

Toronto, Dec^r 2nd, 1850

To the Standing Committee on the affairs of the Market Block.

Gentlemen,

I have the honor to present the following Report upon the state of the City Hall with the view of its undergoing a thorough repair.

First it will be necessary to remove the cupola, make good the Rafters, and Tin the Roof; repair all the Doors and Windows throughout the Building, piecing such as have shrunk, to erect scaffolding and rake out the mortar joints between the brick-work, colour down the North, East and West fronts of the centre Building and Wings and well tuck point the same in a masterly manner, clean down all the woodwork inside and out and paint the same twice over with such plain colours as shall be chosen, the Doors and Sashes to be grained Oak in the best manner and twice varnished, the outside Cornices and Window dressings should be painted two coats Stone colour.

The old Police Station and Lock up rooms are in a very bad state; certain portions of the floor should be taken up, the cespools [sic] of the Water-closets emptied and fresh slacked lime spread upon the earth two inches thick at least, the floor might then be nailed down again. As there is sufficient height of Ceiling it would be advisable to lay another floor and joists upon the present one, taking care to have proper air holes left to admit fresh air between the two floors; to ensure more perfect ventilation it would be better to take the present Cellar under the Police Court into the Police Station and continue the new floor throughout as shewn on Section No.5, and on the margin of Plan No.3, by fixing Iron gratings in the two Doorways under the said floor leading to the centre archway it would be thoroughly ventilated; the two large circular headed windows which rise above the white Brick paving in the Market will give a cheerful light into the Station, a small flight of stairs should be formed from the west side of this room into the Courtroom above, by which the prisoners could be brought from the lock up rooms direct into the Court, without going into the Street as at present. When the new Shops are erected on the East and West of the centre Building it will be found very inconvenient to go up and down the small flight of Stone steps under the present portico, I would therefore recommend that the whole be removed and the steps constructed inside as shewn on Plan No.3 and Section No.5, and the present areas filled up except the ventilators as shewn by Fig.1 & 2, Plan Nos.3 & 5, a Policeman could always be on duty at the right hand side of the entrance

Doors, the Staircase leading to the Station to be on the left hand on entering. A lobby should be formed to lead into the Police Court, with two green baize Doors entering on the side, instead of in front as at present, a passage to be formed from the Stairs into the South room or new Police Station, and the front to be used as another lock up room, the whole of these rooms could be warmed by a descending flue of Brick cased with Sheet Iron passing round the rooms and into the Chimnies.

Descriptions of the various Plans.

Plan No.1 has two Elevations, one as the Building appears at present, the other with the Wings improved by 3 Butchers Stalls on each side of the centre Building and a covered way, similar to that now constructing outside the new Arcade, down the East and West sides of the old Stalls, by which means persons could go all round the Market under cover, the small portico is removed and a handsome cut stone colonnade substituted and the roof hid by a handsome Iron panelling; the Doors are to open outwards and the Staircases to be formed as shewn on Plan No.3 and Section No.5; by this Plan the mezzanine story would not be interfered with, except, by taking out the small Windows and substituting larger ones, the fronts could be brought out to the line of the centre Building, the first Door on each side of the centre Building leads to the present Staircases which would not be removed, all the Offices would then remain as at present.

The cost of this work would be about	£1057.0.0
On the margin of this Plan is shewn Brick	
and Stone Vaults under the present sidepath,	
each range of vaults are divided into three	
parts or they can be left in one or two.	
Cost of Vaults	400.0.0
Estimate of repairs, Tuckpointing &.	430.0.0
	<u>£1887.0.0</u>

Plan No.2 shews the centre Building as at present, with the exception of Painting and repairs. The three Shops on each side have handsome cut stone pilasters, frieze, cornice, Consoles and Urns with handsome Cast Ironwork, a slight difference is made in the Designs on the East and West, either of which could be Erected at the same cost, those on the East have a Door and Two Windows to each, those on the West have a Door and one Window to each. The old portico with the small flight of steps at the ent-

rance of the centre Building would not accord with the new fronts, therefore I have made a Design for a new portico on the margin of this Plan, consisting of two extra Columns with pedestals, pilasters, & Cornice to correspond with the present portico, the[?] surmounted by the City Arms in bold relief carved in Stone.

