



## MAYOR'S OFFICE.

New York, Dec, 3<sup>d</sup> 1893.

Mr Wm L. Strong  
 Hon. Thomas F. Gilroy,  
 Mayor.

Sir—

I herewith make application  
 for a ~~renewal of my~~ License to give Vocal and  
 Instrumental Concerts, and to sell Wines and  
 Beer during such performances, on the premises  
 located and known as No. 185 G-7 Park  
 Avenue Street, in the City of  
 New York.

Respectfully,

Patrick O'Keefe

No. 4 Mount St. Street.

27 sign store  
 two excise marks  
 (mole  
 antelope  
 & deer)  
 over 500

# DEPARTMENT OF BUILDINGS,

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

STEVENSON CONSTABLE  
SUPERINTENDENT.

A.E.H.

New York, Dec. 5th, 1895.

*W*

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:- Yours of 3rd received.

In re. of license to give vocal and instrumental concerts,  
and sell wine at 1,850 to 1,870 Park Ave.

Examination of the above premises has been ordered, and report will  
be made as soon as returns are received.

Yours respectfully,

*Stevenson Constable*  
Superintendent of Buildings.





## MAYOR'S OFFICE.

New York, Dec 4 1895.  
 An W<sup>m</sup> L. Strong

Hon. Thomas F. Gilroy,

Mayor.

Sir—

I herewith make application  
 for a ~~renewal of my~~ License to give Vocal and  
 Instrumental Concerts, and to sell Wines and  
 Beer during such performances, on the premises  
 located and known as No. 117 + 125 E 125<sup>th</sup>  
 St. Street, in the City of  
 New York.

Respectfully,

John J. Hunt

No. 410 E 84 Street.

H.S.  
 Nathan

Note L.R. & D. Philin-  
 am date for report

2

(61)



# DEPARTMENT OF BUILDINGS,

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

STEVENSON CONSTABLE  
SUPERINTENDENT

A.E.H.

*W.*  
*New York,* Dec. 5th, 1895.

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

In re. of license to give vocal and instrumental concerts,  
and sell wine at 117 to 125 East 125th St.

Yours of 4th received. Examination of the above premises has been  
ordered, and report will be made as soon as returns are received.

Yours respectfully,

*Stevenson Constable*  
Superintendent of Buildings.

# DEPARTMENT OF BUILDINGS,

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

STEVENSON CONSTABLE  
SUPERINTENDENT.

A.E.H.

New York, Dec. 5th, 1895.

*nu.*

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

Dear Sir:-

In re. license for Lenox Lyceum, Madison Ave. and 59th St.  
as a concert hall.

In answer to yours of Nov. 21st, I find that this license can  
be granted.

I regret to say that if careful examination is made you will  
find that many parties applying for concert or music hall licenses are  
really utilizing the places for full theatrical entertainments. I wish  
Your Honor to know this, as I regret to say I generally find, in all  
matters pertaining to such cases, the inclination is to try and evade  
the law.

Yours respectfully,

*Stevenson Constable*  
Superintendent of Buildings.



*Wm. L. Stone*  
*Dec 6 1891*

*A. E. A.*

Hon. William L. Stone,

Mayor of the City of New York

Dear Sir:-

# DEPARTMENT OF BUILDINGS,

NO 220 FOURTH AVENUE,

S.W. CORNER 18TH ST.,



A.E.H.

*New York,* Dec. 7th, 1895.

*M*

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

In re. license to give vocal and instrumental concerts, and  
to sell wines at 115-117 West 23rd St.

Yours of Dec. 5th received. Examination of above premises has  
been ordered, and report will be made as soon as returns are received.

Yours respectfully,

*Stevenson Constable*  
Superintendent of Buildings.



# DEPARTMENT OF BUILDINGS,

NR 220 FOURTH AVENUE,

S.W. CORNER 18TH ST.,



A.E.H.

*New York,* Dec. 10th, 1895.

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

I regret to say that I find many of the buildings in the city limits, Wards Island, Blackwells Island, etc., occupied and used by the Department of Charities and Correction for the confinement and occupancy of the insane, paupers, and criminals, are not in the condition structurally that they ought to be either for safety, permanence, or the practical carrying out of the purposes for which they are intended. As there is now a reorganization of the Department of Charities and Correction taking place, and knowing your desire that this Department shall act judiciously and reasonably in all matters under its charge, I would respectfully ask if you do not think it would be advisable for me to consult with the authorities under whose Departments this particular line of buildings comes, to aid in correcting such defects as I mention.

Yours respectfully,

A handwritten signature in cursive script, appearing to read "Stevenson Constable".

*Stevenson Constable*  
Superintendent of Buildings.

Mayor of the City of New York.

Hon. William J. Strong,

A. E. H.

Dec. 10th, 1900.

S. W. CORNER 10TH ST.

5-500 BROADWAY, NEW YORK.

2

(62)

DEPARTMENT OF BUILDINGS



# DEPARTMENT OF BUILDINGS,

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



FHD

*New York,* Dec. 12, 1895.

*Wm.*

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir :-

In regard to yours of the 4th inst enclosing application for license to give vocal and instrumental concerts and to sell wine, etc., at premises Nos. 117 to 125 East 125th St., would say that same is an old court house, and I would respectfully ask that definite information be given me as to what part or parts of this building is to be licensed.

On the second floor a place of this character now exists and the manager declares that the application affects only the first floor, which he asserts is to be altered into another place, and further claims that he made no application.

As I do not think there are sufficient exits to the building I wish to be sure before making final report.

Yours respectfully,

*Stevenson Constable*  
Superintendent of Buildings.

# DEPARTMENT OF BUILDINGS,

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

STEVENSON CONSTABLE,  
SUPERINTENDENT.

FHD

*New York,* Dec. 12, 1895.

*m*

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

In answer to yours of the 3d inst. enclosing application for license by Mr. Patrick O'Neal, 1850 to 1870 Park Ave., I would say that the inspector reports that he is unable to find applicant at either of the numbers above mentioned. No place of the character of a garden or concert hall exists at either number. I therefore think there must be some error as to location.

Yours respectfully,

*Stevenson Constable*  
Superintendent of Buildings.



Dear Sir:-

Mayor of the City of New

Hon. William L. Strong

STATIONER CONVENT

STATIONER CONVENT

END

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25 550 100

100 500 100

91.



# DEPARTMENT OF BUILDINGS,

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

STEVENSON CONSTABLE,  
SUPERINTENDENT.

U.

*New York,*

Dec. 12th, 1895.

*M.*

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:--

I would like to call your attention to a matter which is very serious in enabling this Department to carry out its work as a business Department, and that is that contractors who do work for this Department in important cases where it is necessary such work shall be done at once, are forced after approval of their bills to wait from two to six months before they can collect the money from the City. This leads to a tendency to charge in excess of what the work really costs and over what is a reasonable profit for the contractors to make. I think if you do not object to my seeing Mr. Fitch upon this subject and discussing it with him that it will be greatly to the interest of this Department and of his Department.

Yours respectfully,

*Stevenson Constable*  
Superintendent of Buildings.

est of this Department and of the

123



# DEPARTMENT OF BUILDINGS,

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

STEVENSON CONSTABLE,  
SUPERINTENDENT.

FHD

New York, Dec. 13, 1895.

W.

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir :-

I herewith return copy of the Resolution of the Board of Aldermen, No. 114, in relation to the erection of a bay window at premises No. 927 Broadway.

Permit me to say that under the enactment of the Legislature governing this Department it is impossible for me to approve said Resolution.

