upon which they front.

Section 2. Such height, measured from the sidewalk line and taken in all cases through the center of the facade of the house to be erected, including attics, cornices and mansards, shall not exceed seventy feet upon all streets and avenues not exceeding seventy feet in width, and eighty feet upon all streets and avenues exceeding seventy feet in width.

Section 3. The height and extent of every other building and every part of a building hereafter erected in the city of New York, including such dwelling houses as shall contain modern improvements and one or more power passenger elevators, shall be restricted and limited so that every part of such building including attics, cornices, mansards or any other projection to said building, except as hereinafter provided shall be within and below a line drawn from the opposite side of the street abutting or adjacent thereto, commencing at a point in the street line of such street on that side of the street farthest from such building at a height of thirty (30) feet above the curb level, and thence inclining toward and over the site of such building with a slope rising two (2) feet for every one (1) foot of distance from said street line; where the proposed building is to be erected upon a corner lot at the intersection of streets of different widths, the wider street may be used in determining the height of the building for a distance not



exceeding ninety (90) feet in depth from the intersection of the narrower street, from which latter point the narrower street shall be used in limiting the height of said building; chimneys and flues for the discharge of smoke and impure air shall be exempt from the aforesaid restriction, and spires, domes, towers and similar structures solely for ornamental purposes, or used only for the holding of water tanks and water, or bells, clocks, and ventilating shafts, and not made fit for or used for any other storage, or for habitation or manufacturing or business purpose, may be extended above the limits aforesaid; provided, however, that any such structure shall not include or contain any combustible matter whatever.

Section 4. The word "street" wherever used in this act shall be construed to mean and include any public street, avenue, place, park, highway or waterway, and in all cases where the width of any public street, avenue, place, park, highway or waterway exceeds eighty (80) feet, the point from which the measurement shall be taken in limiting the height of such building shall not be distant more than eighty (80) feet from the front of such proposed building.

Section 5. No extension to any building authorized to be erected by the superintendent of buildings beyond the height herein limited, shall contain any combustible matter or material, or be used for any purpose other than those herein permitted, and any person violating any of the provisions of this section shall be deemed guilty of a misdemeanor, and upon conviction, shall be fined for such offense in a sum not exceeding Five hundred Dollars, or by imprisonment for a term not exceeding three months, or by both. The continued use of such extension for any purpose herein prohibited after conviction shall be deemed a new offense within the meaning of this section.

Section 6. It shall be the duty of the superintendent of buildings to disapprove any plan submitted to him, from which it appears that any part or parts of a proposed building or buildings shall be over



or beyond the limits above defined, except as hereinbefore provided, and shall have all the powers conferred upon him by the provisions of Chapter 275 of the Laws of 1892 and the acts amendatory thereof and supplemental thereto so far as the same may apply to the provisions of this act.

Section 7. Nothing herein contained shall be construed to affect buildings already erected or in course of erection, and for the erection of which there have been submitted to the superintendent of buildings a detailed statement in writing of the specifications, and a full and complete copy of the plans conforming in all respects to the existing rules in the department of buildings, provided, however, that the work of such building for which proper plans have been heretofore submitted to the superintendent of buildings as aforesaid shall be actually commenced within sixty days from the taking effect of this act, and prosecuted with due diligence. In case work on any such buildings for which plans have heretofore been submitted to the superintendent of buildings shall not be commenced within sixty days from the taking effect of this act, such buildings shall be deemed to be governed by the provisions of this act as though no plans had been filed. Any act or acts or parts of acts inconsistent with this act are hereby repealed.

Section 8. This act shall take effect immediately.



THE CITY OF NEW YORK  
DEPARTMENT OF RECORDS AND INFORMATION SERVICES  
MUNICIPAL ARCHIVES

SEPARATION SHEET

INSTRUCTIONS: For each item or unified group of items separated, complete two *exactly* duplicate forms. Place one form within the collection at the exact place the separated item would occupy if it could remain in the collection. File the other form with the separated item in its new location.

DESCRIBE ORIGINAL LOCATION OF ITEM(S):

1. Record Group:

STRONG, WILLIAM L.

2. Subgroup:

3. Series:

SUBJECT FILES

4. Box No.

Fold No.

BUILDINGS, DEPT. OF

5.

BRIEF DESCRIPTION OF ITEM(S):

JAN 1897  
DIAGRAM OF EXTREME LIMITATION LINES FOR  
BUILDINGS ILLUSTRATING AN ACT REGULATING  
THE HEIGHT OF BUILDINGS. SCALE 1"=100 FT.

MADE BY STEVENSON CONSTABLE,  
SUPERINTENDENT

2 SHEETS

SEPARATED TO:

6. New Location:

OV 1

7. Room:

8. Date Separated:

7/3/02

9. Separated By:

T. ADLER



POSTAL CARD - ONE CENT.

United States of America

THIS SIDE IS FOR THE ADDRESS ONLY.



Hon. W.L. Strong,  
Mayor, New York City,  
City Hall  
N.Y.

Hon. Mayor Strong.

N.Y. City Jan, 18/96.

Sir! - On Jan 11<sup>th</sup>, I wrote Supt. Constable of the  
Bldg Dept, that the wall of the (rear house) at No  
11 Cornelia St, was water soaked, and that  
the water was running from outside somewhere  
through the wall into the cellar, I asked to have  
an Inspector sent, but as a week is now  
passed, I send this to you hoping for assistance  
The hallway is also very dark during the day-time  
and ~~very~~ dark at night being hardly lighted  
at all, The cellar is wet & the Landlord says  
he will do as he pleases, <sup>about it</sup> Very Respy, a Tenant  
"please see Janitor"



Dic. P.C.S.

**DEPARTMENT OF BUILDINGS,****NO 220 FOURTH AVENUE,**  
S.W. CORNER 18TH ST.

EA.

*New York,* Jan. 23rd, 1897

Hon. Wm. L. Strong,

Mayor of the City of New York.

Dear Sir:-

In answer to yours of January 19th, enclosing accompanying postal card, in regard to #11 Cornelia Street, which I return, would say examination was made of this wall on January 14th, and report indicates no cause for complaint.

Yours respectfully,

  
Sup't. of B'ldgs.

(Dic.S.C.)

(Enc)

7.

Jan. 23rd, 1897

Mayor of the



DEPARTMENT OF BUILDINGS,

No. 220 FOURTH AVENUE,

S. W. Corner 18th Street.

STEVENSON CONSTABLE,  
Superintendent.

A.Z.

*New York,* January 25th, 1897. M.

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

I submit herewith a Synopsis of the Operations  
of this Department for the Week ending January 23rd, 1897.

Respectfully,

*Stevenson Constable*

Superintendent of Buildings.

Dic. S.A.U.

8.

DEP

25

1000

25th



# DEPARTMENT OF BUILDINGS,

No. 220 FOURTH AVENUE,

S. W. Corner 18th Street.

STEVENSON CONSTABLE,  
Superintendent.

A.Z.

*New York,* January 25th, 1897.

## Synopsis of Operations for the Week ending Jan. 23, 1897.

Plans filed for New Buildings - Main Office	44
Estimated Cost	\$3,164,000.
Plans filed for New Buildings - Branch Office	26
Estimated Cost	\$128,900.
Plans filed for Alterations - Main Office	24
Estimated Cost	\$231,550.
Plans filed for Alterations - Branch Office	4
Estimated Cost	\$3,800.
Buildings reported as unsafe	77
Buildings reported for additional means of escape	12
Other violations of law reported	145
Unsafe Building Notices issued	173
Fire Escape Notices issued	20
Violation Notices issued	297
Fire Escape Cases forwarded for prosecution	13
Violation Cases forwarded for prosecution	67
Complaints lodged with the Department	43
Iron & Steel Inspections made	5,300

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DEPARTMENT OF BUILDINGS,

No. 220 FOURTH AVENUE,

S. W. Corner 18th Street.

STEVENSON CONSTABLE,  
Superintendent.

BW

*New York,* January 26, 1897. *189* *M.*

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

Enclosed please find a corrected copy of better wording for Mr. Post's High Building Act, if said bill should be adopted, which was sent you on January 22nd.

I am having all other of the various bills, limiting the height of buildings, collected and drawings made of same illustrating them, and shall send them all to you, as if anything is to be done, one good bill should be sufficient.

Yours respectfully,

*Stevenson Constable*

Sup't of B'ldgs.

(Dic.S.C.)  
(Enc.)



9.

INGS.

1897. 26, 1897.

AN ACT TO AMEND CHAPTER 454 OF THE LAWS OF 1885, ENTITLED,  
"A N A C T  
TO REGULATE THE HEIGHT OF BUILDINGS IN THE CITY OF NEW YORK.

