

Year
1896

Town
Little Silver

Applicant
Bass, Jean S.

Architect
Marsh, Isreal
and Harper

Articles of Agreement, Made the

day of - April - One Thousand Eight Hundred and Ninety ~~24~~ -
Between

Jean S. Baco,

of the - Township - of - Shrewsbury - County of
Monmouth and State of - New Jersey - of the first part;
And R. Borden and A. W. Borden
co-partners doing business as Carpenters and Builders, under
the firm name of R. & A. W. Borden.

of the - Township - of - Shrewsbury - County of
Monmouth and State of - New Jersey - of the second part:
Witnesseth, First, The said parties of the second part do hereby for themselves
their heirs, executors and administrators, covenant, promise and agree to and with
the said party of the first part her executors, administrators or assigns, that they, the

said parties of the second part their executors or administrators shall and will, for the
consideration hereinafter mentioned, on or before the first day of May next
well and sufficiently erect and finish the new ^{state} Building on a plot of ground
located at Little Silver, Monmouth Co., New Jersey, said
building to be built;

agreeably to the Drawings and Specifications made by Marsh, Scrails & Harder
and signed by the said parties, within the time aforesaid,
in a good workmanlike and substantial manner, to the satisfaction and under the direction
of the said

Marsh, Scrails & Harder,
to be testified by a writing, or certificate, under the hand of the said

Marsh, Scrails & Harder
and also, shall and will find and provide such good, proper and sufficient materials of all kinds
whatsoever, as shall be proper and sufficient for the completing and finishing all the
Carpenters, Masons, Painters, Plumbers

and other works of the said Building mentioned in the said
Specification for the sum of One thousand seven hundred and
ninety five (\$1795) Dollars,
And the said party of the first part, do hereby, for herself, her
executors and administrators, covenant, promise and agree, to and with the said parties of the
second part, their executors and administrators, that she the said party of the first part,
her executors or administrators, shall and will, in consideration of the covenants and agree-
ments being strictly performed and kept by the said parties of the second part as specified, well
and truly pay, or cause to be paid unto the said parties of second part their executors, adminis-
trators or assigns, the sum of One thousand seven hundred and
ninety five (\$1795) Dollars,
lawful money of the United States of America, in manner
following:

\$1795.00 - One thousand seven hundred and
ninety-five dollars; the entire amount
of the contract will be paid upon
the completion of the work

Provided, that in each of the said cases, a certificate shall be obtained and signed by the said Architect, certifying that the work has been done according to the plans and specifications and that they consider the payment properly due.

And it is Hereby Further Agreed by and between the said Parties:

First.—The Specifications and the drawings are intended to co-operate, so that any works exhibited in the Drawings, and not mentioned in the Specifications, or vice versa, are to be executed the same as if it were mentioned in the Specifications and set forth in the Drawings to the true meaning and intentions of the said Drawings and Specifications, without any extra charge whatsoever.

Second.—The Contractors, at their own proper costs and charges, ~~all~~ to provide all manner of materials and labor, scaffolding, implements, moulds, models and cartage, of every description for the due performance of the several erections.

Third.—Should the Owner at any time during the progress of said Building request any alterations, deviations, additions or omissions, from the said contract, ~~she~~ shall be at liberty to do so, and the same shall in no way affect or make void the contract, but will be added or deducted from the amount of the contract, as the case may be, by a fair and reasonable valuation.

Fourth.—Should the Contractor ~~S~~, at any time during the progress of said works, refuse or neglect to supply a sufficiency of materials or workmen, the owner shall have power to provide materials and workmen, after three days' notice, in writing, being given, to finish the said works, and the expense shall be deducted from the amount of the contract.

Fifth.—Should any dispute arise respecting the true construction or meaning of the Drawings or Specifications, the same shall be decided by ~~the said Architect~~

and ~~his~~ decision shall be final and conclusive; but should any dispute arise respecting the true value of the extra work, or of the works omitted, the same shall be valued by two competent persons—one employed by the Owner, and the other by the Contractors—and those two shall have power to name an umpire, whose decision shall be binding on all parties.

Sixth.—The Owner shall not, in any manner, be answerable or accountable for any loss or damage that shall or may happen to the said works, or any part or parts thereof respectively, or for any of the materials or other things used and employed in finishing and completing the same.