Yours respectfully,

*Stevenson Constable*  
Superintendent of Buildings.

Enclosure.

92

Dec. 19, 1932.

*Wm. H. P. 1932*

ORDER 1814 ST.

ORDER 1814 ST.

ORDER 1814 ST.



# DEPARTMENT OF BUILDINGS,

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

STEVENSON CONSTABLE,  
SUPERINTENDENT.

FHD

New York, Dec. 21, 1895.

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

Dear Sir:-

In re. of yours of the 19th inst. in regard to license for 33 -37 West 29th St., known as the Imperial Music Hall, I would report that no license should be granted for same unless Mr. Kraus by written agreement agrees to put proper fire escapes on the 29th Street front of said building, which as yet has not been done.

I note that the application is for vocal and instrumental concerts and to sell wine and beer. This building is directly fitted up as a theatre and has all stage appliances, etc. For my future guidance I would like to know why legally a concert license only should be required .

Yours respectfully,

*Stevenson Constable*  
Superintendent of Buildings.

1895

RECEIVED

WILLIAM J. CROFT

Mayor of the City of New York

Dear Sir:-

I am, of course, of the opinion that it is not to be expected that the City of New York should be able to do more than to maintain the status quo. I am, of course, of the opinion that the City of New York should be able to do more than to maintain the status quo. I am, of course, of the opinion that the City of New York should be able to do more than to maintain the status quo.

I am, of course, of the opinion that the City of New York should be able to do more than to maintain the status quo. I am, of course, of the opinion that the City of New York should be able to do more than to maintain the status quo. I am, of course, of the opinion that the City of New York should be able to do more than to maintain the status quo.

Yours respectfully,

WILLIAM J. CROFT

93



# DEPARTMENT OF BUILDINGS,

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

STEVENSON CONSTABLE  
SUPERINTENDENT

U.

*New York,* Dec. 23rd, 1895.

The Honorable Board of Estimate & Apportionment:

Gentlemen:--

Accompanying I enclose estimate of how the sum of \$269,700., the sum which you state is all you can give my Department for the year 1896, can be best divided.

I regret exceedingly that after the business arguments presented to you of the great need of placing this Department on its proper footing to carry out the law vested in it, and for the safety of the public, that you are unable to grant an adequate sum to enable me to carry on the Department as it should be. This Department has been run for four years on the same annual appropriation, and each year has had additional responsibility and additional work forced upon it, and now stands with 100% more work and vastly increased responsibility, and if necessary funds are denied I will be unable to attend to much which should be thoroughly and accurately done. Such architects' offices, as Messrs. McKim, Mead & White, G. B. Post, etc., alone spend from \$90,000. to \$110,000. per annum for absolute expenses of running their offices, and as business men they will tell you they have cut every unnecessary expense they can, and yet this great Department of safety, in charge of all the buildings in the City, and the responsibility for the safety and the prevention of accident and loss of life, is forced, with very little more than twice the sum that one large architects office requires, to do the entire business vested in it by law.

# DEPARTMENT OF BUILDINGS,

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

STEVENSON CONSTABLE,  
SUPERINTENDENT.

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

2

Again, every time I have been able to get the services of a reliable inspector from his routine work and put him on special examinations, I regret to say I find numerous buildings built since 1892 standing in direct violation of law in matters which pertain to the safety of the occupants of such buildings, and that said violations should be corrected, but with the restrictions placed upon me they cannot be corrected, and will have to be dragged over a long period of time. In the meanwhile accidents will occur, fires may result and loss of life follow which can be traced to the past careless work of this Department. It is unquestionably true that to get the services of competent men you have to pay the market price, and as this Department is a Department of specialties, and requires men especially fitted for its work, they certainly should be paid the same wages that they can get from business corporations and private enterprises. You may rest assured that I will do my best and strive to get the best results possible, but I consider it a great error to disable a Department, such as the Department of Buildings with its grave responsibilities by forcing it to employ men less skilled than required for the important work imposed upon them by the law.

Yours very respectfully,

*Stevenson Constable*  
Superintendent of Buildings.



120

SUPERINTENDENT'S  
STATIONARY CONTRACT

inspections. I regret to say I find him  
reliable inspector from his routine  
Again, every time I have been a

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S. W. COE

26 550 10

RECEIVED

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# DEPARTMENT OF BUILDINGS,

NR 220 FOURTH AVENUE,

S.W. CORNER 18TH ST.,

STEVENSON CONSTABLE,  
SUPERINTENDENT.

FHD

*New York,* Dec. 26, 1895.

Hon. Wm. L. Strong,

Mayor of the City of New York.

Dear Sir:-

I herewith return copy of Resolution of the Board of Aldermen, No. 150, in relation to the erection of two bay windows at a point 196 feet north of 152d St. on Union Ave., east side.

Permit me to say that under the enactment of the Legislature governing this Department it is impossible for me to approve said Resolution.

Yours respectfully,

*Stevenson Constable*  
Superintendent of Buildings.

94.

Resolution.

Governing this Department at the

Permit me to say that and

a point 100 feet north of the

Algermen, No. 150, in relation to

I herewith return copy

Ben. W. L. Strong,  
Deer, Ark.

# DEPARTMENT OF BUILDINGS,

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

STEVENSON CONSTABLE,  
SUPERINTENDENT.

A.E.H.

*New York,* Dec. 30th, 1895.

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

Dear Sir:-

In regard to the operations of this Department from Jan. 1st, to Dec. 1st, 1895, which you desired me to send you to-day, I would respectfully report as follows:

The work of the Department has increased about 100%. The Department has, since my assuming charge March 25th, been in course of reorganization; by inaugurating many new systems and improvements, and simplifying the routine work of the Department, although with insufficient force and many incompetent men, I have been able to keep fairly up with the work of the Department. In verification of the above I enclose statistics.

I hope to be enabled during the coming year to place the Department on as strong a footing as it is possible to do with the limited means at my disposal.

Realizing that you do not wish an elaborate detailed report at this time, I have merely given you a summary covering the main branches of work of this Department.

Yours respectfully,

(Enclosure)

*Stevenson Constable*  
Superintendent of Buildings.



# DEPARTMENT OF BUILDINGS,

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



FHD

*New York,*

OPERATIONS, JAN. 1 to DEC. 1, 1895.

Plans filed for New Buildings,	2029
Estimated cost,	\$77,979,432
Plans filed for Alterations to Buildings,	1885
Estimated cost,	\$ 8,781,694
Unsafe Buildings reported,	2282
" " notices issued,	4349
Violations reported,	5178
" Notices issued,	6375
Fire Escape cases reported,	2054
" " Notices issued,	2961
Complaints received,	6361
Iron Beams, Columns, Lintels, Girders, &c, examined,	92906
Cases forwarded to Attorney for prosecution,	4473
New Buildings and Alterations in progress,	2908

Dept. of Rec.

2

(63)



# DEPARTMENT OF BUILDINGS,

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

THOMAS J. BRADY  
SUPERINTENDENT.

A.E.H.

*New York,*

Jan. 1st, 1896.

*A.*

John Vinton Dahlgren, Esq.

Dear Sir:-

You are hereby appointed Attorney to the Department of  
Buildings to take effect this date.

Yours truly,

*Steven S. Crastable*  
Superintendent of Buildings.



123

# DEPARTMENT OF BUILDINGS,

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

THOMAS J. BRADY,  
SUPERINTENDENT.

A.E.H.

*New York,* Jan. 3rd, 1896.

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

Dear Sir:-

In re. of fire escape violation hotel building on premises  
239 Canal St., which case was brought to my attention by Mr.  
Hedges.