-----

THE PEOPLE OF THE STATE OF NEW YORK REPRESENTED IN  
SENATE AND ASSEMBLY DO ENACT AS FOLLOWS:

-----

Section 1. The height of all dwelling houses and of all houses used or intended to be used as dwellings for more than one family, hereafter erected in the City of New York, except such dwelling houses as shall be of construction defined as fire proof and shall contain modern improvements, and one or more power passenger elevators, shall be regulated in proportion to the width of the streets and avenues upon which they front.

Section 2. Such height, measured from the sidewalk line and taken in all cases through the centre of the facade of the house to be erected, including attics, cornices and mansards, shall not exceed seventy feet upon all streets and avenues not exceeding seventy feet in width, and eighty feet upon all streets and avenues exceeding seventy feet in width.

Section 3. The height and extent of every other building and every part of a building hereafter erected in the city of New York, including such dwelling houses as shall contain modern improvements and one or more power passenger elevators, shall be restricted and limited so that every part of such building including attics, cornices, mansards or any other projection to said building, except as hereinafter provided shall be within and below any line drawn from the opposite side of any street abutting or adjacent thereto, commencing at a point in the street line of such street on that side of the street farthest from such building at a height of thirty (30)



feet above the curb level, and thence inclining toward and over the site of such building with a slope rising two (2) feet for every one (1) foot of distance from said street line; provided, however, that where the proposed building is to be erected upon a corner lot at the intersection of streets of different widths, the width of the wider street may be used in determining the height of the building for a distance along the narrower street not exceeding ninety (90) feet in depth from the intersection of the narrower street, from which latter point the width of the narrower street shall be used in limiting the height of said building; chimneys and flues for the discharge of smoke and impure air shall be exempt from the aforesaid restriction, and spires, domes, towers and similar structures solely for ornamental purposes, or used only for the holding of water tanks and water, or bells, clocks, and ventilating shafts, and not made fit for or used for any other storage, or for habitation or manufacturing or business purpose, may be extended above the limits aforesaid; provided, however, that any such structure shall not include or contain any combustible matter whatever.

Section 4. The word "street" wherever used in this Act shall be construed to mean and include any public street, avenue, place, park, highway or waterway, and in all cases where the width of any public street, avenue, place, park, highway or waterway exceeds eighty (80) feet, the points from which the measurements shall be taken in limiting the height of such building shall not be distant more than eighty (80) feet from that side of the street, avenue, place park, highway or waterway nearest such proposed building.

Section 5. No vertical extension to any building authorized to be erected by the superintendent of buildings beyond the height herein limited, shall include or contain any combustible matter or material, or be used for any purpose other than those herein permitted, and any person violating any of the provisions of this Section shall



be deemed guilty of a misdemeanor, and upon conviction, shall be fined for such offense in a sum not exceeding Five Hundred Dollars, or by imprisonment for a term not exceeding three months, or by both. The continued use of such vertical extension for any purpose herein prohibited after conviction shall be deemed a new offense within the meaning of this Section.

Section 6. It shall be the duty of the superintendent of buildings to disapprove any plan submitted to him, from which it appears that any part or parts of a proposed building or buildings shall be over or beyond the limits above defined, except as hereinbefore provided, and shall have all the powers conferred upon him by the provisions of Chapter 275 of the Laws of 1892 and the Acts amendatory thereof and supplemental thereto so far as the same may apply to the provisions of this Act.

Section 7. Nothing herein contained shall be construed to affect buildings already erected or in course of erection, and for the erection of which there have been submitted to the superintendent of buildings a detailed statement in writing of the specifications, and a full and complete copy of the plans conforming in all respects to the existing rules in the department of buildings, provided, however, that the work of such building for which proper plans have been heretofore submitted to the superintendent of buildings as aforesaid shall be actually commenced within sixty days from the taking effect of this Act, and prosecuted with due diligence. In case work on any such buildings for which plans have heretofore been submitted to the superintendent of buildings shall not be commenced within sixty days from the taking effect of this Act, such buildings shall be deemed to be governed by the provisions of this Act as though no plans had been filed. Any Act or Acts or parts of Acts inconsistent with this Act are hereby repealed.



Section 8. This Act shall take effect immediately.



DEPARTMENT OF BUILDINGS,

No. 220 FOURTH AVENUE,

S. W. Corner 18th Street.

STEVENSON CONSTABLE,  
Superintendent.

BW

*New York,* January 27, 1897. 189

Hon. William L. Strong,

Mayor, City of New York.

Dear Sir:-

In compliance with the provisions of Section 49, Chapter 410, Laws of 1882, and Chapter 275, Laws of 1892, I have the honor herewith to submit my report of the operations of this Department for the quarter ending December 31st, 1896.

Yours respectfully,

*Stevenson Constable*  
Sup't of B'ldgs.



10.

May 27, 1957.

New York,

189

Plans and Specifications for New Buildings  
filed and acted upon during the year ending  
December 31<sup>st</sup>, 1896.

Classification	Number of Plans.	Number of Buildings	Estimated Cost.
Dwelling-houses, estimated cost over \$50,000.	2	2	\$ 115,000
Dwelling-houses, estimated cost between \$20,000 and \$50,000.	40	107	2,757,500
Dwelling-houses, estimated cost less than \$20,000.	102	358	3,698,550
Flats, estimated cost over \$15,000.	373	821	22,126,000
Tenement-houses, estimated less than \$15,000.	87	160	2,156,400
Hotels and boarding-houses	10	10	5,255,000
Stores, estimated cost over \$30,000.	72	73	8,398,500
Stores, estimated cost between \$15,000 and \$30,000.	16	16	304,100
Stores, estimated cost less than \$15,000.	61	74	268,255
Office buildings	47	48	12,698,900
Manufactories and workshops	72	75	3,514,880
School-houses	15	17	1,447,500
Churches.	5	5	260,000
Public buildings, municipal	19	26	1,609,855
Public buildings, places of amusement, etc.	29	29	4,422,500
Stables	56	60	929,900
Frame dwellings in 23 <sup>d</sup> and 24 <sup>th</sup> Wards	611	934	3,268,335
Other frame structures	279	329	550,770
Totals	1,896	3,144	\$ 73,781,945



New York, 189

Plans and Specifications for Alterations to  
buildings, filed and acted upon during the year  
ending December 31<sup>st</sup>, 1896.

Classification	Number of Plans	Number of Buildings	Estimated Cost.
Dwelling-houses	437	469	\$1,276,071
Flats	66	72	265,395
Tenement-houses	264	290	428,698
Hotels and boarding-houses	307	310	263,925
Stores	215	239	1,210,610
Office buildings	84	90	962,099.
Manufactories and workshops	160	168	400,361
Schools	123	126	320,073
Churches	9	9	71,320
Public buildings	75	84	902,810
Stables	54	55	129,932
Frame buildings	412	433	344,588
	2,206	2,345	\$6,575,882

Total number of plans filed. 4102  
Number of buildings embraced therein. 5489  
Estimated cost of same \$80,257,827.

New Buildings and Alterations in Progress  
December 31<sup>st</sup>, 1896.

New Buildings 1,672.  
Alterations 380.



New York, 189

Location of New Buildings and Alterations to  
Buildings, commenced and completed during the  
year ending December 31<sup>st</sup>, 1896.

New Buildings		Commenced	Completed
South of Chambers street.		18	28
Between Chambers and Houston streets.		84	137
"	Houston and 23 <sup>d</sup> streets	112	137
"	23 <sup>d</sup> and 59 <sup>th</sup> streets	102	129
"	59 <sup>th</sup> Street and 110 <sup>th</sup> street, east of 5 <sup>th</sup> avenue.	176	254
"	59 <sup>th</sup> Street and 110 <sup>th</sup> street, west of 5 <sup>th</sup> avenue.	214	418
"	110 <sup>th</sup> Street and Harlem River, east of 8 <sup>th</sup> avenue	333	411
"	110 <sup>th</sup> Street and Harlem River, west of 8 <sup>th</sup> avenue	356	515
North of Harlem River, south of 177 <sup>th</sup> street		635	740
"	" " " " , north of 177 <sup>th</sup> street.	588	539
Totals		2,618	3,308

## Alterations.

South of Chambers street		101	120
Between Chambers and Houston streets		276	329
"	Houston and 23 <sup>d</sup> streets	285	374
"	23 <sup>d</sup> and 59 <sup>th</sup> streets	443	496
"	59 <sup>th</sup> and 110 <sup>th</sup> streets, east of 5 <sup>th</sup> avenue	119	152
"	59 <sup>th</sup> and 110 <sup>th</sup> streets, west of 5 <sup>th</sup> avenue	65	78
"	110 <sup>th</sup> street and Harlem River, east of 8 <sup>th</sup> avenue	93	123
"	110 <sup>th</sup> street and Harlem River, west of 8 <sup>th</sup> avenue	36	51
North of Harlem River, south of 177 <sup>th</sup> street		193	269
"	" " " " , north of 177 <sup>th</sup> street	140	158
Totals		1,751	2,150

New Buildings commenced	2,618
" " completed	3,308
Alterations commenced	1,751
" " completed	2,150



New York, ..... 189

Proceedings of Board of Examiners, during the  
Year ending December 31<sup>st</sup>, 1896.