The cost of completing these works would be about	£902.0.0
Estimate of repairs, Tuckpointing, &.	430.0.0
	<u>£1332.0.0</u>

Plan No.3 shews the centre Building altered by removing the small portico and substituting a plain four column one with Tin roof complete, the Door is also altered and made to open outwards, the entrance steps are shewn on the ground Plan underneath, also on Plan No.5

The three Shops on each side of the centre Building are to be erected with elaborate cut Stonework supported by cut Stone pilasters and Cast Iron Columns with wrought Iron cradle bars, to have cast metal Sashes and German plate Glass, the underside of the Stallboards are filled in with handsome cast Iron panels, the East & West corner Shops do not go through but have two Staircases erected between the present boundary wall of the Butchers Stalls. The East & West ends have outside Doors leading to the rooms in the upper Stor-ies and can be let separate from the front Shops if required. In the rear of the four Shops which go through there is a neat Shop front of wood to each under the covered way Mr. Hill has contracted for. The walls and Chimnies are supported upon Cast Iron Columns. A sketch for another centre portico with a carved figure of Justice is shewn on the margin, also a basement Plan of the Police Station, Bedrooms, Lock up room, & &.

The cost of constructing these works complete	£1532.0.0
would be about	430.0.0
Estimate of repairs, Tuck pointing, &.	<u>£1962.0.0</u>

Plan No.4. The centre Building is not altered, but simply repaired and pointed. The whole of the fronts of the two wings are taken out up to the underside of the Brick String course and supported by breastsummers and story posts, each story post let into Cast Iron boxes, part of the Chimnies are also to be cut away and supported by Cast Iron Columns, each Shop to have a plain front of wood next the Market. The North front to be constructed of cut Stone with handsome carved cornices, pilasters and double frieze with ornamental Sashes and frames of hard

wood, glazed with German plate Glass, to have handsome Cast Iron pilasters with ornamental Iron panels under the Stall-boards. The roof to be hipped and Tinned in the best manner, the space between the two cornices to be filled in with white Bricks, Tuck pointed to correspond with the other work. A small Staircase to be formed in each Shop to the upper Store-room, and trap Doors and Step Ladders to be formed in the Shop floors from do. into the cellars if required.

The cost of Erecting these works according	£1136.0.0
to this Plan would be about	430.0.0
Estimate of repairs, Tuck pointing, &.	<u>£1566.0.0</u>

Plan No.5 shews one section of the Building as it is at present and another as referred to in the former part of this Report, it also shews the alteration of the Staircases in the centre Building and the space left between the two floors for ventilating the Police Station. This Plan also shews the Mezzanine Story which can be made to suit either of the Elevations.

submitted by All of which is most respectfully

Your Hble Obdt Servt
signed John G. Howard
City Surveyor

Cut Stonework.

Provide and fix a cut Stone belt 16ⁱⁿ square well weathered sunk and throated and vertically tooled in the best manner.

Provide and fix twelve cut Stone window frames 15ⁱⁿ deep, sunk to receive the Sashframes and well rubbed on the face.

Provide and fix a Cut Stone frieze and Cornice as per Drawings to a large scale, the inside to be cut fair with the wall, the water to be brought down at the South-east corner. Note the channel in the Stone to be well painted; the Stone to be similar to that used in the New Market, but free from all imperfections, the whole to be well cleaned down after it is fixed.

Provide and fix a cut Stone coping on the South wall channelled out to carry the water to the conveniences under the Stone steps.

Five 12" Lane's Quins to be connected to carry off the surface water as shall be directed.

carefully take down the old stone steps and build them in between the two walls at the south end as shown on Plan 8' x 11', these walls to be carried up with white bricks, also the external walls to the south and the points abut with a gash down; the walls to the commences to be carried up with 1 1/2 brick. Note. All the division or party walls under the wing buildings to be carried up in 1 1/2 bricks and cut for doors and windows throughout the old walls where shown on the Plan, and after placing the frames make good the vents, the walls of which are shown on Plan 8' x 11', and the eaves or vents are covered with lead. Cut all stone steps and over-riding cornice that may be required when the arches and walls are all built a sufficient quantity of stony drain is to lead over the surface and well trodden down, the paving is then to commence a neat fluted channel to be formed as a free he directed, the whole is then to be paved with white bricks made having finished and given to in the best manner to the level of the present plank sidewalk in the archways. Properly water up the walls under the old archways where they come in contact, and well grout them with plain mortar. A 12" Lane's Quin to be connected from the four commences into the Bay with two small branch Quins, two 12" Lane's Quins to be formed from the commences at the East and West angles to the doors joining down the centre of each street into the Bay. Six 6" pipes of 4" diameter to be fixed to the commences to receive the

live water. From each piece 6" diameter to be built in the wall under the steps to receive the water from the steps, and the 13 inch channels and lead it into the San Juan. About 100 feet lead will be required.
Note. - When the centre are struck the joints of the Bandersnark are to be well pointed, scraped and twice timbered, likewise the inside of the shaft, the rafters and roof boards of the Vegetable Market and the roof over the steps, but not the covered ways by the Butcher's stalls.
Note. - The South Wall above the walls to have 4" from corner up to support the 12" by 6" joist plates as shown on Plan No 5 Fig A

Carpenter Joiner & Joiners.