I would say as said building is not occupied at present  
no fire escapes need be placed on same until occupied; I have therefore  
cancelled said violation. Yours respectfully,

*Stevenson*  
Superintendent of Buildings.

125



# DEPARTMENT OF BUILDINGS,

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



FHD

*New York,* Jan. 3, 1896 .

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

Enclosed please find a letter sent to the Hon. A. R. Conkling in regard to limiting the height of buildings in the City of New York. I cannot help but feel that my position in the matter is right. If you think otherwise kindly advise me.

Yours respectfully,

*Stevenson Constable*  
Superintendent of Buildings.

# DEPARTMENT OF BUILDINGS,

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



FHD

*New York,* Jan. 3, 1896 .

Hon. Alfred R. Conkling,  
170 Broadway, City.

Dear Sir:-

In answer to yours of the 26th ult., enclosing slip in re. of limiting the height of buildings, I would say I have refrained from expressing an opinion in matters which I feel require the decision of the property owners, tax payers, architects, etc., of the City, as in my official position I am called upon to carry out the laws as the public by its representatives at Albany may see fit to pass them, and as I know there is quite a diversity of opinion upon this subject owing to the great financial interests involved, I cannot feel that it would be right for me to express an opinion upon the subject.

It is also a case which comes under the clauses relating to the construction of buildings whether fire proof or semi fire proof, light and ventilation, ventilation of sewers, plumbing and sanitary conditions, traffic, traction, width of streets, etc., all of which require very careful discussion and consideration.

Also, there is now an association of a large number of architects, builders, contractors, real estate men, attorneys, etc., who are examining into the building laws with the object of their improvement. I therefore feel, as this subject is likely to come up before this assemblage for discussion, that until they have passed an opinion



# DEPARTMENT OF BUILDINGS,

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

STEVENSON CONSTABLE  
SUPERINTENDENT.

2

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

it would not be advisable for me to express mine.

Yours very respectfully,

Superintendent of Buildings.

124

RECEIVED

EXPRESS WINE

*John D. Smith*

ST. MRS. 12

RECEIVED

OF THE



# DEPARTMENT OF BUILDINGS,

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

STEVENSON CONSTABLE,  
SUPERINTENDENT.

A.E.H.

*New York, Jan. 4th, 1896.*

Hon. William L. Strong,

Mayer of the City of New York.

Dear Sir:-

Having had the opportunity for the first time to put some special men at work making examination into the hundreds of violations that I knew exist in the city, through the gross carelessness of this Department as previously handled, in three days time I have been able to discover over two hundred and twelve violations in re. of safety and prevention of fire.

Yours respectfully,

*Stevenson Constable*  
Superintendent of Buildings.

126.

SUPERINTENDENT  
STANTON CONSUMABLE

A. E. H.

Hon. William L. Strong,

Mayor of the City of New York

2 W. CO.

26 550 76

CHAMBERLAIN



*Answer*

# DEPARTMENT OF BUILDINGS,

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

STEVENSON CONSTABLE,  
SUPERINTENDENT.

U.

*NY.*  
New York, Jan. 7th, 1896.

Hon. William L. Strong,  
Mayor of the City of New York, and  
Chairman of the Board of Estimate & Apportionment.

Dear Sir:--

I understand, although not receiving any official notification thereof, that the appropriation for this Department for the current year is as follows:

Salaries	\$247,700.
Rents	8,500.
Board of Examiners Fees	5,200.
Fees of City Marshal's for serving summonses	1,200.
Contingencies & Emergencies	<u>2,400.</u>
Total	\$265,000.

The carfare bills of this Department for serving notices &c., and which come out of the Contingent fund, and which amount to over \$200. every month, will alone entirely exhaust the appropriation, and this simply means that for such work as I distinctly stated the Contingencies and Emergencies Fund was needed, I have absolutely nothing. This fund has never been less than \$4000. since the organization of the Department. Your attention is also called to the fact that no provision has been made for the following: Law library; Livery of horse and wagon; rental of telephones; Filing of transcripts of judgments & lispendens; Fees for searches for last owners; purchase of typewriting machines &c., &c. and further no provision has been made for Fees for

*Wm. L. Strong*  
*Chairman of the Board of Estimate & Apportionment*



# DEPARTMENT OF BUILDINGS,

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



U.

*ml.*  
*New York,* Jan. 7th, 1896.

-2-

Surveys on Unsafe Buildings as provided by the Building Law -- See Section 510, Chapter 410 Laws of 1882, as amended by Section 34 Chapter 566 of the Laws of 1887.

Why a great Department should be thus crippled I cannot see, and the limited appropriation may be the cause of serious embarrassment to this Department, and I wish to warn you at once in regard to the same.

Yours respectfully,

*Stevenson Constable*  
Superintendent of Buildings.

127.

Doc of the laws of 1883.

Section 110, Chapter 410 Laws of 1883  
Surveys on Unsettled Buildings as Prov

STANDARD CONTRACTS  
SPECIAL INSTRUMENTS

U.

DISABRANZA

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S.W. CO.



# DEPARTMENT OF BUILDINGS,

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

STEVENSON CONSTABLE,  
SUPERINTENDENT.

U.

*New York,* Jan. 9th, 1896.

*W.*

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

Dear Sir:--

As many politicians have been striving recently to have appointed in this Department men without Civil Service examination and entirely incompetenet and incapable to fill the positions which they desire, I have in every case refused to pay any attention to such requests, and have simply referred them to Civil Service, stating that after examination and qualification at that Department, this Department would be ready to act. This has been my position from the start and is my intention for the future, so if any complaint should be made to you you may know exactly from where it arises and the reasons for the same. I am determined that all the men in this Department shall be competent and reliable, and that this Department shall be handled on a business basis.

Yours respectfully,

*Stevenson Constable*  
Superintendent of Buildings.



128

Mayor of the City of New York  
Hon. William P. Strong

SUB-INTENDENT  
STENSON CONSTABLE

U.

2 W.C.O.  
MR. STODOL

DESMOND

# DEPARTMENT OF BUILDINGS,

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



A.E.H.

C

New York,

Jan. 10th, 1896.

W.

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

Enclosed please find copy of letter received from Mr. P. J. Brennan, a contractor who has done a great deal of work for this Department, and from his promptness and efficiency I unhesitatingly can recommend him. Mr. P. J. Galligan is another contractor who has also done a large amount of work for this Department in all emergency cases where buildings are in such unsafe condition that there is danger to life and limb either to occupants, adjacent property, or people on the streets in the immediate vicinity of same. This work requires immediate attention, greatest care in its operation, and shrewdness and judgment in its handling. Why these men should have their money withheld from them I cannot understand, and the lack of business methods in the handling of these bills and accounts by the Finance Department of the city is resulting in very serious injury to this Department and to the business interests of citizens dealing with this Department. So marked is this, that it is almost impossible for me to get any reputable contractor to deal with this Department because of the impossibility of getting his money promptly, whereas dealing with any corporation or business concern immediately on the completion of the work, as per agreement, he has no trouble in collecting his accounts. I certainly feel that your



# DEPARTMENT OF BUILDINGS.

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



2.

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

*W*

Honor should give this matter attention.

Yours respectfully,

*Stevenson Constable*  
Superintendent of Buildings.

All bills, previous to being sent to the Finance Department  
for payment, are, after careful examination, certified to by me.

(Enclosure)



Copy.

P . J. BRENNAN,  
MASON AND BUILDER,  
63 West 22nd St.

New York, Jan. 7th, 1896.

Stevenson Constable,  
Supt. of Bldgs.

