

Topeka school house construction agreement

In this 1857 document, Charles H. Branscomb, acting on behalf of the New England Emigrant Aid Company, contracted with Abner Doane to construct a school house on Harrison Street in Topeka, Kansas Territory. Detailed construction specifications for the school house were included as part of the agreement.

Creator: New England Emigrant Aid Company

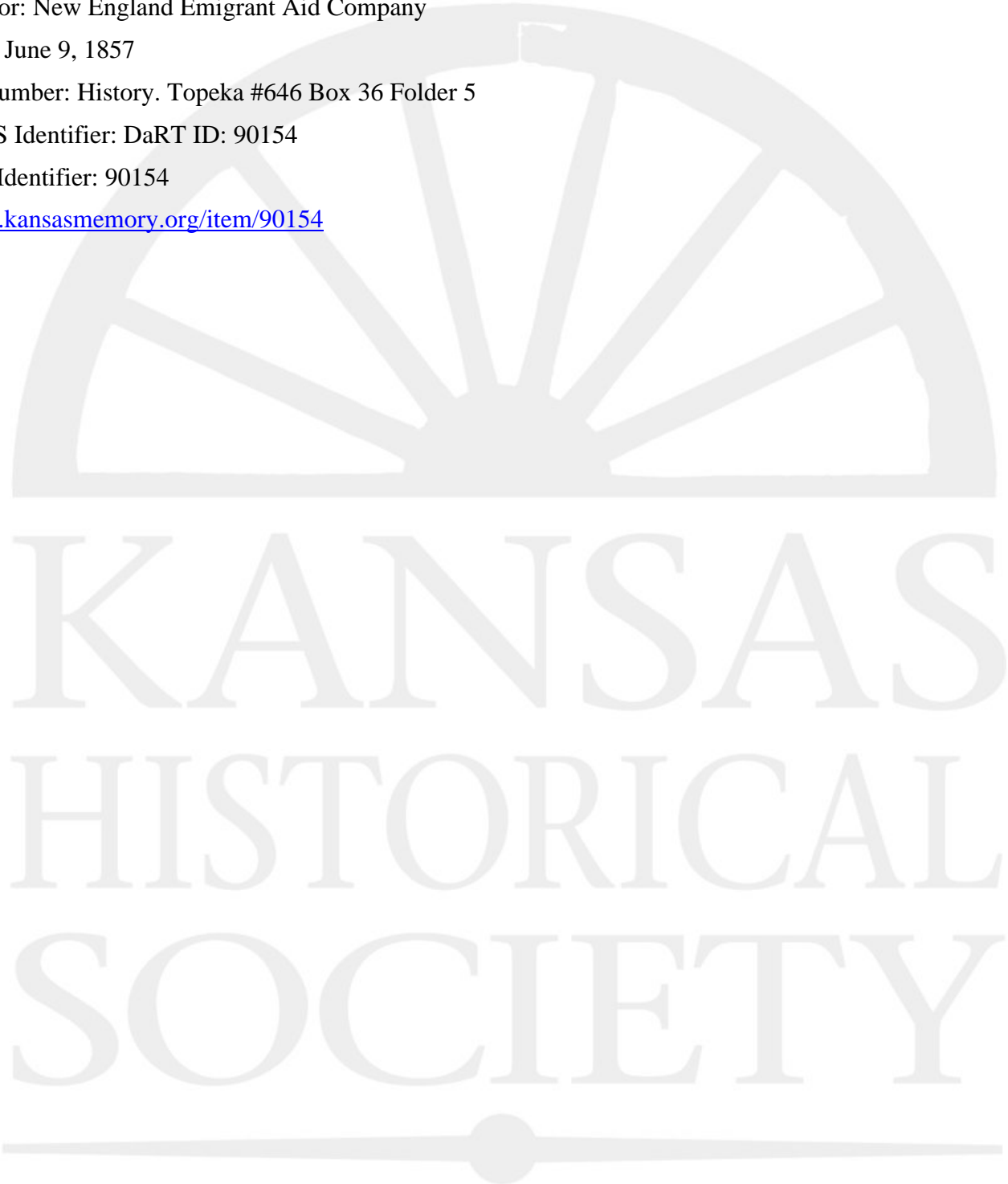
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1891

Specifications for a school house to be built by
Abner Doane of Topeka in the territory of Kansas, on Harrison
Street, lots number 148, 147, 149 in said Topeka for
the Mead Bros Land Emigrant and Company -

The Building is to be thirty five feet long, twenty feet wide &
ten stories high.

The Trenches for the walls shall be 18 inches below the present
grade.

The foundation wall as high as the first tier of joist is to
be 18 inches thick, to be built of good quarry building
stone - Mortar is to be properly made & of the best material -
All facings to be smooth pointed -

All the exterior walls from the level of the first floor to the
roof are to be constructed of good brick & are to be 12 inches
in thickness in the first story -

The side & rear walls in the second story are to be 8 inches in
thickness - Front wall of the same thickness as in the first story.
There are to be two flues, one commencing in the first story,
the other in the second story - to be placed in the walls as
directed, & arranged in such manner that the stone pipes
can be passed into them - To be mounted with chimney stacks.