Number of meetings held	52
Number of cases acted upon	954
Number of applicants for appointment as Inspectors examined	70
Found qualified	48
Not qualified	22

Petitions for Modification of the Law.

	Approved	Disapproved	Total.
New Buildings	448	76	524
Alterations	238	69	307
Iron Shutters	89	34	123

New York, ..... 189

Iron and Steel Inspections made during the  
Year ending December 31<sup>st</sup>, 1896.

Classification	Number Tested etc.
Beams	189,866
Columns	31,139
Girders	3,604
Lintels	6,435
Mullions	2,299
Bases	3,045
Channels	3,450
Trusses	337
Plates	393
Angles	2,993
Bottom Chords	3
Brackets	798
Tee irons	3,239
Hangers	16
Shoes	49
Braces	10
Curlins	124
Top Chords	3
L. Bars	40
Posts	22
Total.	247,865.

Applications for ordinary repairs, made on  
Construction Slip Applications, 2,633.



New York,

189

Violations of Law and Unsafe Buildings, during  
the Year ending December 31<sup>st</sup> 1896.

Nature.	Pending Dec. 31, 1895	Received since.	Total for Disposition	Removed before Action by Courts	Removed on Order of Courts	Discontinued	Total Final Disposition	Pending Dec. 31, 1896	Forfeited for Violation
Defective construction, materials, etc..	1,601	3,494	5,095	3,277	—	632	3,909	1,186	1,841
Erecting, altering or removing without permit, or after disapproval.	678	1,103	1,781	1,038	—	196	1,234	547	811
Insufficient means of escape, fire-escapes aisles obstructed, etc..	683	1,825	2,508	1,820	—	215	2,035	473	650
Defective Light and Ventilation	153	244	397	197	—	34	231	166	199
Defective Plumbing and Drainage.	457	1,407	1,864	1,028	—	95	1,123	741	1,045
Unsafe buildings.	1,193	3,519	4,712	2,978	107	260	3,345	1,367	89
Totals.	4,765	11,592	16,357	10,338	107	1,432	11,877	4,480	4,635

## Notices issued during the Year ending December 31, 1896.

To place fire-escapes on buildings	2,618
To remove violations of law	15,261
To repair passenger elevators	1,323
To remove unsafe buildings	7,002
Of disapproval of plans	8,204
Notes delivered	20,750
Total	55,158



# Complaints Received and Investigated during the Year ending December 31, 1896.

NATURE	Pending last Report Dec. 31/95	Received since	Total	Unfounded	Remedied on Verbal Notice	Notices to be Issued	Total	Now Pending Dec. 31/96
Defective flues	2	72	74	42	10	15	67	7
" construction and materials	1	63	64	25	4	32	61	3
" leaders	12	680	692	149	11	506	666	26
Electric current which cannot be cut off from outside of building.	—	—	—	—	—	—	—	—
Erecting and altering without permit	—	166	166	71	1	93	165	1
Frame structures erected and removed without permit.	—	86	86	37	—	49	86	—
Front iron shutters which cannot be opened from the outside.	—	—	—	—	—	—	—	—
Hoistway openings not guarded	—	2	2	2	—	—	2	—
Insufficient means of escape, fire-escapes out of repair, etc.	12	517	529	128	21	367	516	13
No iron shutters	—	17	17	6	—	10	16	1
Stairway openings floored over	—	2	2	—	—	2	2	—
Steam pipes too near woodwork	—	—	—	—	—	—	—	—
Unsafe buildings	52	3,059	3,111	2,589	7	480	3,076	35
Unsafe passenger elevators	—	2	2	2	—	—	2	—
Unsafe freight elevators	—	7	7	4	—	3	7	—
Weight that floors will sustain not posted.	2	35	37	5	—	32	37	—
Woodwork too near flues	—	—	—	—	—	—	—	—
Totals,	81	4,708	4,789	3,060	54	1,589	4,703	86

## Inspection of Passenger Elevators during

Number inspected	5800
Found to be in good order and fit for use	4,842
Found not in compliance with the law	958

Number of Passenger Elevators in the City 2,116

## Disposition of Cases found not in compliance with law.

NATURE	Pending last Report Dec. 31/95	Received since	Total	Law complied with	Now Pending Dec. 31/96	Forwarded for Prosecution
Defective cylinders	3	3	6	5	1	—
Defective guide rails, posts and gibs	2	1	3	3	—	—
Defective running gear	4	24	28	20	8	1
Doors and door locks out of repair	5	45	50	48	2	13
Fronts of cars unprotected	10	23	33	24	9	8
Generally unsafe	2	7	9	8	1	1
New ropes required	16	108	124	117	7	12
Run by persons under 18 years of age and incompetent persons	—	8	8	7	1	1
Safety attachments out of order	8	21	29	22	7	2
No grating under overhead machinery	59	717	776	764	12	175
Totals,	109	957	1,066	1,018	48	213



## DEPARTMENT OF BUILDINGS,

NO. 220 FOURTH AVENUE.

New York, ..... 189

Number of Buildings Inspected and Total number of  
Inspections during the year ending December 31<sup>st</sup>, 1896,  
in relation to Plumbing and Light and Ventilation.

	Tenements.		Miscel- laneous.	Totals.
	As to	As to	As to	
	Light and Ventilation	Plumbing and Drainage	Plumbing and Drainage	
Number of buildings under inspection January 1 <sup>st</sup> 1896	993	744	807	2,544
Number of buildings commenced during the year	1,636	1,949	2,955	6,540
Number of buildings completed during the year	1,282	1,403	2,276	4,961
Number of buildings under inspection January 1 <sup>st</sup> 1897.	1,347	1,290	1,486	4,123

Total number of inspections during the year 70,938.

# REPORT OF ATTORNEY TO DEPARTMENT OF BUILDINGS.

Year, 1896.

NATURE OF VIOLATION	FOR DISPOSITION			DISPOSED OF							Cases now pending Dec. 31", 1896.
	Number of Cases pending at date of last Report Dec. 31", 1895.	Received since last Report	TOTAL	BEFORE COMMENCEMENT OF LITIGATION		AFTER COMMENCEMENT OF LITIGATION					
				Recalled, Violations removed	Recalled for other reasons	Violations removed before trial	Violations removed after judgment	Dismissed by Court	Dismissed for irregu- larity or insufficiency of papers	TOTAL	
Fire Escape Cases	399	650	1049	668	159	47	12	—	8	894	155
Unsafe Cases	85	89	174	—	—	84	68	—	5	157	17
Light and Ventilation	143	196	339	136	127	4	—	—	6	273	66
Plumbing and Drainage	403	1,047	1,450	747	608	11	1	—	6	1,373	77
Defective Elevators	12	213	225	185	21	—	—	—	—	206	19
Defective Construction, Materials, etc.	743	1,829	2,572	1,407	640	49	8	—	14	2,118	454
Erecting, Altering or Removing without Permit	560	824	1,384	812	347	32	3	—	14	1,208	176
TOTAL	2,345	4,848	7,193	3,955	1,902	227	92	—	53	6,229	964



# Report.

Attorney to the Department of Buildings.  
for the year, 1896.

Suits commenced	75
Letters written and copied in book.	5,224
Notice of Suits	7.467

## Money Received.

On hand = December 31 <sup>st</sup> , 1895.	\$2,054 43.
---	-------------

Received.	19,886 80
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This amount was paid over  
to the Superintendent of Buildings as  
required by law, as follows: -

1896	January 1.	\$2,054 43	
"	February 1.	1,512 32	
"	March 2	2,684 62	
"	April 1.	1,858 35	
"	May 1.	966 56	
"	June 1.	3,258 99	
"	July 1.	1,362 91	
"	August 1.	970 03	
"	September 1	984 14	
"	October 1	739 46	
"	November 2	653 92	
"	December 1.	3,612 32	\$20,658 05

Balance on hand Dec. 31/96.	\$1,283 18.
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During the year 1896, three proceedings were brought to reinstate inspectors dismissed by the Superintendent. In each case the application for peremptory writ of mandamus was denied, and in the two cases appealed, the decision of the lower court was affirmed.