Dear Sir:-

Having called at Finance Department on an average of twice a week for the past 4 months, and not being able to obtain any money and seemingly no prospect of getting any, would ask you for letter of introduction to Mayor Strong to whom I will state my case and I think he will cause the fur to fly in that quarter pretty lively. Awaiting your reply, I remain,

Yours respectfully,

(Signed) P. J. Brennan.

Stevenson Constable,

62 West 33rd St.

MASON AND BUILDERS

P. J. BRENNAN

129

1330.

# DEPARTMENT OF BUILDINGS,

NO 220 FOURTH AVENUE,

S.W. CORNER 18TH ST.,

THOMAS J. BRADY,

SUPERINTENDENT.

A.E.H.

*New York,*

Jan. 13th, 1896.

*W.*

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

Enclosed please find violations against Sanford's Theatre,  
443-447 Third Ave., in addition to which are to be added fire escapes.

Yours respectfully,

*Thomas J. Brady*  
Superintendent of Buildings.



Jan. 11th, 1896.

Sanford's Theatre,

443-445-447 Third Ave.

1. ✓ Front entrance doors open inwardly.
2. Standpipes are without water.
3. ✓ Openings in proscenium wall have no fireproof doors.
4. Orchestra's room under stage not properly constructed
5. Openings in partitions separating dressing rooms from stage have not fire proof doors.
6. No railing around stairs to dressing rooms.
7. No ladders to fly galleries
8. No drop ladder on 31st St. fire escape.
9. Ceiling of passage way from stage to 31st St. not tinned.
10. Border lights are not protected by wire guards.
11. Asbestos curtain not properly erected.
12. Construction of boiler room not fireproof.
13. There are more than 13 seats in some rows in gallery, and seats are not properly arranged.
14. Aisles in gallery are too narrow, and aisle steps too large.

Two

together  
thru  
in its place

Pass

File completed  
by [signature]

130

10. Border lights are not protected by wire guards.
11. Pinned. No more than 12 seats in row in gallery.
12. Ceiling of passage way from stage to 2nd St. not
13. No drop ladder on 2nd St. Fire escape. 1st St.
14. No ladders to fly galleries
15. No railing around stairs to dressing rooms.
16. From stage have not fire proof doors.
17. Openings in partitions separating dressing rooms
18. Orchestra's room under stage not properly constructed



WILLIAM J. FRYER,  
ARCHITECT,  
19 BROADWAY.

New York, Jan. 17th, 1896

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

I beg to hand you herewith enclosed <sup>copy of</sup> a letter which I  
have just addressed to Stevenson Constable, Superintendent of Buildings  
with reference to Sanford's Third Avenue Theatre.

Very respectfully,

W. J. Fryer  
Architect.



WILLIAM J. FRYER,  
ARCHITECT,  
19 BROADWAY.

New York, Jan. 17th, 1896

Hon. Stevenson Constable,

Superintendent of Buildings.

Dear Sir:-

Referring to violation notice No. 199 relating to Sanford's Third Ave. Theatre, I beg to make answer to the fourteen matters as follows:-

(1) "Front entrance doors open inwardly".

These have all been made to open outwardly, although the doors as a whole were made to open outwardly before the last change.

(2) "Stand pipes are without water".

The water connections have been made and the stand pipes are now supplied with water.

(3) "Openings in proscenium wall have no fire-proof doors".

These doors have been finished up and are now hung in place.

(4) "Orchestra room under stage not properly constructed".

All this work has been finished up in a proper manner.

(5) "Openings in partition separating dressing room from stage have no fire-proof doors".

These doors have been finished and are now in place.

(6) "No railing around stairs to dressing room".

WILLIAM J. FRYER,  
ARCHITECT,  
19 BROADWAY.

New York, 189

-2-

This railing has been supplied.

(7) "No ladder to fly galleries".

These iron ladders are now up in place".

(8) "No drop ladder on 31st St, fire escape".

This ladder has been put back in place, it having been borrowed by the contractors for use elsewhere.

(9) "Ceiling of passage way <sup>from</sup> stage to 31st Street not tinned".

This work which was partially completed is now finished.

(10) "Border lights are not protected by wire guards".

Please read remarks made further on in this letter.

(11) "Asbestos curtain not properly ~~erected~~".

The iron grooves have been extended so that the curtain now runs to the proper depth in the groove.

(12) "Construction of boiler room not fire-proof".

The upper surface of the floor over the boiler room is tiled--deafening is between the beams, and the under side of the beams have been covered with galvanized sheet iron.

(13) " There are more than thirteen seats in some rows in the gallery and seats are not properly arranged".

The change has been made in the aisles by making one additional aisle, so that the longer benches cannot well accommodate more than thirteen persons.



WILLIAM J. FRYER,  
ARCHITECT,  
19 BROADWAY.

New York, ..... 189.....

-3-

(I4) "Aisles in gallery are too narrow and aisle steps too large".

There were two or three points where the width between the benches or rather between the iron railings were too narrow. These have been increased in width. The aisle steps have been slightly modified, but I think that your special inspector co-incides in the view that they cannot well be bettered as they now are.

With reference to the 10th item---The border lights are all incandescent lights, no gas light whatever being mixed amongst the electric lights. If wire is put over these lights the electric rays will throw a shadow over the actors and everything else so that they will appear as though they were covered with a netting; therefore I respectfully ask ~~that~~ you waive this requirement, inasmuch as the lights used are solely electric lights, and consequently there is no possibility of anything that may accidentally touch these lights catching fire.

The foregoing changes having been made, I now respectfully ask on behalf of the owner, Mr. Thomas J. Mc Cahill, and the lessee Mr. Walter Sandford, that you will dismiss the violation.

Very respectfully,

Architect.



18.

# DEPARTMENT OF BUILDINGS,

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



U.

*New York,* Jan. 17th, 1896.  
*W.*

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

Dear Sir:--

In the year 1895 there were 68 casualties, many of them fatal, resulting from people falling through the hatchways or openings in fire escapes on buildings in this City. The law distinctly specifies that fire escapes must not be encumbered in any way and places the enforcement of this matter in the hands of the Fire and Police Departments. As there have been several plans for putting hatches or doors over said hatchways or openings, which would cause said fire escapes to be obstructed and would interfere with their practical use when most necessary, and as I have found several methods of construction which will not interfere with the present law, I propose to insist upon this new construction.

Yours respectfully,

*Stevenson Constable*  
Superintendent of Buildings.



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which will not interfere  
when most necessary, en-  
sures to be operated  
or doors over said hotel  
Police Department. As  
places the enforcement  
specification that the esc-  
apes in the escape  
them total, resulting in  
in

Dear Sir:--

# DEPARTMENT OF BUILDINGS,

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

STEVENSON CONSTABLE,  
SUPERINTENDENT.

A.E.H.

New York, Jan. 20th, 1896.

OFFICE OF ATTORNEY.

M.

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

I herewith return copy of the resolution of the Board of Aldermen, No. 238, in relation to the erection of a bay window at premises 118th St. and Third Ave.

Permit me to say that under the enactment of the Legislature governing this Department it is impossible for me to approve said resolution.

Yours respectfully,

*Stevenson Constable*  
Superintendent of Buildings.

(Enclosure)



# DEPARTMENT OF BUILDINGS.

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

STEVENSON CONSTABLE  
SUPERINTENDENT.

A.E.H.

*New York,* Jan. 23rd, 1896.

OFFICE OF ATTORNEY.