Seventh.—No alterations or extra work shall be done without a written order from the Architects and an express agreement in writing as to the cost.

Eighth. Before the final payment is to be considered due, the Contractors are to furnish the Owner an affidavit, certifying that all bills for ~~materials~~ materials and labor used for the work have been fully paid for and that no claims or claims can be filed against the building for materials furnished or labor performed.

In Witness Whereof, the said parties to these presents have hereunto set their hands and seals the day and year above written.

Signed, Sealed and Delivered
in the presence of

W. Alex. Cass *Jean L. Cass*
L. Borden *R. T. M. Borden*



3692

Contract for Building.

Jean Barr

WITH

R. & A. W. Borden

Dated, 189

Filed, Apr 10 1896

His Council etc

who, I am satisfied, the grantor in the within Deed of Agreement named; and I having first made known to the contents thereof, did acknowledge that signed, sealed and delivered the same as for the uses and purposes therein expressed.

personally appeared

State of New Jersey, } ss.: Be it remembered, That on this
County of } day of
Thousand Eight Hundred and Ninety
before me,
, in the year of our Lord One

S P E C I F I C A T I O N

-of-

materials and labor required for the erection of a frame
stable for Mrs. ~~Alex. Bass Jr.~~ ^{JEAN. S. BASS.} at Little Silver, New
Jersey, in accordance with plans prepared for him by --

MARSH, ISRAELS and HARDER, Architects,

#194 Broadway,

1896.

New York City.

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DIMENSIONS:

For the general dimensions, etc. see the drawings
and figures; the figures are to be followed in preference
to measurement by scale. No detail drawings are to be
given for the work but Contractor is to follow scale draw-
ings as near as possible.

M A S H E R W A L L S

EXCAVATION:

Excavate the earth etc., as may be necessary for founda-
tion walls, and manure pit, as shown or as may be required.

The finished grading will be done by Owner, but
after the walls are up and sill on, the Contractor is to
fill in around same with earth removed from trenches; no
earth is to be carted off the premises and none is to be
thrown inside of foundation. The gravel in road at west side
of old stable is to be taken out and kept separate.

Owner will build new road.

WALLS:

Build the foundation walls of brick 8" thick, as
shown on section. Build chimney as shown, same to have

hard burnt fire clay lining, and Chimble as shown. Provide with rough axed stone cap. All brick laid between the first day of April and the first day of December shall be well wet at the time they are laid. All brick is to be good hard burnt local brick. No swelled, soft or refuse brick shall be used. Footing to be of brick 16" wide two courses high.

MORTAR:

All brick work is to be laid in mortar composed of one part cement, and two parts sharp grit sand, and used immediately after being mixed.

All cement used to be Hoffman "Rosendale" cement, or other equally as good. Build in bolts for wood coping of manure pit.

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CARPENTER WORK.

All timber used for building to be of good sound hemlock, free from shakes or other defects well fitted and secured in best manner.

Sills,	4" x 6"
Corner posts,	4" x 6"
Studs,	2" x 4" 18" centres
Plates,	3" x 4".
Beams,	2" x 10" - 18" centres.
Rafters,	2" x 6" 20" centres.
Ties	2" x 6"
Girder,	2 - 2" x 10"
Ribbon	1" x 6" Pine

Double the beams for headers and trimmers.

Note:- Whenever "N. C." is specified in these specifications same is to be taken to mean North Carolina.

EXTERIOR

Clapboards:
SHEATHING

Cover all exterior walls with $\frac{7}{8}$ " x 10" hemlock sheathing. ~~pine clapboards laid 5" to the weather and well nailed to each stud.~~

Roof to have slats 1 x 2", put on to suit the shingles.

Corner Boards etc.:

~~Corner boards, water table to be $\frac{7}{8}$ " thick.~~
OMIT CORNER BOARDS AND WATER TABLE

Paper:

All walls are to have a layer of Manahans Parchment paper "A" brand or other equally as good paper put on under all clapboards before they are put on.

Roofs: and side walls.

Cover all roofs ^{and side walls} with 18" ^{Washington} ~~Michigan~~ Cedar shingle to be laid 5. 1/2" to the weather. Double shingle all hips and ridges, using 6" shingles. All nails in shingles exposed to the weather to be galvanized iron. No shingle more than 10" wide or less than 2 1/2" wide to be used.