Department of Buildings

Report of  
Operations

for

the Year ending Dec. 31, 1896.

**DEPARTMENT OF BUILDINGS,**

**NO 220 FOURTH AVENUE,**

S.W. CORNER 18TH ST.



BW

*New York,* January 28/'9789

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

Enclosed please find statement of operations of this Department for the year 1896.

Very respectfully yours,

*Stevenson Constable*  
Sup't of B'ldgs.

(Enc.)  
(Dic.S.C.)



**DEPARTMENT OF BUILDINGS,****NO 220 FOURTH AVENUE,**  
S.W. CORNER 18<sup>TH</sup> ST.,

BW

*New York*, January 28/197. 189

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

Enclosed please find copy of another bill, originating with the Board of Trade in the City of New York, and referring to the regulating of the height of buildings in the City of New York.

I understand there are still several others which I wish it were possible to stop before they go to Albany, and all parties interested get together and prepare one bill which would cover the ground.

Yours respectfully,

A large, flowing handwritten signature in cursive script, reading "Stevenson Constable".  
Sup't of B'ldgs.(Dic.S.C.)  
(Enc.)

Received JAN 28 1897

A N A C T

TO REGULATE THE HEIGHT OF BUILDINGS IN THE CITY OF NEW YORK, AMENDATORY OF AND SUPPLEMENTAL TO CHAPTER 454 OF THE LAWS OF EIGHTEEN HUNDRED AND EIGHTY-FIVE, ENTITLED "AN ACT TO REGULATE THE HEIGHT OF DWELLING HOUSES IN THE CITY OF NEW YORK."

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Section 1 of Chapter 454 of the Laws of 1885, entitled "An Act to Regulate the Height of Dwelling Houses in the City of New York," is hereby amended so as to read as follows:

1. The height of all dwelling houses and of all houses used or intended to be used as dwellings for more than one family, erected in the City of New York, excepting such dwelling houses as contain one or more power passenger elevators and belong to the class designated as apartment houses and are of such construction as to bring them under the designation of fire-proof houses, shall be erected in proportion to the width of the streets and avenues upon which they front.

Section 2. Section 2 of said act is hereby amended so as to read as follows:

2. Such height, measured from the sidewalk line and taken in all cases through the center of the facade of the house to be erected, including attics, cornices and mansards, shall not exceed seventy feet upon all streets and avenues not exceeding seventy feet in width



and eighty feet upon all streets and avenues exceeding seventy feet in width.

Sec. 3. The height and extent of every other building and every part of a building hereafter erected in the City of New York, intended for office, warehouse or business purposes, and not intended for residential purposes, nor to be used as a hotel, apartment house nor for any other domiciliary purpose nor for manufacturing of any kind, shall be restricted and limited so that every part of such building, including attics, cornices, mansards or any other projection to said building, except as hereinafter provided, shall be within and below any line drawn from the opposite side of any street abutting or adjacent thereto, commencing at a point in the street line of the street farthest from such building at a height of thirty (30) feet above the curb level, and thence inclining toward and over the site of such building with a slope rising two (2) feet for every one (1) foot of distance from said street line. In the case where the proposed building is to be erected upon a corner lot at the intersection of streets of different widths, the wider street may be used in determining the height of the building for a distance not exceeding ninety (90) feet in depth from the intersection of the narrower street, from which latter point the narrower street shall be used in limiting the height of said building; Chimneys and flues for the discharge of smoke and impure air shall be exempt from the aforesaid limitation of height, and spires, domes, towers and similar structures solely for



ornamental purposes, or used only for the holding of water tanks and water, or bells, clocks, and ventilating shafts, and not made fit for or used for any other storage, or for habitation or manufacturing or business purposes, may be extended above the limits as herein in this section provided; and any such structure, projecting beyond the limits as in this section provided, shall not include or contain either in its construction or contents any combustible matter whatever. Unless such building is of the class denominated as fire proof and contains power elevator or elevators, it shall not be lawful to construct such building beyond one-half of the height hereinabove in this section limited.

Sec. 4. In the case of any new building to be erected adjoining an existing building, which is higher than the limits hereinbefore fixed and set, the part of such new building next to the existing building may be built of the same height as the parts of the existing building adjoining and in contact therewith, but the width of such higher part of such new building shall not be more than one-half the width of the new building measured from the side wall of the existing building, nor more than fifty (50) feet in width in any case; and provided further, that in the case of any new building to be erected opposite to any existing building, which is higher than the limits hereinbefore stipulated, the part of such new building directly opposite to the existing building, may be built with the walls extending upward beyond the limits hereinbefore stipulated to one-half and



the excess in height which the existing building extends beyond such limits, fixed for buildings to be hereafter constructed, but such extension beyond the limits provided by section 3 of this Act shall not be more than one-half the depth of such new building measured from the wall nearest such existing building, nor more than fifty (50) feet in depth in any case, and no part of such extension shall be higher than the limit herein stipulated for the walls thereof. In all cases where, under the provisions of this section and the one next preceding, a building is carried to a height beyond one hundred and fifty (150) feet from the sidewalk to the uppermost row of beams, an auxiliary water service for the extinguishment of fire shall be supplied conformably to the requirements and rules now made or hereafter to be made by the Fire Department of the City of New York, and such fire service shall be shown in the plans, and shall be deemed to comply when such plans meet the approval of the Department of Buildings, as in compliance with such rules and regulations, and the Fire Department of the City of New York is hereby authorized to make such rules and regulations to carry out the intent of this provision and certify them to the Department of Buildings of the City of New York for its guidance in passing upon plans for such buildings.

Sec. 5. The height of all houses designated as fire proof, intended as dwelling houses, or dwellings for more than one family, or hotels or houses erected for domiciliary or manufacturing purposes or wherein manufacturing is carried on in any part thereof, and wherein passenger



power elevators are operated, shall be regulated in proportion to the width of the widest street or avenue upon which they abut, and such height shall be measured from the sidewalk line and taken in all cases through the centre of the facade of the house to be erected, including attics, cornices and mansards, and shall not exceed one hundred and fifty (150) feet upon all streets and avenues exceeding seventy-nine feet in width, and one hundred (100) feet upon all streets and avenues not exceeding the seventy-nine (79) feet in width.

Any building of the class embraced in the Third and Fourth Sections of this Act shall, if it exceeds one hundred and twenty-five (125) feet in height, have outside of the building and affixed thereto at least one pipe of proper dimensions from sidewalk to roof, connected with the water tank on roof, with branches to windows above sixty feet from sidewalk to which the hose of the Fire Department of the City of New York may be attached.

Sec. 6: The word "street" in this act, wherever used, shall be construed to mean and include any public street, avenue, place, park, highway or waterway, and in all cases where the width of any public street, avenue, place, park, highway or waterway exceeds eighty (80) feet, the point from which the measurement shall be taken in limiting the height of such building shall not



be distant more than eighty (80) feet from the front of such proposed building.

Sec. 7. The extensions beyond the restrictive limit of buildings for sanitary or ornamental purposes, provided in sections 3 and 5 of this Act, shall not contain any combustible matter whatever, and any person violating any of the provisions of this section shall be deemed guilty of a misdemeanor, and upon conviction, shall be fined for such offense in a sum not exceeding Five Hundred Dollars, or by imprisonment for a term of not exceeding three months, or by both. The continued use of such extension for any purpose herein prohibited after conviction shall be deemed a new offense within the meaning of this section.

Sec. 8. All buildings or classes of buildings not included in the category of sections 3 and 5 of this Act, shall be limited in height as though they were dwelling houses, and such height shall be governed by the first and second sections of this Act.

Sec. 9. It shall be the duty of the Superintendent of buildings to disapprove any plan submitted to him, from which it appears that any part or parts of a proposed building or buildings shall be over or beyond the limits above defined, except as hereinbefore provided, and shall have all the powers conferred upon him by the provisions of Chapter 275 of the Laws of 1892 and the



acts amendatory thereof and supplemental thereto so far as the same may apply to the provisions of this Act.

Sec. 10. Nothing herein contained shall be construed to affect buildings already erected or in course of erection, and for the erection of which there have been submitted to the superintendent of buildings a detailed statement in writing of the specifications, and a full and complete copy of the plans conforming in all respects to the existing rules in the department of buildings, provided, however, that the work of such building for which proper plans have heretofore been submitted to the superintendent of buildings as aforesaid shall be actually commenced within sixty days from the taking effect of this Act, and prosecuted with due diligence. In case work on any such buildings for which plans have heretofore been submitted to the superintendent of buildings shall not be commenced within sixty days from the taking effect of this act, such buildings shall be deemed to be governed by the provisions of this Act as though no plans had been filed. Any act or acts or parts of acts inconsistent with this act are hereby repealed.