*M.*

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

In case any employees of this Department either discharged, suspended, or requested to resign, go to see you and ask your influence for their reappointment, kindly remember that this Department is being run strictly on a business basis, and that every man in this Department is expected to do his duty, and if found incompetent, unwilling, or incapable from any cause of doing the work required, he cannot be retained in the Department. I make this statement to you in case they may go to you with any other stories you may understand my position.

Yours respectfully,

*Stevenson Constable*  
Superintendent of Buildings.

134-

MAYOR OF CH

HON. WILLIAM J. B

OFFICE OF ATTORNEY

SUPERINTENDENT

STENSON CORRESPONDENT

# DEPARTMENT OF BUILDINGS,

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



A.E.H.

*New York,*

Jan. 25th, 1896.

~~OFFICE OF ATTORNEY.~~

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

I see that the Commissioners of Accounts have started the investigation of this Department. I sincerely hope that you will use every endeavor that the same shall be thorough and complete, and that nothing will prevent their going into the most exhaustive examination possible. I assure you that the longer I occupy this position, the more need I find that this Department should have a thorough revision, on which I have insisted and tried to obtain here, and although prevented by lack of means, and by many surroundings adverse to what I desire to accomplish, I feel that it is your Honor's duty to fully co-operate with me, and to aid in every way possible in letting the public understand that every assertion made in my letter of May 4th is founded upon facts which materially injured the real estate value and structural value of buildings in this city, and the safety of life and limb of the citizens of this City.

Yours respectfully,

*Stevenson Constable*  
Superintendent of Buildings.



135

DEPT. OF JUSTICE

MAJOR OF CH

HON. WILLIAM T.

CHIEF OF ATTORNEY

DEPT. OF JUSTICE  
STANDARD COMPLAINT

M

# DEPARTMENT OF BUILDINGS,

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



U.

New York, Jan. 27th, 1896.

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:--

Although I have not the means (as the Board of Estimate and Apportionment would not grant me a sum necessary to run my Department rightly), I would greatly like to have, if it can be arranged in some way, a small office up in the Annexed District, connected by telephone with my office, where the officers, residents and parties interested in building matters in that section could transact business. It takes the people of this section an entire day to come down here and I feel that it would be greatly appreciated by the persons interested in this department.

Yours respectfully,

*Stevenson Constable*  
Superintendent of Buildings.

*V.B. If not in "new annex district" let it be in the vicinity of Say & 2nd Ave & 138th St where all R.R. Lines, Trolleys & Steam R.R. Concentrate. Please consider this & aid me, with your advice & influence.*

*Yours &c*  
*S.H.*

Building Sept 11

Yours respectfully,

Very interested in this department.

and I feel that it would be most appropriate by the  
people. It takes the people of this section an entire day to see  
and the information is not only better in fact, but also more  
correct in telephone with my office, where the officers, residents  
arranged in some way, a small office up in the Annexed District.  
Department of Health, I would be glad to give it to you  
and the department and would be glad to be in the necessary to you

Although I had not the name (I had not the name)

Dear Sir:-

Mayor of the City of New York.

Hon. William D. Strong,

U.

Jan. 25, 1900.

137-



2M  
**DEPARTMENT OF BUILDINGS,**

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

STEVENSON CONSTABLE  
SUPERINTENDENT

U.

*New York,* Jan. 27th, 1896.

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

Dear Sir:--

The deeper I investigate this Department the more gross and careless I find has been its management, and I regret to have to report that I find hundreds of buildings built during the years 1892, 1893, 1894 and early in 1895 in gross violation of the laws; and as many of these buildings have been purchased and are owned by innocent parties who had nothing to do with their construction, it becomes a serious matter to decide what action should be taken. I feel that it is my duty to let you and the public know this, for, as has been said by the Fire Department, we will have fires and accidents in the tenements of this City in which there will be great loss of life and property, owing to the fact that many of the laws of construction pertaining to the prevention of fire have been entirely ignored.

Yours respectfully,

*Stevenson Constable*  
Superintendent of Buildings.

Mayor of the City of New York.

Hon. William L. Sprague,

SUB-CHIEF OF POLICE  
SHERIFFS' CONVENT

H.

S.W. COB

76 500 FOR

DEPARTMENT

136.

owing to the fact that many of the law



# DEPARTMENT OF BUILDINGS,

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



A.E.H.

*New York,* Jan. 28th, 1896.

OFFICE OF ATTORNEY.

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

I have made an engagement to-day to meet Mr. Wilson, President of the Board of Health, to call his attention to many injustices and hardships put upon the property owners, builders, and contractors, in the new annexed district, by the various laws and regulations now in force by our two Departments, and to see if we cannot make some adjustment of same which will aid us in co-operating to facilitate work in this District.

Yours respectfully,

*Stevenson Constable*  
Superintendent of Buildings.



138.

1000. 1000. 1000.

*W. P. P.*

1000. 1000. 1000.

1000. 1000. 1000.

1000. 1000. 1000.

1000. 1000. 1000.

# DEPARTMENT OF BUILDINGS,

NO 220 FOURTH AVENUE,

S.W. CORNER 18TH ST.,

THOMAS J. BRADY,  
SUPERINTENDENT.

A.E.H.

*per*

*New York,*

Jan. 29th, 1896.

*M.*

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

I enclose copy of letter just sent to the Fire Department.  
As these matters are so important, and realizing the great danger that  
exists, I felt it necessary that there should be full co-operation.

Yours respectfully,

*Stephen C. Constable*  
Superintendent of Buildings.

A.E.H.

Jan. 29th, 1896.

Hon. O. H. La Grange,

President Fire Department.

Dear Sir:-

The more investigation I make into the past work of this Department, the more violations of the law, carelessness, and imperfect work I find. The following laws pertaining to the protection of buildings against fire I find most grossly violated:

1. Not fireproofing underside of the iron beams in tenement houses.
2. Not using metallic lath on cellar ceiling in private dwelling houses.
3. Not fire-stopping fore and aft partitions.
4. No fire-stopping on furred walls.
5. Parapet walls around light and air shafts not proper height.
6. Wooden, instead of metallic, cold air boxes to furnaces.
7. Insufficient fire escapes, and violation of the fire escape law.

I desire your co-operation in the carrying out, strictly and rigidly, of all laws especially pertaining to the safety of buildings in case of fire. The Board of Examiners of this Department have been



2.

entirely too lenient, and have passed numerous plans, which, in my judgment, have been allowed modifications of the law for which there has been no adequate return or compensation in making the building as safe as the law requires, and if the intention of the law had been carried out. The law expressly requires in such cases that there shall be an equally good or better construction.

I would like to know whether you do not consider that these, and any other laws that pertain to the safety of buildings and the prevention of fire and accident, should not be rigidly enforced.

Yours respectfully,

Superintendent of Buildings.

141.

**DEPARTMENT OF BUILDINGS,**

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



A.E.H.

*New York,* Jan. 29th, 1896.

OFFICE OF ATTORNEY.

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

I would again call your attention to the difficulty that this Department has in properly and promptly enforcing the law with its present limited means and force, and would state that in addition to the regular routine work 4,341 buildings have been reported to me as in violation of the following provision of law:

"After the first day of September, 1895, all transoms and windows opening into halls from any portion of said floor of any tenement house where paint, oil, spirituous liquors or drugs are stored or kept for sale, shall be removed and closed up as solidly as the rest of the wall, and all doors leading into any such hall or room from such portion of said floor of said tenement house used as ~~afordaid~~ shall be made fireproof."

