

executing this agreement and the bond heretofore mentioned, and \$1000.00 in four months from the date hereof; \$2500.00 in twelve months from the date hereof, and the balance on completion of said building; provided, that if the said first parties should deem it necessary or for their best interests to release said C. E. Apponyi from the superintendency aforesaid at any time, they may do so and are hereby expressly given the right in their discretion so to do, upon the payment of said three and one-half (3½) per cent for the plans and specifications aforesaid and an equitable apportionment of said one and one-half (1½) per cent for superintending the work then done and further upon discharging and releasing said C. E. Apponyi and his bondsmen from any and all liability and responsibility under and by reason of said bond given as aforesaid.

In witness whereof the said Salt Lake City by its Mayor and Recorder, the said Salt Lake County by Elias A. Smith and Richard Howe, two of the Selectmen, and the said C. E. Apponyi, have, the day and year first above written, signed, sealed, executed and delivered this agreement.

SALT LAKE CITY CORPORATION,
By M. K. Parsons, Acting Mayor.
SALT LAKE COUNTY.
By Elias A. Smith, Richard Howe,
Selectmen.
C. E. APPONYI.

Witness in the presence of
LOUIS HYAMS, Recorder,
By Thomas B. Shannon, Deputy.

The propriety of nullifying this contract has for some time been agitated. There are different opinions regarding the cause of this attitude toward Mr. Apponyi. Without at present stating them or the grounds on which they are presumed to be based, we will here introduce a report on the plans and specifications from Mr. Fred. A. Hale, architect, to whom they were referred for criticism:

MR. HALE'S "FINDINGS."

To the Building Committee of the Salt Lake City and County Buildings.

Gentlemen:—In compliance with your orders I have examined the drawings and specifications for the City and County building, and beg to submit the following report:

We will first take up the question of strength and the durability of the building.

The brick walls of the central portion of the building are three feet thick the entire height, which is bad construction. I have assumed that the tower proper is to be omitted.

The weight on each square of basement tower walls, with tower omitted, is 8 1/2 tons. With the material and workmanship liable to be obtained in this city, I consider six-ton pressure per square foot the limit of safety. In short, even if the tower be admitted, the basement walls would crack and soon become dangerous. If the tower should be built, the basement walls would undoubtedly crush.

Take again one of the inside columns, 8 inches in diameter, one metal, a basement column. Said column will safely carry 65 tons, but the load thereon according to plan is 77 tons, and the column is unsafe. The footing of brick under said column is nine square feet, hence the pressure on the brick is 8.59 tons per square foot, but as six tons per square foot is the limit of safety, the brick work would certainly crack and eventually crush.

The thickness of the walls in most cases is not figured on plans, hence it has been difficult to ascertain their strength.

The corner turrets appear to be built of stone, but no support is provided for the inside corner. I cannot ascertain the kind of material used in constructing the roof of said turrets.

The beams under gallery posts are not of sufficient strength. They should be capable of carrying thirty-two and one-half tons, but as specified their limit is thirteen

tons, or seventeen tons, as shown on one drawing. The drawings disagree. The necessary tie rods between beams have been omitted on gallery plan of steel work.

I also object to eight-inch walls three or four stories high with steel beams of sufficient strength built therein. The beam should be strong enough to carry the entire strength.

THE DRAWINGS.

The drawings and specifications are a part of the contract, in fact the very essence thereof, hence should be exhaustive and clean and free from errors, thus saving large bills of "extras." I find the drawings and specifications very incomplete. In some cases the kind of material to be used cannot be ascertained and in other cases a variety of material is indicated for the same purpose.

The window areas are not shown on the plans; their size and material must be conjectured. Error.

The flues are located wrong on basement plan, all elevator walls are 6 1/2 x 6, except fifth floor, which is 8 1/2 x 6. Error. The section of the water closet should show in section of building. Error. One iron detail of sky-light webs 2x4 1/2 does not tally with 2x16 1/2 on section of building. Also the figure 3x7 (in 2x6 1/2 line) should read 3x7 1/2. Also the line of figures in plan adds 38x6, same line in section on small drawings adds 38x0. Error.

The specifications say "See detail of sky-light," but no detail is drawn.

No access is shown to the roof or to the rear area.

No transit is indicated over inside doors. No doors are shown to the water closets.

The great variety of windows, part of them practically inaccessible, showing the court rooms and council would present from the interior a very unsightly appearance.

The gallery floor should be inclined.

LACK OF DETAIL.

There are no drawings whatever of the window frames or the door frames of the finish (casings, etc.)

There are no details of the stone work. The stone is not mentioned and might be furnished of marble or zinc at the option of the contractor.

The depth of air ducts, location of sewer, etc., to which reference is made to plans, is not indicated on plans.

The figures on drawings are very incomplete. In short, there are not one-third enough drawings to illustrate the building in a proper manner, so as to allow an intelligent estimate of cost, and to insure a contract embracing the complete building in all its parts, without continual "bills of extras" during its progress.