Sec. 11. This act shall take effect immediately.



11.

herin contained shall be  
provisions of this Act.  
applicable thereto as far

# DEPARTMENT OF BUILDINGS,

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



BW

*New York,* January 28/197189

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

Enclosed please find another bill relating to the limiting of the height of buildings in the City of New York which has been introduced in the Legislature, and which I hope will be held until some definite and consolidated action can be taken by all parties interested.

Yours respectfully,

*Stevenson Constable*  
Sup't of B'ldgs.

(Enc.)  
(Dic.S.C.)



DEPARTMENT OF BUILDINGS,

No. 220 FOURTH AVENUE,

S. W. Corner 18th Street.

STEVENSON CONSTABLE,  
Superintendent.

*New York,* February 1st, 1897.  
*M*

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

I submit herewith a Synopsis of the Operations  
of this Department for the Week ending January 30th, 1897.

Respectfully,

*Stevenson Constable*

Superintendent of Buildings.

# DEPARTMENT OF BUILDINGS,

No. 220 FOURTH AVENUE,

S. W. Corner 18th Street.

STEVENSON CONSTABLE,  
Superintendent.

*New York,* February 1st, 1897.

## Synopsis of Operations for the Week ending January 30, 1897.

Plans filed for New Buildings - Main Office	38
Estimated Cost	\$1,152,300.
Plans filed for New Buildings - Branch Office	31
Estimated Cost	\$354,500.
Plans filed for Alterations - Main Office	23
Estimated Cost	\$92,800.
Plans filed for Alterations - Branch Office	2
Estimated Cost	\$1,650.
Buildings reported as Unsafe	74
Buildings reported for additional means of escape	9
Other violations of law reported	170
Unsafe Building Notices issued	200
Fire Escape Notices issued	16
Violation Notices issued	457
Unsafe Building Cases forwarded for prosecution	2
Violation Cases forwarded for prosecution	70
Complaints lodged with the Department	93
Iron and Steel Inspections made	4,322

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DEPARTMENT OF BUILDINGS,

No. 220 FOURTH AVENUE,

S. W. Corner 18th Street.

STEVENSON CONSTABLE,  
Superintendent.

BW

*New York,* February 1, 1897. *189*

*m*

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

Enclosed please find copy of letter sent to Hon. Francis M. Scott, Counsel to the Corporation, in re Assembly Bill #248, introduced by Mr. H. T. Andrews.

While the intention of this bill is all right, the wording is inapt and liable to lead to confusion. Therefore, I enclose copy of substitute which accomplishes the same object, and in which the wording is clear and distinct and leads to no confusion.

Yours respectfully,

*Stevenson Constable*

Sup't of B'ldgs.

(Dic. S. C.)

(Enc.)

DE

21

GS.

May 1, 1897. 1897. 1897.

Ston

May



H.J.H.

Feb. 1st,

7

Hon. Francis M. Scott,

Counsel to the Corporation,

2 Tryon Row, City.

Dear Sir:-

In reference to Assembly Bill No. 248, introduced by Mr. H. T. Andrews, I beg to say that I am favorable to the passage of said bill. The wording, however, is inapt and liable to lead to confusion.

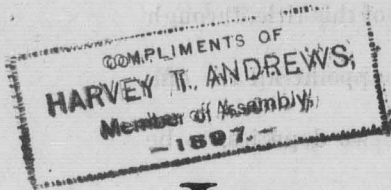
I therefore enclose a copy of proposed substitute, which accomplishes the object sought to be attained by bill No. 248, but does so in phraseology that is clear and will not lead to any confusion or ambiguity.

Yours respectfully,

Sup't. of B'ldgs.

1 Enc.

# State of New York.



No. 248.

Int. 234.

## IN ASSEMBLY,

January 21, 1897.

Introduced by Mr. H. T. ANDREWS—read once and referred to the committee on affairs of cities.

### AN ACT

To amend chapter four hundred and ten of the laws of eighteen hundred and eighty-two, entitled "An act to consolidate into one act and to declare the special and local laws affecting public interests in the city of New York," as amended by chapter two hundred and seventy-five of the laws of eighteen hundred and ninety-two, in relation to the department of buildings, describing the qualifications of a person to be superintendent or deputy superintendent of buildings.

*The People of the State of New York, represented in Senate and Assembly, do enact as follows:*

- 1 Section 1. Section five hundred and fourteen of chapter four hun-
- 2 dred and ten of the laws of eighteen hundred and eighty-two, as
- 3 amended by chapter two hundred and seventy-five of the laws of
- 4 eighteen hundred and ninety-two, is hereby amended to read as
- 5 follows:
- 6 § 514. The said department of buildings shall be and is hereby

EXPLANATION.—Matter underlined is new; matter in brackets [ ] is old law to be omitted.

Original bill



1 charged with the enforcement of the provisions of this title, through  
 2 the superintendent of buildings, and he shall appoint all the offi-  
 3 cers thereof, namely: An attorney at law, two deputies, to be  
 4 designated respectively the first and second deputy superintendents  
 5 of buildings, inspectors of buildings, clerks, messengers and assist-  
 6 ants. The chief officer of said department of buildings shall be the  
 7 superintendent of buildings, and he and the deputy superintendents  
 8 of buildings shall each be a competent architect or builder of at  
 9 least ten years' practice. The inspectors shall be competent men,  
 10 either architects, civil engineers, masons, carpenters or ironworkers,  
 11 who shall have served at least ten years as such. They shall be  
 12 men of good character, capable of writing a fair hand, and be able to  
 13 make out with clearness their reports, and no person shall serve  
 14 as or be appointed to office as an inspector of buildings in said  
 15 bureau who is deficient in these qualifications, and before their  
 16 appointment to office they shall pass an examination before the  
 17 board of examiners named in this title, a majority of whom shall  
 18 sign a certificate as to their competency to perform all the duties  
 19 of said office. It shall not be lawful for any officer or employe in  
 20 said bureau to be engaged in conducting or carrying on business  
 21 as an architect, civil engineer, carpenter, ironworker, mason or  
 22 builder in the city of New York while holding office in said bureau.  
 23 The superintendent of buildings shall be authorized to designate  
 24 in writing one of the deputy superintendents of buildings, or any  
 25 of the inspectors, to act on any survey authorized by this title, or  
 26 perform such other duties as the said superintendent may direct.

1 The deputy superintendent of buildings to be designated by the  
 2 superintendent, shall act as superintendent of buildings in case of  
 3 absence of the superintendent from his office and shall, while so  
 4 acting, possess all the powers in this title vested in or imposed  
 5 upon the superintendent of buildings. Any inspector of buildings  
 6 for any neglect of duty, or omission to properly perform his duty,  
 7 or violation of rules, or neglect or disobedience of orders, or inca-  
 8 pacity, or absence without leave, may be punished by the superin-  
 9 tendent of buildings by forfeiting and withholding pay for a speci-  
 10 fied time, or by suspension from duty with or without pay; but  
 11 this provision shall not be deemed to abridge the right of said  
 12 superintendent to remove or dismiss any inspector of buildings from  
 13 the service of said department at any time in his discretion. And  
 14 whenever in this title the words, architect or builder are used to  
 15 describe the qualifications of a person to be a superintendent or  
 16 deputy superintendent of buildings or inspector of buildings or sur-  
 17 veyor, such words shall be held and construed to include a civil  
 18 engineer.  
 19 § 2. This act shall take effect immediately.