And 393 buildings in violation of the following provision:

"After the first day of September, 1895, all transoms, windows, doors, and other openings leading into halls or into rooms opening into halls from bakeries or places of business in which fat is boiled in the basements, cellars, or on the first floors of all tenement houses in the city of New York, shall be solidly closed with the same material as the walls or partitions in which the openings exist, so that there shall be no openings between said bakeries or other places of business of said floor in which fat is boiled and the other parts of the tenement house in which the same shall be situated."

Yours respectfully,

*Stevenson Constable*  
Superintendent of Buildings.

*I will of course do the best I can - but it is my duty to report to you*



140

MAYOR OF THE CITY OF NEW YORK.

HON. WILLIAM L. SPRONG,

CHIEF OF ATTORNEY.

SUB-CHIEF ATTORNEY  
STATIONER CORP.

A. E. H.

2. M. CORN

DE 350100

DE 350100

hills from bakeries or places of public  
doors, and other openings leading in

# DEPARTMENT OF BUILDINGS,

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



U.

*New York,* Jan. 29th, 1896.

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:--

Yours of Jan. 28th, 1896 received and noted.

We have thus far been unable to find the names of Messrs. Ruland & Whiting on the records of this Department as applicants for any work. As they are real estate men and represent a large amount of real estate we have their names frequently in violation of the law, and they occupy the same position that a great many do the same position that a great many do who have been dealing with the Department, by trying to force through the Department now what, through influence and the careless handling of papers and plans in the Department heretofore, was put through without examination. I have written to these gentlemen to give me a single instance of any case where delay has been caused so that I may investigate the same. The unwillingness of most people who have dealt with the Department heretofore to comply with what the law directly and clearly defines is a perfect surprise to me. In many instances they will run the risk of loss of life which it would seem impossible for any man to dare, while the law prescribes simply and reasonably the method of preventing it.

Yours truly,

*Stevenson Constable*  
Superintendent of Buildings.

139.

1891. 1892. 1893.

*John B. Smith*

NEW 1891. 1892.

RECEIVED

1891. 1892. 1893.



# DEPARTMENT OF BUILDINGS,

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

STEVENSON CONSTABLE,  
SUPERINTENDENT.

OFFICE OF ATTORNEY.

A.E.H.

*New York,* Jan. 31st, 1896.

Hen. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

I regret to say that I am very much afraid that Mr. Owen Lynch is unfit for any place in this Department. He is not used to clerical work, and I have tried him in the position of gate keeper which is a position where I want a confidential man, but even here he has not proved satisfactory. He would be much better fitted for a position in some Department where they have a lower force of a lower grade than mine here. I intend to try him a little longer, but he is neither prompt in his actions, does not show judgment in carrying out orders, nor has he any discretion in filling the position of gate keeper, which is about as simple as any position I can give.

Yours respectfully,

*Stevenson Constable*  
Superintendent of Buildings.

142.

simple as any position I can give.  
discretion in filling the position  
tions; does not show judgment in  
I intend to try him a little longer  
Department where they have a lower  
satisfactory. He would be much  
sition where I want a confidential  
work; and I have tried him in the  
is unfit for any place in this Dep  
I regret to say that I

Dear Sir:-

# DEPARTMENT OF BUILDINGS,

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



U.

*New York,* Feb. 3rd, 1896.

*M.*

Job E. Hedges, Esq.,

Secretary, Mayor's Office, City.

Dear Sir:--

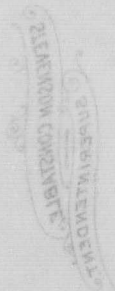
In answer to yours of the 1st inst., enclosing communication from "Incog." concerning building on Southeast corner of 21st St. and Second Ave., the same will have prompt attention.

Yours respectfully,

*Stevenson Constable* R  
Superintendent of Buildings.



143



Q.

DEPARTMENT

25 550 10

2 M CO

DOCK CITY  
SOUTHERN, PENITENTIARY, OFFICE, CI  
TOP B. HODGES, MAR.

# DEPARTMENT OF BUILDINGS.

NO 220 FOURTH AVENUE,

S.W. CORNER 18TH ST.,

STEVENSON CONSTABLE,  
SUPERINTENDENT.

FHD

*New York,* Feb. 11, 1896.

OFFICE OF ATTORNEY.

*M.*

Hon. William L. Strong,

Mayer of the City of New York.

Dear Sir:-

In confirmation of my conversation of this morning, I consider that if experts are employed on any building with the intention of examining into the structural parts of said building with the idea of declaring the same unsafe, that there is great risk of the City being found responsible for such action, as this Department is the only Department legally authorized to act in such matters. I advised Mr. Terry of this fact and hope that there may be no mistake in the Hotel Majestic matter, as it may involve the City in suits for damages, etc.

I have the honor to remain,

Yours respectfully,

*Stevenson Constable*  
Superintendent of Buildings.

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SEP. 17, 1898.

NEW 1874 ST.

RECEIVED

LIBRARY



# DEPARTMENT OF BUILDINGS,

NO 220 FOURTH AVENUE,

S.W. CORNER 18TH ST.,

STEVENSON CONSTABLE,  
SUPERINTENDENT.

A.E.H.

*New York,* Feb. 14th, 1896.

OFFICE OF ATTORNEY.

*W.*

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

I return herewith copy of Resolution of the Board of Aldermen No. 317, in relation to the erection of bay windows on premises now in course of erection on the block bounded by 138th St., Mott Ave. and Walton Ave.

Permit me to say that under the enactment of the Legislature governing this Department, it is impossible for me to approve said Resolution.

Yours respectfully,

*Stevenson Constable*  
Superintendent of Buildings.

1415

STEVENSON CONSULTANTS

SUPERINTENDENT

OFFICE OF THE SUPERINTENDENT

V. E. H.

DMB/STANLEY

76 FEB 1961

S.W.C.



# DEPARTMENT OF BUILDINGS,

NO 220 FOURTH AVENUE,

S.W. CORNER 18TH ST.,

STEVENSON CONSTABLE,  
SUPERINTENDENT.

A.E.H.

OFFICE OF ATTORNEY.

*New York,* Feb. 15th, 1896.  
*W.*

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

Finding that the real estate and structural improvements in the Annexed District are, in all probability, going to be very much greater than was anticipated by many in said district, and that the questions of sewerage, water supply, and sanitary conditions are now such that, unless improved and developed in proportion to the advance of buildings, they will very seriously interfere with the real estate and property value of the said section, and deter many real estate operations in this section, I write these few lines to suggest that the different Departments interested in this section, and in the different lines of work mentioned herein, be called together by your Honor to consult and formulate methods and systems for doing and accomplishing the best results for all concerned. I think this action on the part of your Honor would be greatly appreciated by the public, as already I have had numerous cases where great hardship would be placed upon perfectly reasonable property holders, architects, builders, etc., from the lack of mutual aid from the different Departments.

Yours respectfully,

*Stevenson Constable*  
Superintendent of Buildings.



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Hon. William F. Strong,

Office of Attorney

STRENGTHENING CONSTITUTION

REPUBLICAN LEAGUE

A. H. H.

DISSEMINATING

THE SPOKE

S. W. C.

# DEPARTMENT OF BUILDINGS,

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

STEVENSON CONSTABLE,  
SUPERINTENDENT.

OFFICE OF ATTORNEY.

A.E.H.

*New York,* Feb. 15th, 1896.

Hon. William L. Strong,

Mayor of the 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 to submit a report of the operations of this Department for the three months ending December 31st, 1895.

Respectfully,

*Stevenson Constable*  
Superintendent of Buildings.