Parade and for the centring for the arches.
The Aisles are to be formed of two thicknesses of 1 1/2" pine well nailed together to break joint and well braced, the Aisles are then to be set on double ledgers 9" by 6" and cjo pieces 6" by 6" not more than 10' apart and covered with 1 1/2" battens 4" wide, the uprights which support the ledgers are to be 6" by 6" and not more than 6 feet apart the double ledgers are to be wedged up to allow for shifting the centre, Note. No centre to be placed without the consent of the Architect
Parade and for turning pieces to all the Dorians. Parade and for No 52 odd Dorians 9" by 4" enough to set and leaded with 1 1/2" Oak stiles and Pine brace, with 1 1/2" enough to ground and

being used. Two hung with steel I things and 9 inch plates
put on complete, similar to plan No 2 to a large scale; provide
and hang a pair of gates at the junction of the stone steps of a similar
material to open each against the wall, provide and hang a pair
of folding gates to the entrance of the centre arch at the south end.
Provide and fix 8' 8" - 2' 6" doors and oil frames 12 lights 9' by 12'
high in the basement, the frames to have inch masonry from base
set in 4' apart to each, the doors to be hung folding with 3' bolts
and two 5' bolts put on each. Provide and fix 24 circular headed
shafts as per drawings to a large scale and 12 doors hung
with 3' bolts outside and to have two bolts put on each.
The framed shafts to be in form as per plans No 3 to have
nine plates 12' by 15' masonry both sides well tenoned and fixed
together at the angles supported upon turned columns 12 diameter
with caps and bases similar to those in the New Market, the
framing to be 9' by 9' and fixed up against the brick & high
high rafters to be 12' by 3' in one length, common rafters 9' by 3'
at one end and 6' by 3' at the other to be set down upon the
hole and wall plates and well spiked thereto, the rafters to be
10' apart, an abutment piece 12' by 6' to pass over the building
meet the shaft and well tenoned together, the roof is to be covered
with fresh boards and slated in the best manner to hang down
down sloping at into the wall, and the hips to have the rolls
covered with the same, the same rafters to be of large dimension

covered with the same, the same gullies to be of larger dimension
capable of conveying the water all round from the street end to the
four 6th feet pipes built in the walls. The covered ways to have
Galar pipes, plates and cornice similar to those of the New Market,
but the Galar are gutter to be larger to allow the rain water to
pass round from the north end to the four 6th feet pipes built in
the walls, the underside of the gutters and 1/2th cover boards are to
be wrought and painted three times over, such colour as shall be
chosen. The water are to be lined with galvanized iron.
galvanized iron flashing to be let into the walls and chiselled
down over the slating when finished, similar to that on the New
Market. Note. - The steps will have to be cut across on the
top and will be laid down to a 2nd floor level wrought lead and
well wrought and spiked to the walls.
The oil gallery to be taken down and removed to such place as
shall be directed by the City Engineer.

Notice will give a roof over the stone steps, to have plate glass 12th
by 12th in height on three sides and leaded, the gutters to be 6th by 3th
and 10th in height, ridge piece 9th by 3th and covered with such rough
boards, to have a neat cover gutter and the water conveyed to
the best manner, and to have galvanized iron flashing built in
the walls and chiselled down over the slating when finished, the
ridge also to be covered with the same.

Water from the old Building, to be conveyed into the new eave gutters; which are to be made sufficiently capacious to receive it.

Provide and fix all necessary strong Hinges Bolts, bars, straps and Locks of the best description to the large Gates before described, also all necessary Bolts, straps and stay Irons that may be required in fixing the Roofs.

The Tables, Counters, or Stalls for the Vegetable Market to be in form as per Plan, to have $4\frac{1}{2}$ " by $4\frac{1}{2}$ " wrought and framed legs.

$1\frac{1}{2}$ " wrought top and bottom shelf with narrow rim round and a division $12\frac{1}{2}$ " high between each Table, the whole to be constructed in such lengths as shall be directed; the whole to be neatly painted three coats.

to the approval of the City Surveyor, and to be applied in the best most substantial and workmanlike manner to the entire satisfaction of the Standing Committee on Public Markets, or the City Surveyor.

The whole of the Works to be completely finished fit for occupation on or before the First Day of January now next ensuing under a penalty of Twenty Pounds per week for every week after the above date.

