

Notes and Specifications for alterations and additions at Retreat Demaine and Brierley, architects, York

Publication/Creation

1892 - 1893

Persistent URL

<https://wellcomecollection.org/works/umhmn65>

License and attribution

You have permission to make copies of this work under a Creative Commons, Attribution, Non-commercial license.

Non-commercial use includes private study, academic research, teaching, and other activities that are not primarily intended for, or directed towards, commercial advantage or private monetary compensation. See the Legal Code for further information.

Image source should be attributed as specified in the full catalogue record. If no source is given the image should be attributed to Wellcome Collection.



Wellcome Collection
183 Euston Road
London NW1 2BE UK
T +44 (0)20 7611 8722
E library@wellcomecollection.org
<https://wellcomecollection.org>

13. Lendal. York.

20 December. 1892.

R. . Thompson . Esq^{re}

Dear Sir.

In accordance with your instructions, I enclose sketch plans of the following proposed alterations and additions at The Retreat.

1. New Boot Room and Lavatory at the Gentlemen's Lodge

I think the position suggested by Dr. Perrie is the best, but I should like it away from the main building, so as not to interfere with the lighting of the main corridor, and connect it with a glazed lobby, which would be available for hanging coats etc. The boot room should be fitted with lockers and lavatories, and it and the corridor warmed with coils of pipes to keep the boots and coats dry.

I estimate the cost at about £200. 0. 0.

2. New Lavatory & W.C. for Committee and Medical Staff.

I have arranged this as near the main building as possible without interfering with its windows.

I should line the walls up 4 feet high with glazed brickwork, and lay the floor with mosaic.

The Lavatories would be fitted with hot and cold water.

I estimate the cost at about £100. 0. 0.

3. Light and air to Staircase from Basement to Women's Gallery.

I advise that windows be cut through at each of.

The first thing I noticed when I stepped out of the car was the cold. It was a sharp contrast to the warm blanket I had been sitting under. I looked up at the sky, which was a pale, overcast grey. The air was still, and the silence was heavy. I took a deep breath, feeling the cold air fill my lungs. I started walking, my feet crunching on the snow-covered ground. The trees were bare, their branches reaching out like skeletal fingers against the sky. In the distance, I could see the faint outline of a building, its windows reflecting the light. I continued walking, feeling a sense of purpose. The cold was not unpleasant, it was invigorating. I felt like I was starting a new journey, one that would lead me to somewhere new. The snow was soft under my feet, and the silence was a comforting presence. I knew that this was just the beginning, and I was ready for whatever came next.

landings nearest the outside, and that the ventilator in the ceiling of the staircase be cleaned out and turned into the warm air shaft.

This would effect a great improvement in the staircase, for it would then be light, airy & cheerful.

I estimate the cost at about £60. 0. 0.

4. New Bathroom and W.C. at the Cottage. Hospital

The plan will explain how I advise that this could be arranged, and I believe it would be convenient.

I estimate the cost of carrying it out including bath, (with cold water supply only) W.C., drainage &c at £40. 0. 0.

5 I have not been able to arrange the alterations and additions to the Laundry to my own satisfaction, so I am unable to send it for this meeting.

6 Mr. Bellerby's account for converting the East Villa windows in to opening ones is 32⁵/₆ per light

I am, Sir

Yours truly,

Walter R. Prierley.

100 * 100

13 Lendal. York.

14 January 1893.

Re. Thompson Esqre.

Dear Sir re. The Retreat.

We send herewith the drawings of the proposed alterations and additions of which we estimate the respective costs as follows:-

- | | | |
|----------------------|---|-------------|
| <u>Proposal No:1</u> | New Sitting Room to Laundry
and Bath-rooms etc to 4th and 5th
Galleries and New Alcove to 4th Gallery | £500. 0. 0. |
| " <u>" 2</u> | New Boot Room, Lavatories etc to
Gentlemen's Lodge | 150. 0. 0. |
| " <u>" 3</u> | New Lavatories etc for Staff and
Committee and conversion of present ones
into a Store Room | 100. 0. 0. |
| " <u>" 4</u> | New Bath Room etc at the Cottage Hospital. | 70. 0. 0. |

Yours faithfully.

Demaine & Brierley.

10. *Chrysomelidae*
11. *Chrysomelidae*

12. *Chrysomelidae*
13. *Chrysomelidae*

14. *Chrysomelidae*
15. *Chrysomelidae*

16. *Chrysomelidae*
17. *Chrysomelidae*

18. *Chrysomelidae*
19. *Chrysomelidae*

20. *Chrysomelidae*
21. *Chrysomelidae*

22. *Chrysomelidae*
23. *Chrysomelidae*

24. *Chrysomelidae*
25. *Chrysomelidae*

26. *Chrysomelidae*
27. *Chrysomelidae*

28. *Chrysomelidae*
29. *Chrysomelidae*

30. *Chrysomelidae*
31. *Chrysomelidae*

Specification and particulars to be
observed in erecting certain alterations
and additions at The Retreat York
for the Committee of Friends according
to drawings prepared by Demaine and
Brierley Architects. York Jan: 1853

Excavator and Brick Layer.

General clauses to apply to each section
of the work.

Set out
work.

The form and position of the different
walls are to be carefully set out by the
contractor subject to the particular direction
of the architect.

Clear
sites.

Take down any walls, palisades or other
erectations that may be within the site
of the proposed additions and deposit
same on the premises as directed, to remain
the property of the Committee.

Excavate
foundations

The earth is to be excavated to a sufficient
depth to receive the concrete and footings
of walls steps &c. also to reduce down
the levels as required for drains &c.
all vegetable soil is to be removed from
the sites of the additions and deposited
where directed.

Beat Down
Trenches.

The ground forming the beds of the trenches to
be beaten down to a perfectly solid consistence
to receive the concrete foundations and footings.

YR

of walls and after they are in the earth to be well filled in against them and rammed down with wooden rammers

Remove
rubbish

The surplus earth to be carted away from the site as well as all rubbish that may accumulate from time to time.

Water in
trenches

Pump or scoop out all water and mud that may gather in the excavations from rain or land springs

Planking

Provide planking and strutting for sides of excavation if required.

Concrete

The concrete under the foundations to be composed of one part by admeasurement of Best Portland cement and five parts good broken bricks and two of gravel, the bricks and gravel not to exceed 2" cubes the whole to be well mixed together on a stage with a sufficient quantity of water and thrown ~~from a height~~ into the trenches and well rammed. The concrete under walls to be 12" thick and 12" wider than bottom course of footings.