146-

HON. WILLIAM T. BLOOM

OFFICE ATTORNEY

NEW YORK COUNTY

204-218-1000

V. E. H.

DEPARTMENT

204-218-1000

2 W. COB



# DEPARTMENT OF BUILDINGS,

B. W.

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

STEVENSON CONSTABLE,  
SUPERINTENDENT.

OFFICE OF ATTORNEY.

New York, February 17/1906.

W.

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

Dear Sir:-

At your early convenience, I would like very much to have the opportunity of discussing with you some plan for the proper arrangement of back records of this Department.

In view of Your Honor's endeavor to give honest and business administration to the different departments of the city, I cannot help but feel it my duty to desire a special interview, as above requested.

Yours respectfully,

Stevenson Constable  
Superintendent of Buildings.

Mayor of the City of New York

Hon. William F. Blount,

COUNCIL ATTORNEY

SUPERINTENDENT  
NEW YORK CONSUL

B. A.

1249.

2 W. CO

76 550 110

DEB/AM/111

B. W.

# DEPARTMENT OF BUILDINGS,

NR 220 FOURTH AVENUE,

S.W. CORNER 18TH ST.,

STEVENSON CONSTABLE,  
SUPERINTENDENT.

*New York,* February 17/196.

*W.*

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

In regard to the conversation between yourself, Mr. Terry and myself, in re of the Hotel Majestic matter, referred to this Department, would say I shall send up competent reliable examiners and look into this matter at once, as you desire.

Yours respectfully ,

*Stevenson Constable*  
Superintendent of Buildings.



# DEPARTMENT OF BUILDINGS,

B. W.

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



*New York,* February 17/'96.

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

In regard to the branch office in the Annexed District,  
I am now looking for the proper location for office in said section,  
and as soon as I obtain information thereon, regarding costs, etc.  
I shall advise you, also the Sinking Fund, with the hopes of being  
able to put the matter through at once.

Yours respectfully,

*Stevenson Constable*  
Superintendent of Buildings.

B. W.

# DEPARTMENT OF BUILDINGS,

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

STEVENSON CONSTABLE,  
SUPERINTENDENT.

OFFICE OF ATTORNEY.

*New York,* February 17/'96.

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

I have been requested on several occasions to give my opinion in regard to the height of buildings, limiting of same, etc. in the City of New York. Thus far, as I have previously advised you, I have refrained, as a public official, from expressing an opinion upon a subject which I considered was for the majority of the citizens to decide.

If I am not taking the proper stand in this matter in your judgment, I shall be pleased to have your advice. To enable you to better understand the position I take in this matter, I beg to refer you to my letter to you of January 3rd, 1896, with which I sent you copy of letter sent by me to Hon. Alfred R. Conkling on this subject.

Yours respectfully,

*Stevenson Constable*  
Superintendent of Buildings.

150

B. A.

Hon. William L. Grover,

Mayor of the City of New York

Office of Attorney

SUPERINTENDENT  
STAMPA COMPANY

S.W.C.

255 550 E

DISPATCH



# DEPARTMENT OF BUILDINGS,

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

STEVENSON CONSTABLE  
SUPERINTENDENT.

A.E.H.

New York, Feb. 17th, 1896.

W.

Hon. William L. Strong,

Mayor of the 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 to submit a report of the operations of this Department for the year ending Dec. 31st, 1895.

Yours respectfully,

*Stevenson Constable*  
Superintendent of Buildings.

14.8.

B. W.

**DEPARTMENT OF BUILDINGS,**

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

STEVENSON CONSTABLE,  
SUPERINTENDENT.

OFFICE OF ATTORNEY.

*New York,*

February 19/'96.

*M.*

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

In answer to your favor of the 17th inst, would state  
I have ordered a list to be compiled for you, of the theaters still  
in arrears as to compliance with the building laws.

Yours respectfully,

*Stevenson Constable.*  
Superintendent of Buildings.



B. W.

# DEPARTMENT OF BUILDINGS,

NO 220 FOURTH AVENUE,

S.W. CORNER 18TH ST.,



OFFICE OF ATTORNEY.

*New York,*

February 19/196.

*M.*

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

In answer to your favor of the 17th inst, enclosing letter received from Messrs. H. C. Swain & Son, #317 Pearl Street, concerning fire-escape, would say that I have found thousands of buildings constructed in this city, in which the various laws pertaining to exits, fire-escapes, fire stops and safety of the public or occupants in regard to fire have been totally ignored. Therefore, when a building now used for manufacturing purposes, (such as that of Messrs . Swain & Son) with numerous employees is without proper fire-escapes, I feel very loath to place the City in the position of taking the responsibility of even postponing for a couple of months, the erection of what the law strictly requires for the safety of the inmates of the said building.

I shall look into Mr. Swain's matter personally and advise you.

Yours respectfully,

*Stevenson Constable*  
Superintendent of Buildings.

**DEPARTMENT OF BUILDINGS,**

B. W.

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

*STEVENSON CONSTABLE,*  
*SUPERINTENDENT,*  
OFFICE OF ATTORNEY.

*New York,*

February 19/'96.

*W*

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

In answer to your favor of the 18th inst, enclosing communication from Mr. John M. Curry, in re Fire-Escape matter, #11 Abingdon Square, I beg to state that I have directed same to be examined at once and will report to you.

Yours respectfully,

*Stevenson Constable*  
Superintendent of Buildings.

151



7M

# DEPARTMENT OF BUILDINGS,

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



A.E.H.

*New York,* Mar. 2nd, 1896.

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

In reply to yours of 28th inst., would say that the letter from W.W. Thayer forwarded by you therewith will receive immediate attention, and report will be sent you in reference thereto as soon as possible.

Yours respectfully,

*Stevenson Constable R*  
Superintendent of Buildings.

152.

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# DEPARTMENT OF BUILDINGS,

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

STEVENSON CONSTABLE,  
SUPERINTENDENT.

OFFICE OF ATTORNEY.

FHD

*New York,*

March 6th, 1896.

Hon. William L. Strong,

Mayor of the City of New York .

Dear Sir:-

I herewith enclose a list of bills which have recently been introduced into the Legislature. These are for the erection of certain public buildings in the City of New York and I understand they were drafted by the Corporation Counsel.

I would respectfully call your attention to the fact that indirectly the jurisdiction of the Department of Buildings is abrogated therein. In my opinion it is a fatal error to impair or limit the powers of this Department over this class of buildings. It is more important that they should be built safely and in strict compliance with the law than that private buildings should be so erected, and the reason thereof is apparent, inasmuch as in the former case the lives of many more persons, in the event of a catastrophe, are concerned than in the latter.

It is the legitimate province of the Department of Buildings to look to the safe construction of buildings and to see that they are thus erected, and no department in this city is as capable of seeing that these results are attained as this Department is.

I would, therefore, request that the above bills be amended so that our jurisdiction be re-instated. An amendment such as follows



# DEPARTMENT OF BUILDINGS,

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



OFFICE OF ATTORNEY.

Page 2.

*New York,*

would be satisfactory to me: "Nothing herein contained shall be so construed as to impair or abrogate the power or jurisdiction of the Department of Buildings."

In closing, I would state that I very much regret that I was not consulted when these bills were drafted, as in that event I would have had a chance of presenting my views regarding them before they reached the legislature.

Trusting in the future that I will be consulted regarding this class of legislation, I have the honor to remain,

Very respectfully yours,

*Stevenson Constable*  
Superintendent of Buildings.

# DEPARTMENT OF BUILDINGS,

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



FHD

*New York,*

OFFICE OF ATTORNEY.