Eaves:

The contractor has the option of using 18" Michigan Cedar Shingles on side walls instead of Washington Cedar as shown specified.

Construct and put up eaves, cornices &c., as shown and as per details, soffit of eaves to be $\frac{7}{8}$ " x 4" Cypress or North Carolina Pine planed tongued, grooved and double beaded.

Runs:

Build outside platforms and runs on strong strings. (Floor beams doubled ^{will} ~~with~~ answer) Floors to be 2" x 8" spruce laid 1/2" apart.

Furnish all doors and windows with frames, doors and

sashes complete. All lumber for finishing exterior not otherwise specified is to be of well seasoned white pine free from knots or sap, and the entire exterior is to be nicely finished off in a most thorough and workmanlike manner agreeable to the elevations and ~~detail~~ drawings.

Coping for manure pit to be 2" x 10" N. C. pine or spruce.

Ventilator:

Build ventilator as shown side to be provided with ~~covers~~ louvers.

I N T E R I O R:

Floors:

Lay throughout 1st story a floor of 1 1/4" x 6" spruce or North Carolina pine, planed, tongued and grooved. Pitch floors of stalls and carriage wash to centres and gutters as shown.

Fit up all stalls (except cow stall) with movable slat floors made of spruce or N. C. pine 1. 1/2" wide and ~~average~~ 2" high, placed 1/2" apart fastened together with 3/4" iron rods. ~~All slat floors to be level on top.~~ Not to be planed.

Lay throughout second story, a floor of 1" x 6" spruce or N. C. pine, planed, tongued and grooved, blind nailed. All floors are to be left smooth.

Saddles:

Furnish all doors hung with butts with heavy Georgia pine saddles.

Bridging:

Furnish one row of double herring bone cross bridging

for beams under and over stable, and two rows for beams under and over carriage room. Stuff to be 2" x 4".

Partitions:

All studs partitions shown as 4" thick, are to be made of 2" x 4" studs - 18" centres.

All partitions shown as 1" thick are to be made of 7/8" x 4" planed, tongued, grooved, beaded and centre beaded, where exposed both sides to be finished the same on both sides.

All outside walls and stud partitions of 1st story are to be vertically sheathed with 5/8" x 4" North Carolina pine beaded on edge and centres, planed, tongued and grooved. The entire ceiling of first story and ceiling of store room and man's room, second story, are to be sheathed with same material as sidewalls.

Windows:

All double hung windows are to be provided with box frames 7/8" N. C. pine jambs, 1. 1/2" sash, hung with iron weight complete and fastened with strong catches.

All single windows are to be provided with plank frames 7/8" thick N. C. pine. Those not shown to swing at sides, are to be hung at top to swing out.

DOORS:

All first story doors are to be of N. C. pine. All outside doors are to be 2" thick. Inside doors, 1. 1/2" thick, panelled to correspond with outside doors. All second story doors to be 1. 1/2" four panel stock door (white pine) moulded. All hung to N. C. pine jambs 7/8" thick. Trap doors over carriage room to be provided with

2 - 3" x 6" movable braces on under side.

TRIM:

All doors, windows and other openings on inside are to be trimmed with 7/8" x 3" N. C. pine with edges slightly rounded; base to be the same. At intersection of walls and ceiling, put a 3/4" quarter round moulding, same to be of N. C. pine.

STAIRS:

Build stairs of N. C. pine 1" risers and treads, Rail in second story to be sheathing with plain cap.

HARNESS CLOSETS:

Build harness dressers with glazed sliding doors and drawers under, (4 drawers in all.)

STALLS:

The walls around stalls are to be sheathed for 5 feet from floor with 2" x 6" N. C. pine or spruce, planed, tongued and grooved above same with 5/8" x 4" as specified.

The partition between stalls are to be 2" x 6" Georgia pine planed, tongued and grooved. The posts are to be 5" square with edges rounded; partitions to be let into same; all posts are to extend to ceiling.

The gates are to be made 2" thick, rails 1. 1/8" and panels of sheathing 7/8".

Provide 1. 1/2" pole on outside of gate for hanging blankets on.

GRAIN BINS:

Build log cabin bins as shown stuff to be 2" x 4"; provide with hung cover, made in sections, pitch floor to outlet, which is to connect with first story; by wooden

HAY DROP:

galvanized iron
~~chute~~ and slides. Build small closet under chute, as may be
directed of wood. *Line inside of grain bins with*
galvanized iron. This to include under side of
road

Carry partition around hay drop 6' high above 2nd story floor.