A N A C T

To amend chapter four hundred and ten of the laws of eighteen hundred and eighty-two, entitled "An act to consolidate into one act and to declare the special and local laws affecting public interests in the city of New York," as amended by chapter five hundred and sixty-six of the laws of eighteen hundred and eighty-seven, and by chapter two hundred and seventy-five of the laws of eighteen hundred and ninety-two, in relation to the department of buildings, describing the qualifications of a person to be superintendent or deputy superintendent of buildings, and of persons to make survey of premises in proceedings for the removal of unsafe buildings.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

1. Section 1. Section five hundred and ten of chapter four
2. hundred and ten of the Laws of eighteen hundred and eighty-two ,
3. as amended by chapter five hundred and sixty-six of the Laws of
4. eighteen hundred and eighty-seven, is hereby amended to read as
5. follows:
6. 510. If the person or persons so served with notice shall
7. immediately certify his or their assent to the securing or removal
8. of said unsafe or dangerous building, premises or structures,
9. he or they shall be allowed until one o'clock P. M., of the day
10. following the service of such notice, in which to commence the
11. securing or removal of the same; and he or they shall employ suf-
12. ficient labor and assistance to secure or remove the same as ex-
13. peditiously as the same can be done; but upon his or their refusal
14. or neglect to comply with any of the requirements of said notice
15. so served, a further notice shall be served upon the person or



16. persons heretofore named, and in the manner heretofore prescribed,  
17. notifying him or them that a survey of the premises named in the  
18. said notice will be made at the time and place therein named, which  
19. time may not be less than twenty-four hours nor more than three  
20. days from the time of the service of the said notice, by three  
21. competent persons, each of whom shall be a practical builder, civil  
22. engineer or architect, and one of whom shall be the superintendent  
23. of buildings, or an inspector duly authorized by him or the deputy  
24. superintendent of buildings, another of whom shall be an architect,  
25. appointed by the New York Chapter of the American Institute of  
26. Architects, another of whom shall be appointed by the person or  
27. persons thus notified, upon whose neglect or refusal to appoint  
28. such surveyor, however, the said other two surveyors may make such  
29. survey; and in case of a disagreement of the latter they shall  
30. appoint a third person to take part in such survey, who shall also  
31. be a practical builder, civil engineer or architect, and the decis-  
32. ion of the said surveyors shall be final; and that in case the  
33. said premises shall be reported unsafe or dangerous under such sur-  
34. vey, the said report will be placed before a court therein named,  
35. having jurisdiction to the extent of one thousand dollars, and that  
36. a trial upon the allegations and statements contained in said re-  
37. port, be the report of the said surveyors more or less than is con-  
38. tained in the said notice of survey, will be had before said court,  
39. at a time and place therein named, to determine whether said unsafe  
40. or dangerous building or premises shall be repaired and secured or  
41. taken down and removed, and a report of such survey, reduced to  
42. writing, shall constitute the issue to be placed before the court  
43. for trial. A copy of said report or survey shall be posted on  
44. the building by the persons holding the survey, immediately on  
45. their signing the same. The architect appointed by the New York  
46. Chapter of the American Institute of Architects, who may act on



47. any survey called in accordance with the provisions of this title,  
48. shall be entitled to, and receive the sum of twenty-five dollars,  
49. to be paid on vouchers in the same manner as the fees of the board  
50. of examiners are now paid, as in this title specified, and a  
51. cause of action is hereby created for the benefit of the mayor,  
52. aldermen and commonalty of the city of New York, against the owner  
53. or owners of said building, staging or structure, and of the lot  
54. or parcel of land on which the same is situated, for the amount so  
55. paid with interest, which shall be prosecuted in the name of the  
56. department of buildings of the city of New York, by the attorney  
57. to said department. The amount so collected shall be paid over  
58. to the comptroller in reimbursement of the amounts paid by him as  
59. aforesaid.

60. Section 2. Section five hundred and fourteen of chapter  
61. four hundred and ten of the laws of eighteen hundred and eighty-  
62. two, as amended by chapter two hundred and seventy-five of the  
63. laws of eighteen hundred and ninety-two, is hereby amended to  
64. read as follows:

65. 514. The said department of buildings shall be and is  
66. hereby charged with the enforcement of the provisions of this  
67. title, through the superintendent of buildings, and he shall ap-  
68. point all the officers thereof, namely: An attorney at law, two  
69. deputies to be designated respectively the first and second deputy  
70. superintendents of buildings, inspectors of buildings, clerks,  
71. messengers and assistants. The chief officer of said department  
72. of buildings shall be the superintendent of buildings, and he and  
73. the deputy superintendents of buildings shall each be a competent  
74. architect, civil engineer or builder of at least ten years' prac-  
75. tise. The inspectors shall be competent men, either architects,  
76. civil engineers, masons, carpenters or iron-workers, who shall  
77. have served at least ten years as such. They shall be men of



78. good character, capable of writing a fair hand, and able to make  
79. out with clearness their reports, and no person shall serve as or  
80. be appointed to, office as an inspector of buildings in said de-  
81. partment who is deficient in these qualifications, and before  
82. their appointment to office they shall pass an examination before  
83. the board of examiners named in this title, a majority of whom  
84. shall sign a certificate as to their competency to perform all the  
85. duties of said office. It shall not be lawful for any officer or  
86. employe in said department to be engaged in conducting or carrying  
87. on business as an architect, civil engineer, carpenter, iron-  
88. worker, mason or builder in the city of New York, while holding  
89. office in said department. The superintendent of buildings shall  
90. be authorized to designate in writing one of the deputy superin-  
91. tendents of buildings, or any of the inspectors, to act on any  
92. survey authorized by this title, or perform such other duties as  
93. the said superintendent may direct. The deputy superintendent  
94. of buildings to be designated by the superintendent, shall act as  
95. superintendent of buildings in case of absence of the superintend-  
96. ent from his office and shall, while so acting, possess all the  
97. powers in this title vested in or imposed upon the superintendent  
98. of buildings. Any inspector of buildings for any neglect of duty,  
99. or omission to properly perform his duty, or violation of rules,  
100. or neglect or disobedience of orders, or incapacity, or absence  
101. without leave, may be punished by the superintendent of buildings  
102. by forfeiting and withholding pay for a specified time, or by sus-  
103. pension from duty with or without pay; but this provision shall  
104. not be deemed to abridge the right of said superintendent to re-  
105. move or dismiss any inspector of buildings from the service of  
106. said department at any time in his discretion.

*No.*

COURT

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DEPARTMENT OF BUILDINGS OF THE CITY  
NEW YORK,

*Plaintiff,*

*against*

*Defendant.*

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JOHN VINTON DAHLGREN,  
*Attorney to the Department of Buildings,*

No. 220 Fourth Avenue,  
NEW YORK CITY.

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A N A C T

To amend chapter four hundred  
and ten of the laws of eighteen  
hundred and eighty-two x x x  
describing the qualifications  
of a person to be superintendent  
or deputy superintendent of  
buildings, and of persons to  
make surveys of premises in pro-  
ceedings for the removal of un-  
safe buildings.

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# DEPARTMENT OF BUILDINGS,

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



EA.

*New York, Feb. 2nd, 1897*

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

I would respectfully call your attention to Senate Bill #67, introduced by Mr. Page, in re the prohibition of the use of any road, street, or driveway, etc., or passing over of any park drive above 59th Street by any drays, trucks, etc.

This will close off in the northern part of the city, communication with the public docks, very necessary for the transfer and shipping and handling of building materials, and will materially injure and affect the laboring, building and real estate interests of this city.

I opposed this bill last year, and believe it should be opposed most strenuously this year. At the intersections across Riverside Drive or any drive-way where heavy hauling has to pass over, unless a subway or an overway be provided, the street could very readily be paved at such point to stand the hauling, so as to merely require carriages to slack up and certain times for hauling could be fixed. If you desire full argument upon the subject I will submit it.

Yours respectfully,

*Stevenson Constable*

Sup't. of B'ldgs.

(Dic.S.C.)



14

DEPARTMENT OF BUILDINGS,

No. 220 FOURTH AVENUE,

S. W. Corner 18th Street.

STEVENSON CONSTABLE,  
Superintendent.

BW

*New York,*

*M*  
February 2nd, 1894<sup>89</sup>

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

I have the honor to acknowledge receipt of your communication of the 1st inst, requesting report on premises located at Lexington Avenue and 107th Street, and known as the American Sporting Club, for which application for license to give athletic performances has been made.

In reply I would state that the matter will be given immediate attention.

Yours respectfully,

*Stevenson Constable*

Sup't of B'ldgs.

(Dic. W.L.)



13.

NGS

13/11/81, 10:30 AM  
13/11/81, 10:30 AM

**DEPARTMENT OF BUILDINGS,****NO 220 FOURTH AVENUE,**S.W. CORNER 18<sup>TH</sup> ST.,

HJH

*New York,* Feb. 8th, 1897*M*

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

Dear Sir:-

I beg to inform you that a Bill has been introduced in the Assembly by Hon. H. T. Andrews, entitled "An Act to amend chapter four hundred and ten of the laws of eighteen hundred and eighty-two, entitled "An Act to consolidate into one act and to declare the special and local laws affecting public interests in the city of New York," relating to the erection of enclosures during the construction of buildings for the protection of pedestrians."

Naturally I am in favor of anything for protecting the life and limb of the citizens of the city of New York and such a Bill should in my judgment, be presented prior to approval, to the prominent builders and contractors who are directly interested in this matter and who can understand exactly what additional expense and conditions will result therefrom.

The deck house properly built across the sidewalk, has proved itself a great protection and convenience to the public and any additional safeguards, which are reasonable, I most certainly would advocate.

Yours truly,

  
Sup't. of B'ldgs.

(Dic.S.C.)



(DTC "S.C.")

15.