Bed of
Concrete.

Put a bed of cement concrete same as last described only smaller 6" thick over the whole area of the building's floated with cement 1" thick where there are to be wood block floors.

Drains.

The drains are to be formed with glazed earthenware socketed pipes jointed in cement and bedded in cement concrete. To be laid in the position and of the size shown on the drawings and to have all necessary bends and junctions carefully and accurately joined with vertical bends up to soil and stack pipes which are to be made good to same in cement.

All pipes to have not less fall than 1 in 60 and all drains to be left open until inspected by the Corporation Inspector. The inside of all joints to be clean wiped and the invert to be true and even throughout.

Take up
any existing
drains &c.

Take up any existing drains, traps &c in the sites of the proposed buildings and divert same to the satisfaction of the local authorities and fill up trenches with hard broken bricks and quick-lime well rammed.

Damp
course.

Lay a damp course of asphalt laid on hot $3\frac{1}{2}$ " thick over all new walls and their full width 6" above ground, to be laid to set hard and to be kept from running down the face of the brickwork with cement fillets.

Bricks

The bricks used are to be the best local hand made clamp bricks from an approved maker square hard and well burnt and

and not exceeding 3 inches in thickness
no bats to be used the bricks for facing
to be selected from the above and to be of
an uniform colour. all the work to be
built in old English bond, the outside
to be kept clean and finished with a
flush joint $\frac{3}{8}$ " thick as work proceeds
all inside beds and joints to be filled up
solid with mortar and to be flushed up
each course.

Red sand
blocks.

The arches of all windows and doors
are to be neatly formed ~~and~~, cut and rubbed
in best sand blocks from an approved maker
they are not to exceed 1" wide on the soffit
and are to be 5 courses high and to be set
in fair putty mortar.

Mortar.

The mortar to be composed of 1 part best fresh
Micklefield building lime to two parts clean
sharp river sand well mixed and kept
clean no mortar to be used fresher than
two days old.

Brick work
in cement.

The whole of the chimneys, parapets &c.
above the line of roof cut to be built solidly
of brick work in cement. The plinths
string copings etc. to be set and pointed
in cement.

Relieving
arches.

Turn relieving arches over all lintels of
deep beam fill to eaves and gables solid
and flush with mortar to spar back, bed and

point all door and window frames in
hair mortar.

Glazed brick
work.

^{inside}
The walls of the first and second floors
of lavatory block to women's 4th and 5th
galleries to be faced ^{on the inside} to a height of 4 feet
with the best quality Leeds Fireclay Co's
cream glazed bricks, neatly set in fine
white putty mortar and with one course
of headers to 3 of stretchers.

^{inside}
The walls of the lavatories or in Corridor
to gentlemen's lodge to be faced ^{on the inside} with
similar glazed brickwork the same height
cut out 4 1/2" thick brickwork from old wall
cut and for glazed brick work and tie the
two together with 4 galvanized iron ties
to each square yard. ~~All the above to have~~
~~brass angled string & plaster corners~~ ~~at top & bottom~~

Fireplaces.

Build fireplaces as shown on plan
and cover same with 3" flag lintels
with 4 1/2" ballhold at each end, cut
14" x 9" holes in same for flues.

Flues.

Form and purge flues with cow dung
and hair mortar and set conical fire-
clay chimney pot on each flue 2.0 high
and 10" inside diameter & set and flaunch
in cement.

Build an extra flue in the stack to the
addition to the women's gallery, and
one for ventilation

Frieze.

allow the p.c. sum £3 for grate and mantel for the Laundry maids sitting room and £2 for mat for the Bath room to the Cottage Hospital.

Ventilation

Fit an "x" approved iron mica flap extract ventilator ^{with plain iron plate} in each Bath room and in the sitting room of the ~~the~~ ad. Laundry maids sitting room to be fixed in the flue before mentioned and 6" below the ceiling

Tiled floors

Pave the floor of the gentlemen's boot room, with 6" x 6" x 1 best Staffordshire red tiles well soaked in water before being laid, and set and jointed in hair mortar, and cleaned off and protected at completion.

Cottage Hospital Bath R^m or

^{lay} Have the floor of the lavatories to be in the Corridor to the gentlemen's lodge with ~~the~~ ^{second} encaustic tiles p.c. of per yard at the ~~work~~ mosaic flooring p.c. 12/- per yard.

Mat space

Form milk mat space at the entrance to the gentlemen's boot room & provide iron mat rim 3.6 x 1.9 - cement bottom.

opening.

Carefully cut out new openings horsing up meanwhile the upper portion of the walls, insert lintol, make good round with cement particular attention must be paid that the wall over the lintol is packed tight and solid with cement. Wall up existing openings as required by the plan care being taken that the old and new work are well tied together

(
Tie New
& old
walls
together

Where the new walls abut against the old ones. a running chase 12" wide is to be cut into the old wall in lengths of two feet and 2 feet apart and the new work is to be tongued into it, space being allowed for settlement of the new work.

Generally.

Set all bond. lintols etc and render assistance to other trades, cut holes, clean down and leave perfect at completion.

Mason.

Whitby
Stone

The stone used to be the best quality white Whitby stone free from all defects and worked in the best possible manner and set on its natural quarry bed all stones to be properly squared both on the beds and joints

Bradford
Stone.

& paving

The stone for steps to be the best quality Bradford Stone free from any defects.

Steps

The steps to be of the sizes shown rubbed top and edge and back jointed where they abut against paviors, and mortised for case of door frames.

Window
sills

The window sills to be 12x5 sunk weathered, and throated.

Hearths.

The fireplace hearths to be 3" cleaved & squared Bradford flags, the front and back hearths to be in one piece and to be bedded solid on

cement concrete 6" thick

Flagging.

The floors of Laundry W.C. and passage coloured blue to be laid with 2 1/2" thick sawn flagging, in flags of not less than 6 feet (superficial) and well and evenly bedded and pointed in hair mortar.

Plinth.

The plinth round the Laundry blocks to be 9x6" splayed to the same section as the existing one

cornice

The cornice and parapet to be neatly worked to the same section as the existing

Chimney
cap

The chimney cap to be 9x6" moulded with lead cramps at the angles.