COW STALL:

Furnish and set in cow stall. A feed box made of 2" stuff. Gutter to connect with manure pit. Gutter to be of wood.

GLAZING:

Furnish and set all glass shown, same to be good quality, single thick; all to be left whole, sound and clean at completion of the work.

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HARDWARE and IRON WORK.

Furnish and set 3/4" iron bolts with washers and nut for coping of manure pit.

Furnish and set three iron mangers, size about 18 on side by 10 inches deep. Two to be made to swing.

Furnish and set on top of all stall partitions and in gates wrought iron guards, 2' 4" high similar to plate 120 F. Motts catalogue. Furnish and set 1/2" round iron guards, about 4" from centre for all stall windows.

Furnish and set cast iron water trough with outlet connected with stall gutter.

Provide each box stall and carriage wash with perforated iron strainer about 9" x 9". Connect box stalls and cow stall with manure pit by plank gutter made of 1. 1/8" N. C. pine. Gutter to be painted two (2) coats on inside, and

all joints of same painted when being made. Gutter to be hung to floor beams.

Furnish and set all other ^{iron} ~~work~~ work necessary to make work complete.

Furnish and put on all hardware, same to be of heavy cast iron. Provide strong stable door locks for all outside doors, flush pulls. All other doors with heavy ^{rim} ~~iron~~ locks and bolts. All sliding doors and gates to box stalls to be hung on Lane Brothers ^{barn} ~~hardware~~ door hangers; all swing windows fasten out with arm hooks. Furnish and set all hooks, brackets, etc., for harness dressers all to be of heavy cast iron and are to be painted. Furnish and set any other hardware necessary to make stable complete.

P L U M B I N G

Connect stable with wind mill tank by a 1 inch galvanized iron pipe ~~that will not leak and set below present~~ grade. Put stop cock in pipe where connection is made with tank.

Supply water trough and carriage wash with water through 3/4" self closing screw nozzle stop cock. All pipes to be protected from freezing by wrapping same with felt or packing in mineral wool, where so exposed.

FLASHINGS:

Furnish valleys shown same to be open, tin to be 18" wide.

Thoroughly flash with tin around top of cornices and every place requiring it to make all water tight. Chimney to be cap flashed. All tin to be painted both sides before being used. Tin to be Meurers I.C. Charcoal tin.

P A I N T I N G

Properly stop with putty all nail holes and other imperfections of the woodwork and paint all exterior woodwork usually painted, three coats of the best American white lead and oil paint in such colors as may be directed.

Shingle not to be painted or stained; cover all knots and sap of wood work with a strong coat of shellac before priming.

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I N T E R I O R.

Paint all iron work two coats.

Finish all wall and ceiling, door and windows and all exposed woodwork throughout, except floors two coats of Chicago Varnish Co.'s "Supremis".

M A T E R I A L S.

The Owner will furnish and set stove complete.

The Contractor is to furnish all other materials for the erection and completion of the various works mentioned of the best of their respective kinds, and the work is to be done in a most thorough and workmanlike manner; to the true intent and meaning of the plans, detail drawings and this specification under the direction and subject to the acceptance or rejection of the Architects.

The Architects shall have full power to reject any materials brought on the premises which they may consider different from those specified to be used; also the power to cause any unsound work or any work that is not, in their opinion, executed according to the true intent and meaning of the drawings and this specification, to be altered at the Contractor's expense.

Any work not herein specified, and necessary to complete the work with a fair and reasonable interpretation of the drawings and this specification, as to their true intent and meaning are to be executed by the Contractor without extra charge, not including any alterations or additions to the present design. No deviations are to be made from the drawings or this specification without the full knowledge and consent of the Architects.

All drawings and specifications are to be returned to the Architects upon the completion of the works and are to be used for no other work or building unless by special agreement.

The Owner reserves the right to reject any and all bids.

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R. J. M. Border

S P E C I F I C A T I O N

of

materials and labor required for
the erection of a frame stable
for *Mrs. Jean S. Bass.*

Mrs. W. Alex. Bass, Jr.

LITTLE SILVER -- NEW JERSEY.

Mursh, Israels & Harder,
Architects,

#194 Broadway,
New York City.

See also

W.