# DEPARTMENT OF BUILDINGS,

NO 220 FOURTH AVENUE,  
S.W. CORNER 18<sup>TH</sup> ST.,



A.Z.

*New York,* February 8th, 1897.

*M*

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

In regard to the complaint made to you by  
F. E. Elwell, Esq., of 131 West 11th Street, in re of the unprotected condition of the excavation of 133 - 135 West 11th Street, would say that, after two months of trouble, we have at last succeeded in having had same properly protected.

Yours respectfully,

*Stevenson Constable*

Superintendent of Buildings.

Dic. S.C.



16.

February 8th, 1897.

# DEPARTMENT OF BUILDINGS,

NO 220 FOURTH AVENUE,  
S.W. CORNER 18<sup>TH</sup> ST.,



A.Z.

*New York,* February 8th, 1897.

*M*

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

I submit herewith a Synopsis of the Operations  
of this Department for the Week ending February 6th, 1897.

Respectfully,

*Stevenson Constable*  
Superintendent of Buildings.

Dic. S.A.U.



# DEPARTMENT OF BUILDINGS,

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



*New York,* February 8th, 1897.

## Synopsis of Operations for the Week ending February 6, 1897.

Plans filed for New Buildings - Main Office	49
Estimated Cost	\$1,527,000.
Plans filed for New Buildings - Branch Office	27
Estimated Cost	\$132,290.
Plans filed for Alterations - Main Office	31
Estimated Cost	\$150,500.
Plans filed for Alterations - Branch Office	7
Estimated Cost	\$6,300.
Buildings reported as Unsafe	90
Buildings reported for additional means of escape	22
Other violations of law reported	219
Unsafe Building notices issued	145
Fire Escape Notices issued	20
Violation Notices issued	532
Unsafe Building Cases forwarded for prosecution	1
Violation Cases forwarded for prosecution	100
Complaints lodged with the Department	70
Iron and Steel Inspections made	5916

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107.

MENT OF BUILDING

220 FOURTH AVENUE

S.W. CORNER 18TH ST.

*Handwritten signature*  
New York, February

perations for the Week ending Fe

Buildings - Main Office

\$1,527,000

cost



**DEPARTMENT OF BUILDINGS,****NO 220 FOURTH AVENUE,**S.W. CORNER 18<sup>TH</sup> ST.,

EA.

*New York,* Feby. 9th, 189 7*M*

Hon. Wm. L. Strong,

Mayor of the City of New York.

Dear Sir:-

In regard to act regulating the uniforming of public employes, introduced by Mr. Grady, Printed #22, Introduction #22; I have not been notified of any hearing on same yet, but I can state that the uniforming of the employes of this Department has been of the greatest value, and has increased the discipline and efficiency of the Department.

Yours truly,

Sup't. of B'ldgs.

(Enc. S.C.)

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Reby. 9th,

1897

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# DEPARTMENT OF BUILDINGS,

NO 220 FOURTH AVENUE,

S.W. CORNER 18TH ST.,



EA.

New York, Feby. 9th, 1897

*M*

Hon. Wm. L. Strong,

Mayor of the City of New York.

Dear Sir:-

Enclosed please find a copy of resolutions sent up here by the Real Estate Exchange and Auction Room, Ltd. Same refers to the appointment of a commission to take action in regard to limiting high buildings, etc., and also for a revision of the building laws governing this Department.

A properly constituted commission is unquestionably an excellent way of settling and deciding both these important matters, in my judgment. With the various bills now at Albany and about to go up, unless all parties interested can be brought together it will be almost impossible to accomplish anything satisfactory.

I have advised all these parties I can reach of the various bills at Albany, etc., and also suggested that if committees from the various organizations and parties interested in the matter could be brought together I think a good method could be decided on which would satisfy all.

Yours respectfully,

*Stevenson Constable*  
Sup't. of B'ldgs.

(Dic. S.C.)  
(Enc)



COPY.  
EA.

To the President and Directors of  
The Real Estate Exchange and Auction Room, Limited.  
Gentlemen:-

Your Committee to whom was referred the question of limiting the height of buildings in the City of New York, beg leave to submit the following report:

Your Committee have met and considered the matter and have arrived at the following conclusions, viz:

FIRST. That while it is imperatively necessary to check the further erection of very high buildings in this City, yet the question is of such vast importance from every standpoint, that it should not be the subject of hasty legislation.

SECOND. That in the judgment of your Committee the height of buildings should be regulated by the width of the streets, avenues, public places, squares or parks on which they may front and that no matter how favorable the situation may be for light, air and open surroundings, no building other than a public one or a church spire should be erected to a height of over 200 feet.

THIRD. That the proper solution of the matter is for the Legislature to appoint a Commission composed of reputable and well known architects and builders, including in the Commission, the Superintendent of Buildings, the President of the Fire Department, and the President of the Board of Fire Underwriters, which Commission shall not alone determine the limit to the height of buildings hereafter to be erected, but who shall thoroughly revise the building laws with the view to placing upon the statute books, comprehensive and equitable laws, fair to the owner of the



property and fair and safe to the general public, which will permanently settle the method of construction of all buildings to be hereafter erected within the City limits.

FOURTH. That the Commission so appointed shall map out the entire City into blocks or squares, as laid out by the City maps, and designate upon said map, the height to which any building may be erected upon each and every of such blocks or squares, and limiting their height in each block to the widths of the avenues, streets, open places, squares or parks intersecting said blocks or squares.

FIFTH. That in the revision of the building laws as above outlined, it should be enacted that the Superintendent of Buildings shall not issue a permit for the erection of any building over ten stories in height until the owner or owners of the land on which said building is to be erected, shall enter into a bond with the owner or owners of contiguous and adjacent property or with the owners of any property likely to be affected by the erection of said building, to indemnify them for any loss or damage to their property which may arise or grow out of the erection of any such building.

SIXTH. That in the revision of said building laws the present restriction limiting the height of non-fire proof buildings to 70 feet above the curb level, be rescinded and amended so as to permit buildings used for commercial purposes, such as store and loft buildings in the drygoods or commercial districts and office buildings or factories to be erected to a height not exceeding 90 feet above the curb level, so as to permit of the erection of buildings of this description to embrace seven and eight stories, as the case may be.

SEVENTH. That in the revision of said building



laws, fire-proof construction shall be defined and be made to conform to and meet the tests made in 1896, and to be made in 1897, of the different materials and method of treatment in construction, and that elevator shafts shall be as remote as possible from stairways, and all stairways shall have hand rails on both sides of the stairs.

EIGHTH. That in the revision of said building laws, said Commissioners in limiting the height of buildings in each particular block or square within the City limits, shall take cognizance of all high or lofty buildings already existing in any block or square, and in fixing the limit of height for any future new building to be erected in that block, shall calculate the internal or rear air and light spaces and give allowances in height not to exceed the highest building already erected in said block, provided the highest building does not now exceed twelve stories for any new building erected which will sacrifice depth in order to gain adequate light in the rear by leaving ample open courts for light and air.

NINTH. That to stop the further erection of so called skyscrapers until this Commission as above outlined, shall have had time to fully and carefully map out the City and designate the height to which any building may be erected in any particular block or square, and until said Commission shall generally revise the building laws with a view of making them equitable, impartial, permanent and lasting, the Legislature pass a law restricting the height of any and all buildings except public ones and church spires, to a height not exceeding ten stories above the curb level for fire-proof structures, and not over 90 feet for non-fire-proof structures of the class heretofore referred to.

Your Committee therefore recommend the adoption



of the following resolution:

Whereas: The Real Estate Exchange and Auction Room, Limited, representing the millions of money invested in land and buildings in the City of New York, desire to place themselves on record in regard to the question of limiting the height of buildings within the City limits, and

Whereas, the Members of said Exchange have carefully considered the matter and have arrived at the conclusion that a limit should be placed upon the height of all buildings hereafter to be erected within said City, as outlined by the report of the Committee to whom the matter was referred, and

Whereas, the question is of such momentous importance from the standpoints of health, drainage, sanitary conditions, architectural effect, vested rights, and the future appearance of the City, that no hasty legislation should be enacted in regard thereto. Now therefore,

RESOLVED, by The Real Estate Exchange and Auction Room, Limited, that the Governor of the State, and the State Legislature be requested to postpone action on all bills having reference to the limitation of the height of buildings, and that the Governor appoint a Commission, to be composed of the Superintendent of Buildings in the City of New York, the President of the Fire Commissioners of the City of New York, and the President of the Board of Fire-Underwriters in said City, together with three reputable and well known architects, and three reputable and well known builders in said City, whose duty it shall be to map out the City by squares and blocks, and designate the height to which any building may be hereafter erected upon any such block or square, and that in designating and limiting the height of buildings, they shall be governed by the widths of the streets, avenues, public places, squares or parks



abutting on each particular block or square. And be it further

RESOLVED, That said Commission when sitting shall also take up the existing building laws and revise and amend the same with a view to make them just, equitable and fair as between owners of property and the public at large, and so that they may be comprehensive and permanent. And be it further

RESOLVED, That until said Commission shall have had time to fully report and formulate the necessary regulations governing the construction and limiting the height of buildings, that the Legislature pass an act forbidding the further erection of any building other than public ones and church spires, at an elevation of over fifteen stories above the curb level.