List of Bills, introduced into the Legislature, referred to  
in the accompanying letter:

## Assembly Bills;

- 179 Entitled "An act to provide proper accommodation for certain  
departments and public offices in the city of New York."
- 221 Entitled "An act to provide for the construction in the city of  
New York of certain buildings for the promotion of public  
health and comfort."
- 224 Entitled "An act to make further provision for the proper mainten-  
ance, care and treatment of sick, infirm and destitute persons  
under the jurisdiction and care of the commissioners of public  
charities in the city of New York."
- 225 Entitled "An act to make further provision for the proper custody,  
care and maintenance of criminals and misdemeanants under the  
jurisdiction of the commissioner of correction of the city of  
New York."

## Senate:

- 148 Same as Assembly Bill No. 221.
- 152 " " " " No. 179.
- 154 " " " " No. 224.
- 155 " " " " No. 225.

153.

in the accompanying letter:

List of Bills, introduced

OFFICE OF ATTORNEY

STATE OF NEW YORK

THOMAS COOPER

EHD

S.W.CO

26 SEP 1900

DEPARTMENT OF THE ATTORNEY GENERAL



# DEPARTMENT OF BUILDINGS,

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

STEVENSON CONSTABLE,  
SUPERINTENDENT.

A.E.H.

*New York,* Mar. 7th, 1896.

Hon. William L. Strong,

Mayor of the City of New York.

Dear Sir:-

In accordance with the conversation which we had in reference to the matter upon which I addressed you a letter on the 6th inst., I have sent representative from the Attorney's Office of this Department to confer with the Hon. Francis M. Scott, Counsel to the Corporation, with the view of carrying out your suggestions in regard to maintaining the rights and jurisdiction of this Department.

Yours respectfully,

*Stevenson Constable*  
Superintendent of Buildings.

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INDEPENDENT  
RESEARCH CONSULTANTS

V. E. H.

DISPATCH

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# DEPARTMENT OF BUILDINGS,

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



OFFICE OF ATTORNEY.

FHD

*New York,* March 11, 1896.

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

Dear Sir:-

I have the honor to state in reference to the bills mentioned in my communication to you of the 6th inst. that I am in receipt of a communication from the Hon. D. J. Dean, Acting Counsel to the Corporation, to the effect that he will have the bills now pending in the Legislature, authorizing the erection of certain new buildings for the Departments of Charities and Correction, amended in a Committee of the Whole, so that the power of the Department of Buildings in regard thereto shall not be abrogated, if the said bills are reported favorably from the Committees having them in charge.

I have the honor further to state that the Senate Bill No. 152, providing for the proper accommodation of certain departments, etc., in the City of New York, has been reported adversely by the Senate Committee. I am informed that therefore it will not be passed.

In view of the fact that bill introduced into the Senate, numbered 148, providing for "the construction in the city of New York of certain buildings for the promotion of public health and comfort" has passed both the Senate and the Assembly, and that any amendment will necessarily greatly retard the enacting of said bill into a law, and that there is urgent need for the erection of said structures, I con-



**DEPARTMENT OF BUILDINGS,**

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



OFFICE OF ATTORNEY.

Page 2.

*New York,*

sider it too late to make the attempt to have the said bill amended.

I can only regret that this Department was not consulted at the time the bills were drafted and before they were introduced into the legislature.

I have the honor to remain,

Very respectfully,

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

Superintendent of Buildings.

96.

Page 2.

make the attempt to have the  
Department  
be drafted and before they w

honor to remain.

Very respectfully,



COPY.

U.

Mar. 11, 1896.

Hon. Arthur J. Audett,

Chairman of the Committee on Labor & Industry,

Assembly Chamber, Albany, N. Y.

Dear Sir:-

Your favor of the 9th instant is at hand. I was not aware before that a hearing would be had so soon upon the bill entitled "An Act to afford protection against injury or death to persons employed on buildings in course of construction in cities of the State of New York"; consequently I cannot be present thereat.

Naturally, I most heartily approve of anything which, in any way, affords increased protection to human life, in the erection of buildings. With regard to this particular bill, however, I have not had time to critically consider its provisions, save in the following particular:

It is utterly impossible for this Department in its present financial condition to attempt the work of enforcing the provisions of this bill should it become a law, unless a special appropriation is made therefor. The necessary inspection to enforce the provisions thereof, with regard to any particular building, might seem to take up but a very small amount of time; but even so, there being many buildings to be so inspected, the aggregate amount of time so taken up would be very great; to say nothing of the additional time taken up by the more frequent inspections of buildings which would be necessary in order to enforce the provisions of the proposed Act. In order therefore, to enforce this Act, this Department would need to employ more men, and as it is, the Department has not enough to adequately and properly accomplish the work which it is charged with doing.

I have the honor to remain,

Yours very respectfully,

Superintendent of Buildings.



Mar. 11<sup>th</sup> /96  
155

Dear  
Hon. A. J. Andrett

Copy

Assembly Chamber, Albany, N. Y.

Mar. 11, 1896

B. W.

# DEPARTMENT OF BUILDINGS,

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

STEVENSON CONSTABLE,  
SUPERINTENDENT.

OFFICE OF ATTORNEY.

*New York* March 12/196.

*M.*

Hon. Wm. L. Strong,

Mayor of the City of New York.

Dear Sir:-

Enclosed please find copy of letter sent to Hon. Arthur J. Audett, Chairman of the Committee on Labor & Industry in Albany. Said bill refers to protection against injury or death of persons employed on buildings in course of construction in the cities of the State of New York.

As it is impossible for this Department to carry out with the present inadequate means and force the measures provided in said bill, I wrote the accompanying letter and would ask for your co-operation in preventing the passage of said bill, if its execution is vested in this Department without proper means being supplied for its accomplishment.

Yours respectfully,

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

(Enclosure)



# DEPARTMENT OF BUILDINGS,

B. W.

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



OFFICE OF ATTORNEY.

*New York,* March 13, 1896.

Hon. Wm. L. Strong,

Mayor of the City of New York.

Dear Sir:-

An alteration having been filed in this Department for the placing of a first story store front in a building in which an old bay extended from the pavement level two stories above, in all three stories high, and which has been there for years at the South East Corner of 75th St. and Madison Ave., property known as #26 East 75th St., and as millions of dollars worth of buildings in this city have such projections, which although contrary to the law have been allowed from the non-enforcement of the law for years past by the Department of Public Works, in which said enforcement is vested, and as the sudden action under these laws would cause tremendous injury and hardship to thousands of property owners, the question arises, is it right and best that this should be done?

However, in this particular case, I find the front wall of the said building is seven inches over the street line, which is illegal and should be prevented from being re-erected by my Department.

This complicates the case by reason of my not wishing to prevent the erection of the bay as it has been there for years, as above stated, and which my Department is not called upon to order down, but the wall matter does come directly within my Department.



# DEPARTMENT OF BUILDINGS,

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



OFFICE OF ATTORNEY.

*New York,*

3/13/'96.

Hon. W. L. S. #2

Realizing the great importance of this to the citizens of this city, and having previously called Your Honor's attention to the matter of bay-windows, etc. I have arranged with Mr. Dale, the owner of this property that we should call at your office today to consult in this matter so as to keep the records of this Department straight, I have disapproved the plans until after said interview. John Jeroloman, Esq., who is the attorney for the adjoining property owners, claims it is illegal and insists on action by this Department, but I am very adverse to placing this tremendous hardship upon the property holders of this city, and therefore wish your instructions.

Yours respectfully,

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

156.

HON. A. T. A. AS

Register the Great Ind

Office of Attorney

CHIEF CLERK  
GENERAL COMPTROLLER

DISPATCH

25 50 10

S.W.C.