The joists of the first floor to be placed 20 inches from center
to center - All other joists and the studs & rafters to
be placed 16 inches from center to center. The joists of
the first & second stories are to be 2x12 inches, of good oak. Roof
joists to be 2x10 inches of good oak - A course of hemlock
bolting is to run through the middle of each tier -

Roof to be sheathed with cedar wood boards, not to exceed 6 inches
in width & finished in a good workmanlike manner with a
good quality of roofing tin -

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Floor throughout the interior to be of good white pine boards one inch in thickness & not over 6 inches in width tongued & grooved - Boards must be well seasoned & well worked -

The stairs to be placed on three string carriages - Steps to be made of 1 inch blackwalnut or oak wood, of good quality -

The nosing to be of the same material & thickness -

The cornice is to be constructed of brick as indicated in the front elevation - All the work boards are to be 1 inch thick & 7 inches wide -

The inside dressings of the doors & windows are to be well finished with smooth architrave, of good blackwalnut well seasoned, as possible -

There are to be two outside panel doors in front: 2 inches thick to be of well seasoned white pine, of good quality - Panels to be mortised on both sides - The two outside doors in the rear & the three inside doors, are to be batten doors, of pine of good quality, 1 inch thick - tongued & grooved - The boards of which said doors are to be made are not to exceed 5 inches in width & put together with screws -

Windows are to correspond with the elevation & plan - The sash to be 1 3/8 inches in thickness - Glass 10X15 - The windows to be furnished with porting head & improved springs on each sash,

Thousand lights to be furnished for the two front doors as indicated upon the front elevation -

All the steel partitions & ceilings to be lathed for plastering - All walls & ceilings throughout the interior are to have two coats of brown mortar & one skin coat -

The partitions & subdivisions are to be arranged according to the plan -

Outside front doors to have mortised locks, with white

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mineral knobs - All other doors to have locks with
 mineral knobs - All doors to be hung with iron
 bolts.
 The building is to be 23 feet high from the foundation
 wall - The first story to be 10 1/2 feet & the second 9 1/2 feet
 in the clear.
 All the hardware necessary in completing the building is to
 be of good quality -
 The front end of the building is to face fifth St & to be placed
 20 ft from said 5th St - The west side of said building
 is to be on the line of the alley in the rear of said
 lots -

Chas W. Brewster
 Abner Doane

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Topeka School House

General
one sent to Boston June 22

Articles of Agreement made the ninth day
of May A.D. 1857 between the New England Emigrant
Aid Company acting by their Agent Charles N.
Bransecomb of the first part and Abner
Doane of Topeka, in the County of Lincoln
of the second part.

The party of the second part aforesaid agrees for the
consideration hereinafter mentioned to perform in a
good & workmanlike manner, under the direction of
~~the Trustees of said Topeka School House~~ according to the plans
adopted by the parties herein named
~~and to the same party the Trustees of said Topeka School House~~
mentioned in the specifications hereto annexed &
identified by the signature of the parties herein named;
to give personal superintendence & attention to the
same & to provide at his own expense, proper, & sufficient
stock & materials therefor according to the true intent of said
specifications & plans; and in case any particulars shall
be deficient or not clearly expressed in said specifications
& plans the said party of the second part will carry out
the general design ~~as directed by said Trustees~~ in
as thorough a manner as if the same were fully ex-
pressed.

And in case any of said work or materials done
or provided by the said party of the second part shall be
unsatisfactory to the said Trustees of said Topeka School House, then
the said party of the second part will on being notified thereof

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by the said ~~Keller~~ or ~~Branscomb~~, immediately remove
such unsatisfactory work or material, & supply the place
thereof with other work & material, satisfactory to said
~~Keller~~ & proper & sufficient —
It shall be lawful for the said ~~Branscomb~~ at
all times to direct in writing any additions to
or alterations from the plans & specifications of said
without in any other respect or particular varying
this agreement or impairing the force thereof —
and in case of any such alteration or addition so directed
in writing such further time shall be allowed for the
completion of the said work as ^{is reasonable} ~~the said Keller~~ ~~shall~~
~~to be reasonable~~ & such sums of money shall be added
to or subtracted from the amount of the consideration
hereinbefore agreed to be paid, as ~~the said Keller~~
~~shall judge~~ the increase or diminution in the amount of
work and materials thereby occasioned, ^{is} fairly
worth — and it is expressly agreed that no al-
terations or additions are to be paid for unless so
directed in writing —
In case of any failure or unreasonable delay of
the said party of the second part, whether by act or
default, in the performance of any of the above
stipulations, or compliance with the true intent
of these presents, it shall be lawful for the said
~~Branscomb~~ after ten days notice in writing to the
said party of the second part, to provide other workmen
& materials to complete the said work, in the place

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of the said party of the second part & to deduct the
cost & charges thereby occasioned, from the sums
otherwise becoming due to the said party of the
second part under this agreement.

In consideration of the foregoing, the said Boardman
for the said Company, agrees to pay to the said
party of the second part, upon ~~certificates of value~~
^{when} ~~holding~~ that the terms of this contract are com-
pleted with, upon sufficient evidence that all
claims upon the building, for work or materials,
up to the time of payment are discharged,
the sum of two thousand dollars in
manner following, viz seventy five per cent
of the amount of the work done at the end
of each month, as the work progresses.

Given under our hand & seal this 1st day of
June 1881.

Chas. H. Boardman
Abner Seane