All of which is respectfully submitted.

(SIGNED) JOHN F. DOYLE, Chairman.

JOHN C. R. ECKERSON.

Dated 1st February, 1897.

(Signed Feb. 5) MOSES OTTINGER.



COPY.

REPORT OF COMMITTEE

to the President and Directors  
of The Real Estate Exchange and  
Auction Room, Limited,

in re

Limiting the height of Buildings  
in the City of New York.

# DEPARTMENT OF BUILDINGS,

NO 220 FOURTH AVENUE,

S.W. CORNER 18TH ST.,

STEVENSON CONSTABLE,  
SUPERINTENDENT.

V.P.

*New York,*

Feb. 10, 1897.

*M*

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

With regard to Assembly Bill, Introduction No. 234, introduced by Mr. Andrews, I beg to state that Section 1 thereof was added to the bill upon the suggestion of this Department, in order to make clear the meaning of the bill as originally presented, by inserting the words "civil engineer" therein in those places where the original bill intended they should be placed.

This bill was not presented at the request of this Department, and the addition thereto of the first section was only to remove any doubt as to the application of the words "civil engineer" to such section. The only other changes are verbal, consisting in the insertion of the words "department of buildings" in the place of the "fire department" so as to have the law read strictly as it is at the present time - Chapter 275 of the Laws of 1892, Section 5, expressly stating that the words "fire department" therein shall be taken to mean "department of buildings."

This section contains several provisions that experience has shown could be changed to advantage, but as the desire has been to avoid all legislation of a temporary nature pending the passage of the proposed Charter for the Greater New York, and the contemplated complete revision of the laws relating to this Department, your attention is



# DEPARTMENT OF BUILDINGS,

Nº 220 FOURTH AVENUE,

S.W. CORNER 18TH ST.,

STEVENSON CONSTABLE,  
SUPERINTENDENT.

To Hon. W.L.G. -2-

*New York,*

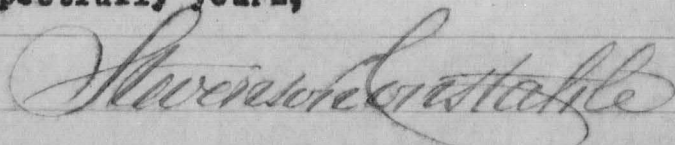
drawn to only one amendment that is deemed very expedient at the present time for the proper disposition of cases relating to unsafe buildings.

The amendment proposed is to strike out the words "nor more than three days" from the fourteenth and fifteenth lines on page two in section one (amending section 510), so that the law will read "which time may not be less than twenty-four hours from the time of the service of the said notice."

The limitation of the time under the present law to three days renders it almost impossible in many cases, particularly where the parties to be served with the notices are in remote parts of the State, to effect service of the notices, and in many cases where the notices are served the extremely short time allowed does not afford any opportunity to the persons so served to make any arrangements to secure any representation upon the survey, or to take any steps to protect their interests in the matter. It is apparent that great hardship is thus frequently inflicted in these cases upon property owners.

I have the honor to remain,

Very respectfully yours,



Superintendent of Buildings.

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ing to waste build-



DEPARTMENT OF BUILDINGS,

No. 220 FOURTH AVENUE,

S. W. Corner 18th Street.

STEVENSON CONSTABLE,  
Superintendent.

EA.

*New York,*

February 11th, 1897

*M*

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

I have the honor to acknowledge receipt of your communication of the 10th inst, requesting additional report on premises located at 155th Street near Eighth Avenue, and known as the Cosmopolitan Athletic Club, for which application for license to give athletic performances has been made.

In reply I would state that Slip Application No. 122 of '97, covering said location, has been filed and approved and examination and report will be made at once to see if complete and report made to you.

Yours respectfully,

*Stevenson Constable*

Sup't. of B'ldgs.

(Dic S.C.)

20.

DINGS

February 11th, 1907  
Mr. [illegible]

of your communication



# DEPARTMENT OF BUILDINGS.

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



A.Z.

*New York,* Feby. 15th, 1897

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

I submit herewith a Synopsis of the Operations  
of this Department for the Week ending February 13th, 1897.

Respectfully,

*Stevenson Constable.*  
Superintendent of Buildings.

# DEPARTMENT OF BUILDINGS.

NO 220 FOURTH AVENUE,

S.W. CORNER 18TH ST.,



A.Z.

*New York,* Feby. 15th, 1897

## Synopsis of Operations for the Week ending February 13, 1897.

Plans filed for New Buildings - Main Office	60
Estimated Cost	\$1,502,300.
Plans filed for New Buildings - Branch Office	46
Estimated Cost	\$221,800.
Plans filed for Alterations - Main Office	23
Estimated Cost	\$73,639.
Plans filed for Alterations - Branch Office	3
Estimated Cost	\$3,800.
Buildings reported as Unsafe	45
Buildings reported for additional means of escape	31
Other violations of law reported	132
Unsafe Building Notices issued	104
Fire Escape Notices issued	48
Violation Notices issued	282
Unsafe Building Cases forwarded for prosecution	1
Violation Cases forwarded for prosecution	100
Complaints lodged with the Department	47
Iron and Steel Inspections made	3,614

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DEPARTMENT OF BUILDINGS,

No. 220 FOURTH AVENUE,

S. W. Corner 18th Street.

STEVENSON CONSTABLE,  
Superintendent.

EA.

*New York,* February 16th, 1897.

*M.*

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

I have the honor to acknowledge receipt of your communication of the 15th inst, requesting report on premises known as the Fifth Avenue Athletic Club, located at Fifth Avenue and 90th Street, for which application for license to give athletic performances, has been made.

In reply I would state that the matter will be given immediate attention.

Yours respectfully,

*Stevenson Constable*

Sup't. of B'ldgs.

(Dic. B.W.)

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# DEPARTMENT OF BUILDINGS,

NO 220 FOURTH AVENUE,  
S.W. CORNER 18<sup>TH</sup> ST.,



A.Z.

*New York,* Feby. 23d, 1897

*m*

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

I submit herewith a Synopsis of the Operations  
of this Department for the Week ending February 20th, 1897.

Respectfully,

*Stevenson Constable*  
Superintendent of Buildings.

# DEPARTMENT OF BUILDINGS,

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



A.Z.

*New York,* Feby. 23d, 1897

## Synopsis of Operations for the Week ending February 20th, 1897.

Plans filed for New Buildings - Main Office	57
Estimated cost	\$2,008,500.
Plans filed for New Buildings - Branch Office	19
Estimated Cost	\$205,660
Plans filed for Alterations - Main Office	25
Estimated Cost	\$821,150
Plans filed for Alterations - Branch Office	8
Estimated Cost	\$5,035.
Buildings reported as Unsafe	78
Buildings reported for additional means of escape	11
Other violations of law reported	157
Unsafe Building Notices issued	117
Fire Escape Notices issued	23
Violation Notices issued	455
Unsafe Building cases forwarded for prosecution	1
Violation Cases forwarded for prosecution	105
Complaints lodged with the Department	89
Iron and Steel Inspections made	5,282

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**DEPARTMENT OF BUILDINGS,****NO 220 FOURTH AVENUE,  
S.W. CORNER 18TH ST.,***STEVENSON CONSTABLE,  
SUPERINTENDENT.*

W EA.

*New York,* Feb. 25th, 1897*M*

Hon. Wm. L. Strong,

Mayor of the City of New York.

Dear Sir:-

As I have been forced to enforce many laws governing this Department, in regard to public safety in construction, where parties were directly violating the same in spite of their records in this Department and of their promises not to do so, and as some of these cases have been very important you may have complaints from some of those interested, and can therefore greatly aid me in my work if you would kindly advise me of the complainants, their names, etc, and let me forward you the records of the Department so as same can be made public, to show the gross carelessness and unwillingness on the part of many citizens to comply with some of the most reasonable laws vested in this Department, in regard to safety construction, etc.

Yours respectfully,

*Stevenson Constable*  
Sup't. of B'ldgs.

(Dic.S.C.)

23

ADINGS.

Feb. 25th, 1897