The cornice to the alcove window to be 12x8" moulded and channelled

Copings

The copings to the Boot room and staff lavatory to be 14x4" moulded with pediment & corner stones and worked on the solid of the rises shown on the drawings. 9x4" coping to area walls of lavatories in corridor of gentlemen's lodge.

old materials

The existing steps which have to be taken out to make the alcove. may providing they are not damaged in removal be reused as directed by the architect, and must be allowed for in the estimate, as well as two large stone gatepiers that now lie near the Medical Superintendent's house.

JR

Plasterer.

The lime used unless otherwise specified to be the best well burnt stone lime from an approved kiln and mixed with clean sharp washed sand

Hand.
Rail. to
steps.

Put iron railing to steps from above
to garden with $1\frac{1}{4}$ " square newel posts
 $7\frac{1}{2}$ " square balusters, $2\frac{1}{2} \times 5\frac{1}{2}$ " rounded
handrail. all mortised and pinned
together and let into stone steps with
lead.

Thomas Rawling

Westmoreland Cover the roof of the new block adjoining
slates.

the laundry with the best light green
Westmoreland slates from the Elterwater
or Tilberthwaite quarries, to be laid
with 3" lap on $1\frac{1}{2} \times \frac{3}{4}$ " sawn redwood
battens and to course with the existing
slates, each slate to be well secured
with two $1\frac{1}{2}$ " copper nails to each slate
and the whole to be thoroughly pointed
up on the underside with hair mortar.

Welsh
slates.

The roof of the Bath room to the Cottage
Hospital to be laid with best seconds
Bangor slates in uniform sizes to match
those on the existing building, and to
be executed with the same lap, nails,
battens, pointing and workmanship
as described above.

Cutting

The slates to be laid double at eaves, do all
cutting at hips and valleys and neatly
mitre the hips.

Ridge.
or
hips

The ^{at hips} ridge of the laundry block ^{are} to be of lead.
The ridge of the bath room to the Cottage
Hospital to be blue rebated Staffordshire tile
to match the existing and to be set and
pointed in hair mortar.

Point all flashings in cement, clean out gutters
and leave the roof perfect and watertight at
conclusion.

Plaster.

Lime.

Unless otherwise Specified the lime is to be the best well burnt Stone lime from an approved Quarry.

Sand.

Sand to be clean sharp river sand well screened & washed.

Laths.

Laths to be Redwood lath & half river laths.

Hair.

Long. fresh. well teased Bullocks hair to be used in the proportion of 9 lbs. to every Cubic yard of lime.

Nails.

All nails are to be blue heated and dipped in boiled Linseed Oil.

Lath & cross lath to all lintels & bond timbers.

Render in between all Lints. behind framings &c. solid down to floors.

Robinson's Cement.

All walls. Storehouses & Ceilings to be executed in Robinson's Cement.

The first Coat to consist of 1 part of No. 2 to 2 parts of Sand. The Second & finishing Coat to consist of almost neat No. 1. Cement. All to be finished to a hard polished face & to be kept as nearly $\frac{1}{2}$ " in thickness as possible.

Form neat Arrises to all Angles.

Make good to all openings where cut out or walled up.

Lay lime pugging 3" thick above ceiling of Laundry W.C. and lime white the inside of the W.C.

Shoe Parley
Escalier Walls
to be plastered

10
Stacking walls of ~~the~~ prison building where they have to form sides of new rooms, to give good hold for plastering.

October 1891
Dear Sir,
I have the honor to acknowledge the receipt of your letter of the 27th inst. in relation to the above matter.
I am sorry to hear that you are not satisfied with the results of the examination.
I have been very careful to see that the work was done in accordance with the instructions.
I am sure that the results are correct, but I will be glad to re-examine the work if you wish.
Very respectfully,
J. H. [Name]
[Address]

Carpenter & Joiners Work.

Timber.

The timber to be the best Dantzic. Rega or Mornel redwood of an approved brand.

The inside Joiners work to be executed in best selected Petersburg redwood unless otherwise specified and is to measure the full thickness specified when finished.

Quality

The whole of the timber to be well seasoned & to be free from sap shakes & large dead knots and all other defects.

Spikes &c.

The Contractor to include all nails, spikes &c.

Centering

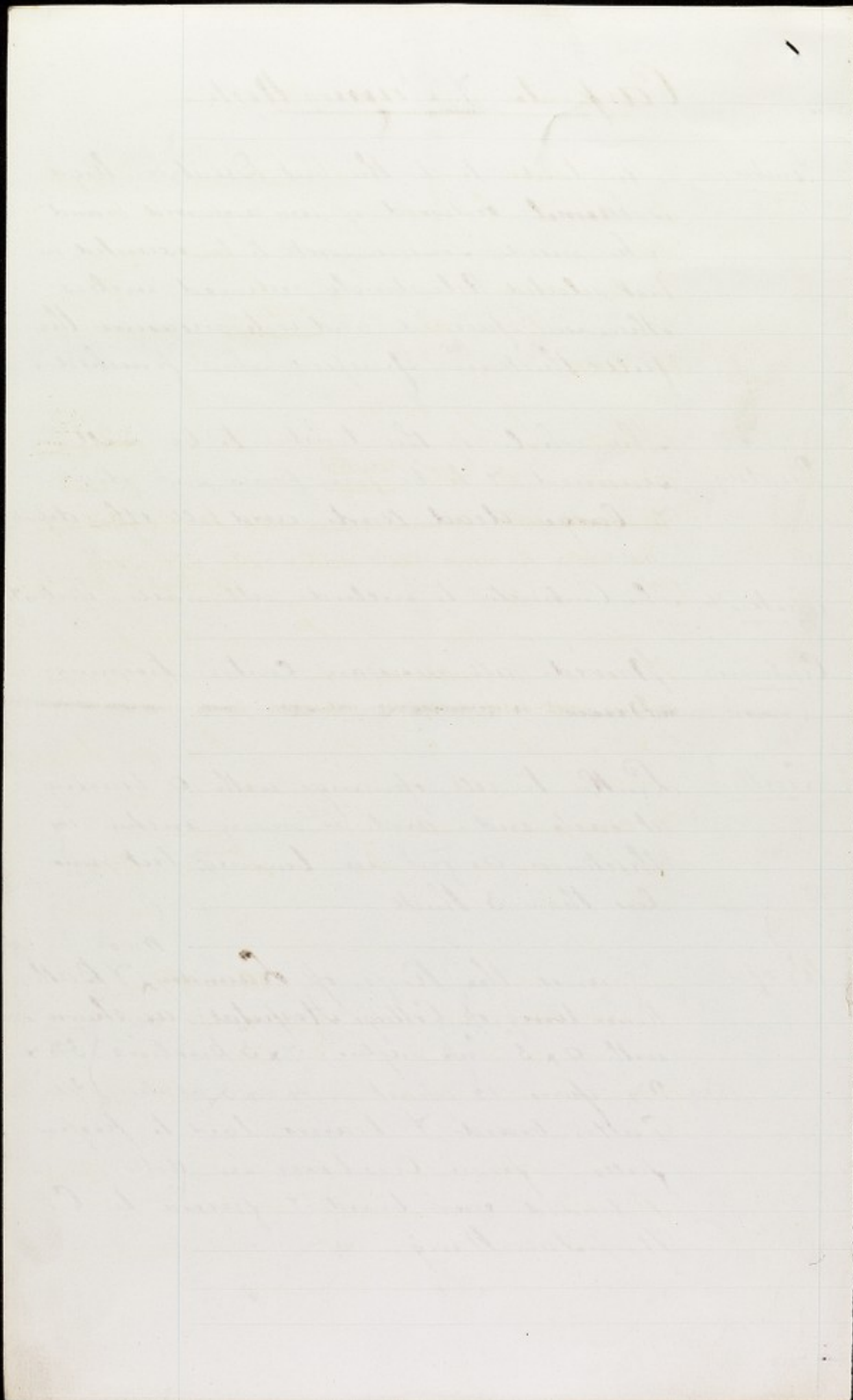
Provide all necessary Centers turning pieces &c.