SPECIFICATIONS.

We will consider each heading separately.

Excavations.—The excavated earth from trenches should be removed from premises.

Sewer Pipe.—"Very best quality," but the material is not specified.

Plumbing.—A grade of 1 in 60 is insufficient for "horizontal soil pipes." The channels for all pipes should be shown on drawings. The size and material of all pipes should be specified.

Water Supply.—The tank should be located on plans and proper supports provided an access given to tank. Tanks should be prevented from freezing and be provided with at least three inch overflow.

The location of supply pipe from tank, the heater, the distributor and the hot water tanks are all specified to be located "where directed by the architect." These should all be located on drawings.

Urinals.—The kind of cock is not mentioned and no fitting is provided.

Baths.—A 1 1/2 inch trap is specified for water closets, which would of course render them useless. It is impossible to tell from the specifications the size, the strength or the material of the various supply pipes to fixtures.

Electric Wires.—The kind is not specified.

Gas Piping.—The taps are not shown on plans.

Wrought Iron and Steel.—Carnegie & Co. are given the monopoly on this work. The beams should all be painted.

Brick Work.—Brick of the size specified are not manufactured.

Stone Work.—The kind of sandstone should be specified. No pointing is specified except for alley. The amount of "pitch" to stone should be mentioned. Only the side on West East Street and the recess is specified to be stone. This disagrees with drawings.

Hollow Tiles.—The lining of the interior walls with tiles I think unnecessary in this climate, especially the veneered walls.

Cement Work.—The front court is specified to be paved with cement; the section shows stone paving, a disagreement.

Cement Plastering.—No turrets are specified to be cemented as per details. No details are drawn and no material indicated for roofs of turrets.

Down Spouts.—The number and location are not given.

Heating Apparatus.—Specifications are completed in six lines. The system of a certain company specified and all competition barred. Nothing in the specifications clearly indicates whether the system is steam direct, steam indirect, hot water or hot air.

Elevators.—Competition is again barred. A certain firm's manufacture is specified. No mention is made of the number and size of the cables, size of cars, third material (except floor), the kind of machinery and the source of power.

Doors and windows.—I cannot recommend redwood for doors except the panels. The size of glass is nowhere indicated. One and one quarter inch glass in the door is too thin to properly bevel. Doors leading to Main Street are specified cherry. I cannot recommend Oregon pine for window frames. The door frames are not mentioned. The price of the entire hardware is fixed in the specifications, to be settled by the architect. Each article of hardware should be specified and competition secured.

Plastering.—The outside openings should be specified to be closed during drying, to prevent cracking. Each coat should be partially or fully dry before applying next coat. For a good job the first coat should contain hair.

A "troweled" sand finish is spotted and unsightly. Would suggest a floated finish. The specifications for "empasto relief" are very indefinite; the cause must be conjectured. Said work is specified for "front entrance," which is indefinite.

Floor Tiling.—The specifications call for "Mosaic" wainscoting in the main entrance, First East Street, and the drawing shows stone ashlar. The height of Mosaic base (where not a part of wainscoting) is not mentioned. "Mosaic" base is specified throughout.

It is extravagant to plaster coal room, engine room and repair shops, etc., and to place "Mosaic" base thereon. The specifications are conflicting as regards the floor of basement.

Stair Cases.—No details are shown for the iron stairways and no sizes of iron given. Cost must be conjectured.

Skylights.—Width of glass not specified. Cast Iron Malleons.—No drawings, size, styles or thickness of metal.

Steam Boilers.—Specifications very incomplete. The quality and kind of material and strength of boilers high or low pressure, etc., not specified. No drawings are shown of boiler house, which is located 20 feet distant from coal room. The character of boiler house roof is not mentioned. The purpose of the boilers is not mentioned and no connections therewith to main building.

Painting.—The bronzing for turrets is very perishable and must be frequently renewed. No finish is specified for hard wood outside doors. The hard wood frame should not be painted and sanded.

Respectfully submitted by
FRED A. HALE, Architect.

Mr. Apponyi made a request that the joint committee for the city and county give him a hearing. This was granted, and it was understood that he worsted Mr. Hale on the discussion, sustaining his work against the criticism of the latter. This victory for Mr. Apponyi did not cause the committee to decide in his favor. It appeared to be necessary to find some competent judge on such subjects who would criticize the plans and in some way sustain the objections. Hence they were forwarded to Mr. Charles E. Illsley, architect, of St. Louis, with the following result:

MR. ILLSLEY'S STATEMENT.

St. Louis, Oct. 10, 1890.

Hon. George M. Scott, Mayor:

Dear Sir—On the 4th inst I telegraphed receipt of City Hall plans and specifications, also your letter of 24th ult., with enclosures, and on 6th inst. mailed you a list of drawings and