I hereby agree to do the whole of the Works described in this Specification with the best Materials of their several kinds and according to the accompanying Plans, and to complete the

properly let in the Lead pipes; this Stone channel to be painted
similar to the other, and shown on Plan No 5 Fig A

Painter & Glazier

Scrub, prime, stop with putty and well
rub down with pumice stone the whole of the woodwork
both inside and out, which is planed, and Paint it
three times over with good Oil and Lead common colour,
finished such colours as shall be chosen. Viz. all the
Columns, eave-gutters and Cornices, the underside of the
covered ways, round the Butchers Stalls, all the Sashes Join
and frames Iron bars &c. &c. &c., also the whole of the Doors
and Doorframes, wooden benches, Stalls or Tables, &c. &c. &c. &c.
The Sashes to be glazed with 9ⁱⁿ by 12ⁱⁿ glass in the Basement,
the circular headed Sashes to be glazed with the sizes required
as per plan.

Generally.

The whole of the works described in this Specification
it it and Materials of their several kinds subject

Specification of the several works necessary to be done
in erecting Barracks, Bunkers, Magazines, Hospitals, &c. &c.
at the rear of the City Hall, the foundations of which are now
fully estimated by a series of Drawings made for that purpose
by the City Surveyor.

Enclosure.

Respectfully to the public having recommended for the
trenches to receive the foundations, and that there be such plans
as shall be printed out by the City Surveyor.
Enclosure trenches three feet wide and 3 feet 6 inches deep for the founda-
tions of the external walls and the two central ones. Enclosure
trenches 3 feet wide by 2 feet deep for the foundations of the inter-
nal walls and ones, the whole to be dug straight and level
to the East and West, but to have a fall of 1/2 inch from the North to
South, great care must be taken to keep to the levels which are
to given from time to time by the City Surveyor.
The sand under the rubble having to be laid aside, as the having
must be made good by the Contractor after the earth on either
the superficies is dug out to be levelled to such places as shall
be directed by the City Surveyor. The plan of the walls enclosed are.

Rule of Movement.

Provide and lay the whole of the foundations with stake of one of the largest size that can be obtained, the first course of footings to be 3 feet wide by 12 feet high, the continuous walls to commence 2 ft. 6 in. battering 5 in each side finished 20 feet deep, making in all four feet of stem work; the continuous walls to be 3 feet high by 3 ft. 6 in. high; the internal arches to be 2 feet in height only to be 2 feet in height as shown on walls and arches are only to be 2 feet in height as shown on drawing No 2 to a large scale. The steps and convergences are to have stone foundations similar to the external walls, but only 2 ft. 6 in. at the foundation. The whole of the work to be well finished and bonded together in solid fair and smooth.

in the village. The whole of the foundations to be perfectly
built from West to East, but to have a fall of a span north to
south.

The Meridian is to be of the best description, composed of good
fresh well burnt lime and clean sharp sand mixed in the
proportion of one of lime to four of sand well beat and sifted.
Regulation and free from white streaks.

As witnesses. The whole of the houses to be good in the
following works to be of the best description. This good work.

and others, are shown, showing the position of the
be altered on the premises.

The position to be compared of

good fresh meat burnt lime and clean sharp sand, mixed
in the proportion of one of lime to four of sand well beat and

chafed together.

The blocks from which all the anchors spring are to be carried
up in two horse English loads; that is to say every alternate
narrow header and abutment, the joints are to be struck and
grouted every second course with fluid mortar. The blocks are

anchors to be carried up on plan of 1802 drawn to a large scale,
the description are to be built in the center, when the walls are

built up to the top of the description the center is then to be
set, the anchors are, and the anchors turned in their position.

each rim to be well grouted; the anchors are to be grouted
where required, and the standards to be filled in up to the level

shown on the plan. The shaft which lights and ventilates
the cellar is to be carried up with 1 1/2 blocks to the under side

of the cut down cornice, that part above the ground to be
carried up with white blocks of the best description.

Build in all cut stone masonry, which will be hereafter described
With these the side walls of any arches also the piers and
walls of the present building a 9th wall is to be built up against
it is either of a different kind being cut without engraving the old work

done in a strong, sound and permanent manner, paying
all Materials, Labour, Tackle, scaffolding and every incidental
expense necessary to complete the same for occupation, on
or before the First Day of January now next
ensuing to the entire satisfaction of the Standing Committee on
Public Markets, or the City Surveyor. At and for the sum of
Two thousand six hundred and thirty one pounds —

As witness my hand this
Twelfth Day of January One thousand eight hundred
and fifty

Signed in presence of
Amable

L. H. M.

Note.— The Work will not be proceeded with unless approved
of by the Common Council. The Tenders must state what time
the Builder will require to complete the work.

Wm. G. Howard

Architect Nov 2nd 1857