Lintels

Lintels to all openings with 9" bearing at each end and as many inches in thickness as feet in bearing but none less than 3 thick.

Roofs

Frame the Roofs of Laundry ^{Wing} & Bath. Room wing of Cottage Hospital as shown, with 9 x 3 hip rafters. 7 x 3 purlins. 3 1/2 x 2 1/2 span. 12 apart. 4 1/2 x 3 plates. 3/4" Gutter boards & beams. laid to proper falls. form Cess boxes in ditto. 1" beaded eave board & fascia to C. Hospital Wing.



Carpenter & Joiners Work. contd

Form flat roofs to Gentlemen's Boot Room & Lavatory. with Joists $7 \times 2\frac{1}{2}$ 12" apart. laid to a proper fall. & form proper drips & gutters as shown. Cover the Joists ^{& gutters} with $3\frac{1}{4}$ " ^{relates} ~~rough~~ boarding. ^{in lead}

Form roof of Bay Window to Laundry Block as shown. with beams $3\frac{1}{2} \times 2\frac{1}{2}$ covered with $3\frac{1}{4}$ " ^{relates} ~~rough~~ boarding. ^{in lead}
~~Provide all necessary sills to the flat roofs.~~

The roofs to have lead wetted rolls not wood Ceiling Joists $3\frac{1}{2} \times 1\frac{1}{2}$ to above Bay Window ^{Gentlemen's Boot room} & to ceiling of top room Laundry Block. all 12" apart & well ~~hung up~~ ^{well hung up to} battens well hung up to ^{upper} eaves.

9×2 Joists to two ^{upper} floors of Laundry Block. $7 \times 2\frac{1}{2}$ to new floor near Alcon Bay in above.

& cover same with $1\frac{1}{4}$ " ^{tile} narrow boarded floor. Lay the two upper floors of Laundry Block with pitch pine grooved & tongued boards. $4\frac{1}{2} \times 1\frac{1}{2}$ Jointed in glue.

Prepare for counterfluting to Alcove Bay. with side laths and split boards.

4 Framed & trussed Partition to two upper floors Laundry Block. principals 3" min.

Lay the Sitting Room floor of Laundry Block with $9 \times 3 \times 1\frac{1}{4}$ ^{pitch pine} ~~reduced~~ ^{boards} blocks, set herring bone pattern in an approved composition of mineral Asphalt & cement. the whole to be dressed off at completion.

1870

1871

1872

1873

1874

1875

1876

1877

1878

1879

1880

1881

1882

1883

1884

1885

1886

1887

1888

1889

1890

1891

1892

1893

1894

1895

1896

1897

1898

1899

1900

1901

1902

1903

Carpenter & Joiners Work.

Grounds. All Joiners Work to be fixed to $2\frac{1}{2} \times \frac{3}{4}$ batted ground.

Plinths. Make out plinths to Alluvial Bay & adjoining Bedrooms & passage. & to same above.

Make out plinths to New Passage in Cottage Hospital.

7×1 "molded skirting to Bathrooms & Bed Room
Chamfered plinth to W.C. & Gentlemen's Lodge.

Doors. The 3 Outer doors to be $2\frac{1}{4}$ framed & panelled, the upper portion prepared for glass with stout molded bars. The inside panels to be bead butt & moulded on the inside. Each door to be hung with 3 - $4\frac{1}{2}$ " wrought iron butt hinges with steel centres to 5×4 molded & rebated frames. Drilled to steps & to have one of Worsley & Walkers' stock locks & latch p.c. 15/- & 2 - 12" barrel bolts to each.

The door to Laundry W.C. to be a 1" ledged button door, hung with strong wrought iron Cross Garnets to $4\frac{1}{2} \times 3$ beaded & rebated frame. The door to be 3" short at top & bottom for Ventilation. Fix a Helical rail spring, and a strong wrought iron loop handle on each side & a 6" ^{spring lock} barrel ~~lock on the inside~~ ^{dead lock on the inside} ~~lock on the inside~~ ^{with 3 Keys}

D^o Inside.

The internal doors to be $1\frac{3}{4}$ - 4" panelled framed & stock molded both sides.

Carpenter & Joiners Work.

& panelled. each door to be hung with 3-4" butts. to 2" rebated casing, or framing as the case may be. Fix a lock & furniture on each door p.c. 10/- & put 4" molded Architrave round each side. Fix transom & 2" molded fanlight to door of Port house. Gentlemen's Lodge. having with: iron centres. & side stays & eyes.

