

dency of rentals compelled the Directorate to enter into new arrangements for the leasing of the rooms occupied for school purposes at a greatly reduced rent; and, in consequence, the general revenue of the Institute, although larger than last year, is not so large as it would have been had the rooms in question been rented at the former rate.

The idea expressed in the last Annual Report that it might be necessary to take steps for the improvement of the condition of the Hall, made so great an impression upon the minds of the members of the Directorate, that it was finally determined to proceed with the work suggested.

Mr. G. Ernest Fairweather, having been called upon for that purpose, furnished preliminary studies, which, having been submitted to and carefully considered by the Board, were finally adopted.

These plans involve the erection of a permanent pro-cenium; the construction of side galleries, and, as a consequence, the re-grading of the floor of the Hall; the entire re-seating of the main Hall with opera chairs, constructed of iron and wood, and the placing of such opera chairs and wall seats in the side galleries; a slight reduction in the size of the room heretofore used for meetings of the Board; the substitution of a wide flight of steps direct from the entrance to the Hall to the main entrance on the street, in place of the former stairs with landings; the erection of a large portico up to the street line; the re-grading of the sidewalk and the construction of new railings on the street; and also the substitution of sun-burners and a limited number of bracket lights for the chandeliers in present use, and a general improvement in the arrangement for supplying gas to the Hall.

Tenders were invited from and were made by leading mechanics for the completion of all the necessary work, and contracts were eventually made with the following, whose tenders were, in each instance, the lowest, for the work required, namely:—

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