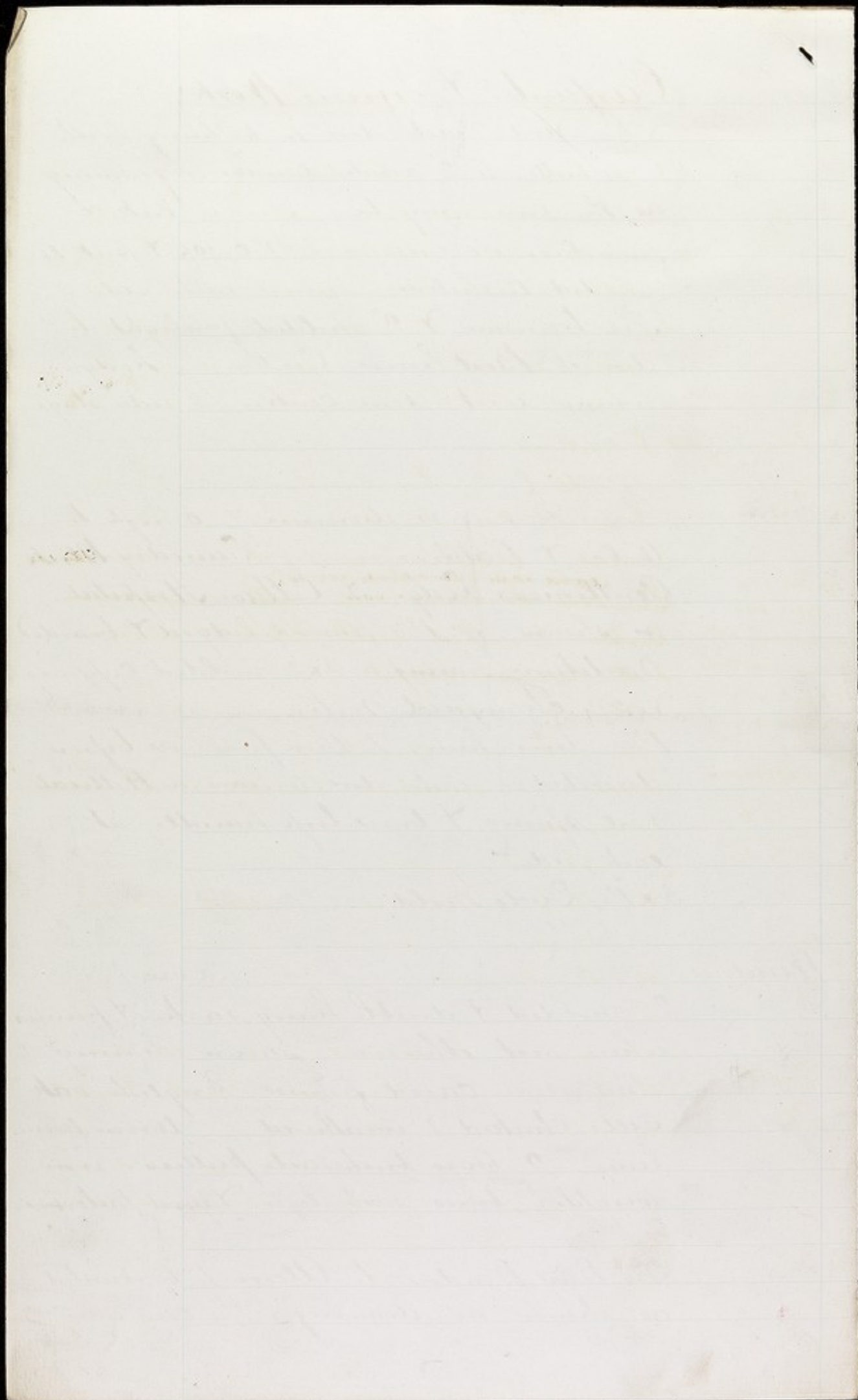
Scrim

Form Scrims or divisions 7' 0" high to W.C. & Bathrooms, of Laundry Block. Gentlemen's Lodge; & Cottage Hospital, as shewn. of 1 3/4" framed ledged & braced partitions having a 3x2" molded Capping & 2 1/2" chamfered posts. 1 3/4" doors hung to these posts as before described. each door to have a Heliol rail spring. & brass loop handle at each side. 3x1 1/2" Dado Mould.

Windows

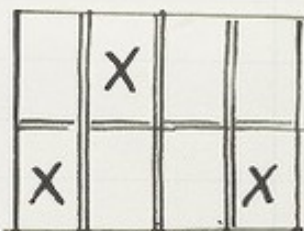
2" molded & double hung sashes, & frames with bars where not otherwise shewn. having stout deal cased frames. English oak Cills. Chucked & weathered. ^{with raised cotton rail} woven twine lines - 2" brass bushed axle pullies, iron weights. ^{approved} brass sash lifts. & good fasteners.

The Bay Window to Alcoro to be executed as shewn in drawing. the Casements



Carpenter & Joiners Work.

marked X to open outwards &
to be hung with 3" brass butt
hinges to $4\frac{1}{2} \times 3$ rebated &
molded frames. grooved for



linings - $4\frac{1}{2} \times 3\frac{1}{2}$ oak sunk checked &
weathered cells - Each casement
to have a brass casement fastener ^{P.C.} ^{S.F.} ^{ea.}

Casement Windows.

The W.C. & other windows as shown
to have 2" Casement sashes, in $4\frac{1}{2} \times 3$
beaded & rebated frame. to be hung ~~as~~
~~the top to open out with 3" cast iron~~
~~handles & fitted with Elsie's openers~~
~~P.C. Op. per light.~~

at the top
to open out
and to be with
3" cast iron butts
& fitted with
openers per 7/6 per light

Linings
&c.

Line out all windows with 1" plain
linings & window boards with ^{molded} rounded
molding.

3" Single moldings round same.
Fix $1\frac{1}{4} \times \frac{3}{4}$ molding round outside
of all door & window frames. scribed
to brickwork.

Boat
Closet

Fit up a Buttrick & Wardrobe
Closet in Gentlemen's Boat Room
as shown in drawing.

The lower portion to have $1\frac{1}{4}$ " stuck
moulded on side. sliding cup'd
fronts. the top to line with window
boards.

$1\frac{1}{4}$ " divisions & ends going up to.

[Faint, illegible handwriting on lined paper, possibly bleed-through from the reverse side. The text is mirrored across the lines.]

Carpenter & Joiners Work.

Ceiling. 1" shelve f. cupboards & place for boots above as shown.

3 ^{1/2} ~~3~~ ^{1/2} molded cornice to front of cupboard & all round room.

2 brass bolts & good latch & key to each pair of doors.

4" molded plinth.

1 1/4" folding. stuck molded one side closet fronts. under all Lavatory Slabs. with small bolt & latch & key to each. & provide & fix beams to carry Slabs.

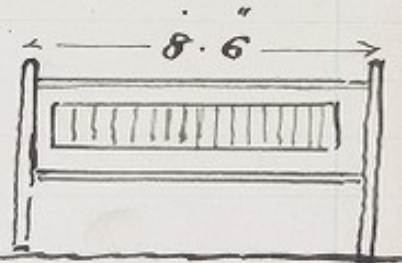
Case in each W.C. Cistern with 1 1/4" ^{& fringed} framed & molded fronts. bottom. & sides as may be required. & provide beams for Cisterns &c. Latches & Keys to each of these doors.

Provide & fix all necessary pipe casing & grounds. to carry both internal & external waste & soil pipes &c.

Provide & fix a double seat in Gentlemen's Rest room as per sketch —

having 1 3/4" shaped ends

14 x 1 1/2" rounded seat — 1 3/4" framing filled in with 1" rebated & beaded boarding.



Attend to all Trades.

Fit a dado round the top of all glazed bricks 2 1/2 x 1 1/2" molded rail secured to grounds and 1 1/2 x 2" hollowed plinth ribs to floors

10

[Faint, illegible handwriting across the page, likely bleed-through from the reverse side.]

[Faint, illegible handwriting at the bottom of the page.]

Plumber & Glazier Work.

Sprouts

^{7 1/2} String 5" beaded half round ^{cast iron} gutter
38 lbs ^{6 feet} per length. to Cottage Hospital
Bathroom wing. with proper joints put
together with red lead. & secured by wrought
iron straps to fascia. having angles &
outlets ^{cast iron rolls} Complete.

Fallpipe

3 dia" cast iron strongest material fallpipe
to Cottage Hospital wing. Gentlemen's
Brest Room. Corridor Lavatory. &
Above Bay window roofs. having
plain lugs fixed to walls & having
all necessary bends. knees. shoes &c.

4" dia" strongest fallpipe to roof of
Laundry Wing.

Heads

^{cast iron}
Provide & fix no: 3 Molded lead rain water
pipe heads to roofs of Gentlemen's Brest
Room & Corridor Lavatory - as per
drawing. P.C. 20/- each.

Gratings

Provide & fix over all outlets from eaves
Gutters & Cesspools. Copper wire domed
gratings.

Lead Flats & Gutters.

Cover all the Flats & Gutters with 6 lbs
milled lead of the best quality. turning
up 6" against walls. & 9" under slates.
with all necessary straps rolls. Cesspools.

Albany, N.Y. 1842

My dear Sir,
I have the honor to acknowledge the receipt of your letter of the 10th inst. in relation to the matter of the

of the 10th inst. in relation to the matter of the

of the 10th inst. in relation to the matter of the

of the 10th inst. in relation to the matter of the

of the 10th inst. in relation to the matter of the

The gutters
are to be laid
in lengths not
exceeding 10 feet
with not less
than 1 inch
in each length
with $2\frac{1}{2}$ " drips
and in no part
to be less than 10"
wide

W. C.

Plumber & Glazier Work.

etc. and 5 lbs lead cover flashing 6" wide.

6 lbs Galley 18" wide to Cottage Hospital roof.

5 lbs flashings to Chimneys ^{to ridge & hips rolls} & 4 lbs flashings

The flats are to be covered with sheets not
exceeding 30" wide each and in lengths of not
more than 10 feet with $1\frac{1}{2}$ " lead wetted rolls.

Provide & fix complete No: 5. Twojerdi
Deluge blue & white ^{in one piece} Closets (washdown)
with polished hard wood seats &c.

Provide & fix a "Baltic" blue & white
washdown Closet ^{in one piece} with hard wood
Seat Complete for Laundry W.C.

Provide & fix No: 6 of Everett's patent
3 Gall flushing Cisterns & connections
to pipes, & with cast iron brackets
twice painted to each. $\frac{1}{2}$ " lead overflows
to each with hinged copper flaps.

Strong Brass chain pulls, and ring handles.

^{1 1/2} Strong
~~1 1/2~~ brass flushing pipes and all
necessary bends & brass clips.

^{draw} $4\frac{1}{2}$ " ^{& vent} lead soilpipes of 8 lbs lead taken
from each closet through wall to
outside $4\frac{1}{2}$ " soil pipes ^{draw} & from lead.

 ~~connections to same as per sketches~~
where required.

~~4" Strong C.I. soil pipes with caulked~~
~~flange where shown & 4" Ventilation~~
~~carried up from same above roof.~~
The wall with ^{molded} spikes covered with lead boxes through ^{ornamental} 18" ^{as} molded lead ears.

and down to
drain and
carried up
above roof as
shown of the
same dia. &
material with
conical top.

The soil and vent
pipe to be secured to
the wall with ^{molded} spikes covered with lead boxes through ^{ornamental} 18" ^{as} molded lead ears.

March 7, 1890

Dear Mr. [Name]
I have just received your letter of the 5th inst. and am
glad to hear that you are well. I am also well and
hope this letter finds you the same. I have not much
news to write at present.

I am, Sir, very respectfully,
Your obedient servant,
[Name]

I have just received your letter of the 5th inst. and am
glad to hear that you are well. I am also well and
hope this letter finds you the same. I have not much
news to write at present.

I am, Sir, very respectfully,
Your obedient servant,
[Name]

Plumber & Glazier Work.

Provide & fix no. 5 of Shank's no. 24
Lavatory basins $19\frac{1}{2} \times 15\frac{1}{2}$ inside, having
 $2\frac{1}{2}$ " 8 lbs lead trapped waste complete.
& having one pair of pillar lavatory taps
complete to each basin. ^{st.}

Fix the above basins in ^{1" thick} ~~Queen~~ Annie's
Marble Slabs, properly holed for
basin. & put 6 marble molded
plinth to same.

Provide & fix no. 2. Cliffs glazed
earthenware Slope Sinks. $36 \times 20 \times 10$
in C.I. Bracket, fixed in Laundry
Block. & having brass plug & chain,
 $2\frac{1}{2}$ " lead trapped waste. ^{of 8 lbs lead with pan} Connected to
 ~~$2\frac{1}{2}$ " 3" C.I. Waste pipe~~, which is taken
down to gully & above roof as a Ventilation pipe, in
the same manner as the soil pipes.

~~all the traps~~

Provide & fix no. 1 of Cliffs enameled
fireclay Roman Baths. having
plugs & chains. $2\frac{1}{2}$ " lead trapped
waste, &c. complete. 3 C.I. waste
as described above.

One set of 1" Gun Metal pillar taps
to each Bath. ⁺

all lead traps except soil & have brass cleanses
drains fixed as under side.

Water Supply ⁱⁿ
1" Galvanized Welded tubing from
nearest hot water supply. Taken

+. Remove present
baths and refit
with taps & valves
is complete
and fix as above
described

Plumber & Glaziers Work.

to each separate block of buildings &
to have $3/4$ " branches to Lavatories &
sinks.

$3/4$ " lead pipe 12 lbs per yard, from
nearest cold water supply. & take
same to each block of Buildings.

$3/4$ " Bit Taps marked hot & cold to
H. Maids Sinks.

Gas Lighting & Fittings

Glazing.

Glaze the whole of the new Sashes
with 26 oz. best sheet glass.

The lower halves of Bath & W.C.
Windows to be of ground sheet.

The whole to be well puttied &
back puttied. & cleaned off at
conclusion ~~~~

Hot Water Heating



Bricklayer's Gc.

Notes by D. Purce

(a) The ^{Pool room} tender was £85-2-0

? is the balance the cost of the drain in connection with
the Boat Room

(b) ~~What~~ additional work sanctioned - ~~as stated under~~

(1) keel - was it included? Seeing that the decision to
make the keel was arrived at 2 mos before tenders were
placed it would seem certain that the extra work was included
to have no plans dated. No doubt included

✓ (2) Raising floor in Maids' Room - alteration of grate to correspond

(3) Alteration of flues - putting in extra ones Not our fault?

(4) Re-fixing of Railings & Stone Coping

(c) This appears correct 20. 4. 0 seems much

(d) There were 4 mosaic floors in 1st Section, one in 3rd Section
the cost was quoted so much per yd beforehand. & concluded
that it has been properly measured up - was contract tile or wood?

(e) We have not the specifications here - But there was a
great deal of extra work - asphalt, edging stones, steps &
drains, so that I am not greatly surprised at the cost.

The result of the work appears quite satisfactory as a
decided improvement. Part was a blunder - I not our fault
(drain in spec. cham) Mr. Jarman deducted this.

(f) Mr. Jarman ought to help us here. Yes. Always there with him

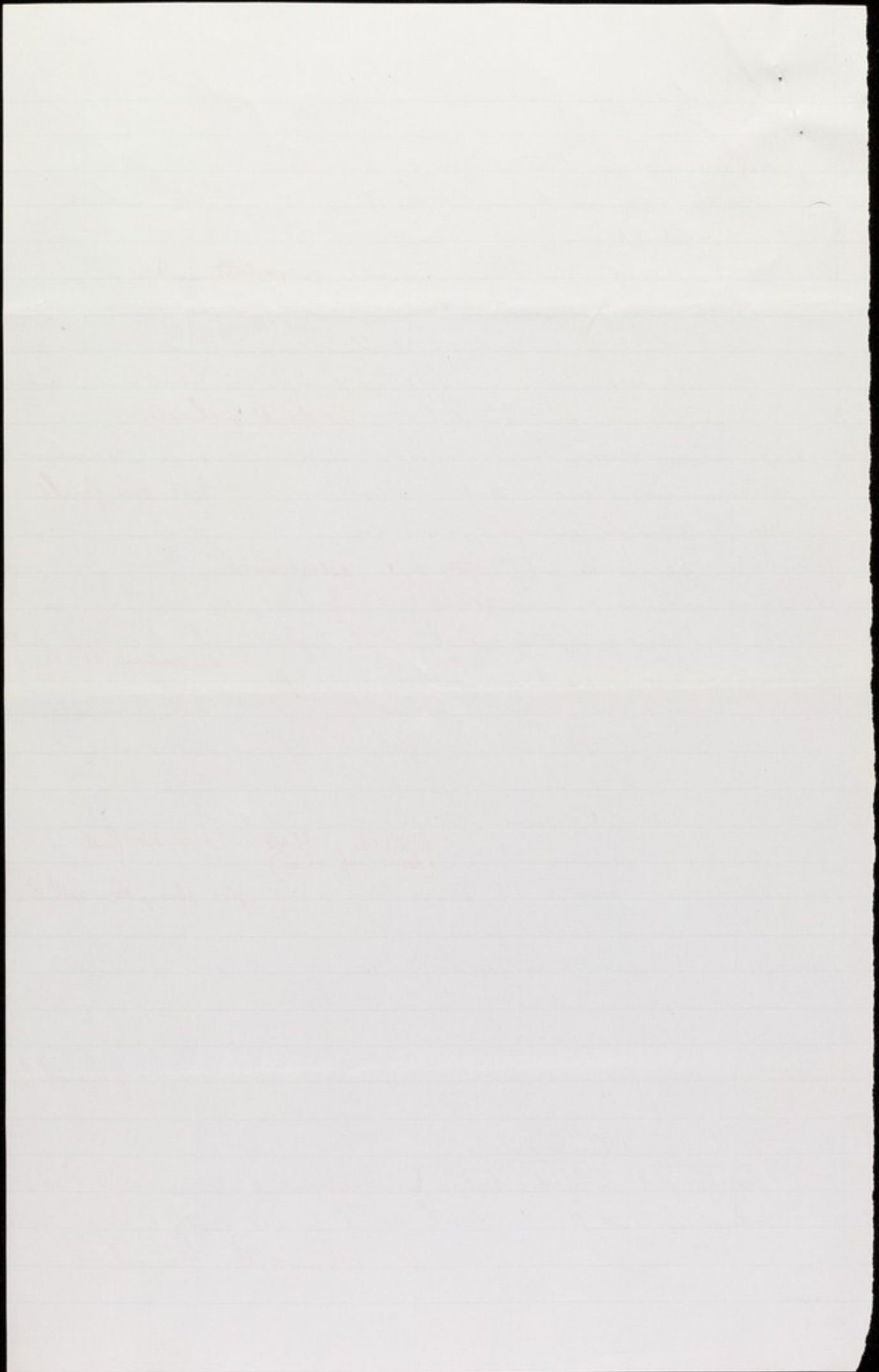
practically none. The original specification would show what was contracted
for: I fear very little outside drain work was included
in specification; it being assumed that a chamber then
existing near to new block was available would do.

(g) This was also done under Mr. Jarman's direction. go there with him

Deduction One made

The height of block section I was much reduced & I was
informed that the roof work would be less costly in consequence.

Yes. Where is the deduction

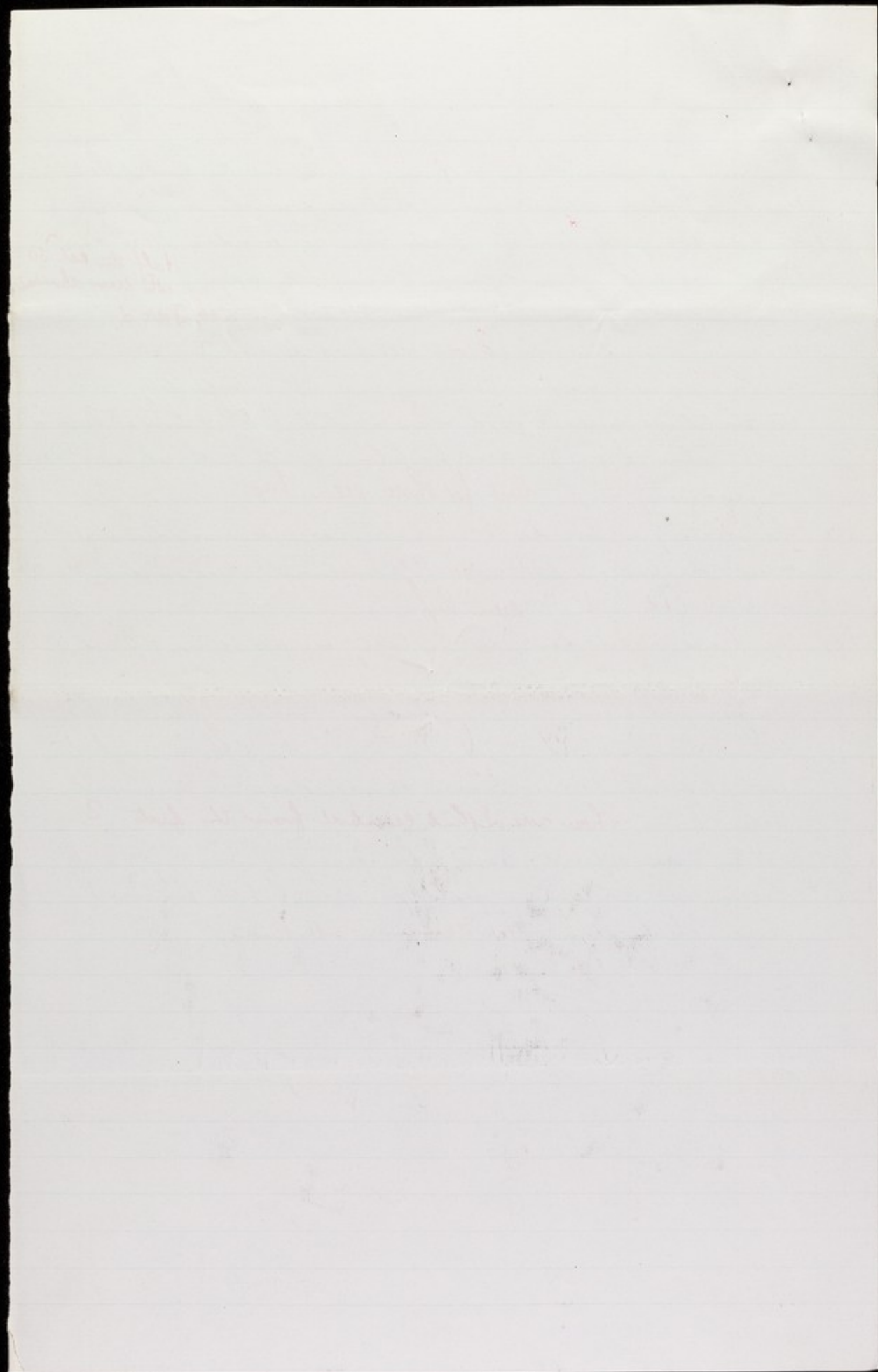


Joineis Jc -

Notes by Dr. Peirce.

- (a) This sum is apparently the difference between the cost of the work done in 2nd place of Port Rooms + that tendered for originally -
- * £34 seems a good deal ^{7²} There were no windows to make + the doors only had butt hinges & swing both ways - ^{Half the est. 50} ^{old seem abundant}
- (b) I can express no opinion without details. ask Mr J.
- (1) There were windows ordered over w.c. doors in Sect. I.
- (2) The original window fastenings were not ^{altering for mosaic expensive.} satisfactory
- (3) Partitions of rough wood were erected in 5th + Lower 4th Galleries. The labour of erecting these partitions would be the only expense practically. ^{Ant for these seem large}
- (c) The Lavatory in Corridor & Gentlemen's Lodge was made slightly larger + the passage bit was all additional. there would be more work - C + d. £ 13 seem high.
- (d) The brass window fasteners probably are the extras referred to.
- (e) This is at Cottage Hospital.
- The passage to new lavatory addition could not be made without removing old stairs - nor could the loft be reached without a trap door. Hence should these be considered extras? ^{How were I think essential from the first.?}
- (f) Steps were ordered extra; hinged from ceiling - ^{a legitimate extra.}
- (g) There was I believe a fixed price - but it was not arranged here, Mr Demann will know

* Mr. Janon was doubtful about this, but at his suggestion the work measured + found to be correct.



Plumber's

Notes by Dr. Poire.

(a) This was not properly specified. Its connections were arranged for & all were done by plumber.

The cost seems ^{very} considerable

(b) Seeing that this did not work at all - & was done in spite of warning given by Retreat engineer, I think we should incur no expense. **True**

Retreat men took out the pipes themselves at Retreat expense afterwards.

The coil of pipes in alcove remains & should be paid for.

(c) This seems correct, tho why an old pattern should be taken as standard I do not exactly know. But conclude it was in specification. **see specⁿ**

(d) Doubtless the hot water supply service was more costly than anticipated. **Was not hot water in specⁿ? No.**

The lavatory basins are larger. **Say 40¢ for larger basin**

(e)(f) These both seem high -

if very high

→ Not sufficiently specified

RET 2/2/11/2