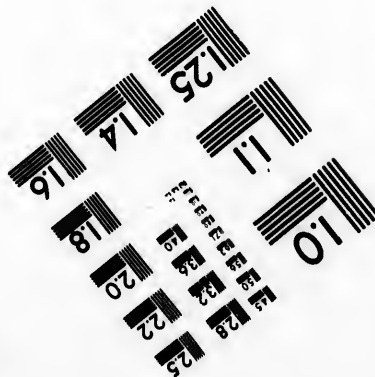
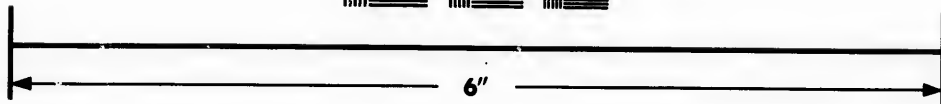
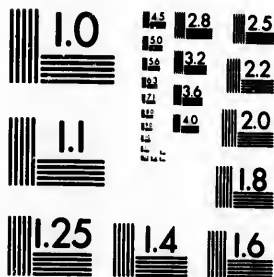


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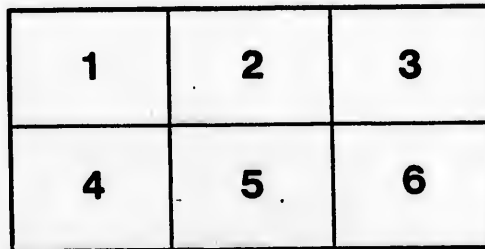
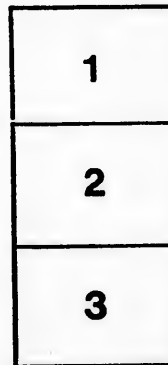
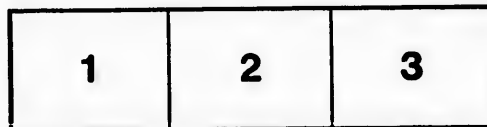
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St. James' Cathedral.

Draft Report of the Finance Committee to the Vestry of St. James' Cathedral, upon the subject of Repairing and Adorning the Church.

Your committee desire to express their concurrence in the estimate and proposals in the architect's report annexed, with certain qualifications as to section four.

1. For substantial and absolutely necessary repairs, it appears that an expenditure of about \$6,450 will be required.

2. Of an almost equally necessary character are items for cleaning and repainting the ceilings and walls. The mere scaffolding for this purpose forms a large portion of the expense. This estimate amounts altogether to \$1,600.

3. The remainder of the scheme which your committee desire to submit may be best described as a plan for better arranging the seating of the church.

The existing seating, including the ground floor and galleries, has a total capacity of thirteen hundred and fifty-six. Three hundred and twenty of these sittings are situated in the east and west galleries, and unfortunately are gained at the disadvantage of an equal number of seats below them on the ground floor, to whose occupants the galleries are a detriment in respect to light, ventilation and hearing. They shut out the upward view, the most impressive aspect of the interior, from one-third of the sittings on the ground floor; and they detract from the light, beauty and even the safety of the whole building. The peril to the church from fire, whether started in the interior or in the neighbourhood, must be greatly increased by these huge structures of wood hung in mid air the entire length of the building.

Recognizing these objections to the galleries, the problem before your committee was to ascertain whether they could be dispensed with without a too grave diminution of the present seating capacity. This problem has been very happily solved by a plan presented by Mr. Darling, by adopting which it will be found that the whole of the seats at present in the east and west galleries can be re-distributed in the south gallery and on the ground floor; and this, we are guaranteed, without producing any discomfort to the congregation.

The church, as above stated, contains at the present time 1,356 sittings, including not only the pews but the free seats on the ground floor. The new plan shows nearly an equal number of pew sittings alone, namely, 1,348, with an additional provision, by means of the modern draw seats, for 174 free seats in case of necessity in the aisles. The total seating capacity will be 166 more than before.

It is well to remember that even the present capacity far exceeds the congregational needs of the church. Of the 320 seats in the east and west galleries, only one hundred are actually let to pew holders. The greatest number let at any time during the past six years was one hundred and seventy-five. The rearranged south gallery alone will accommodate more than this number. The remaining number of those now found occasionally in the galleries may be assumed to be strangers; and for these, even under the present arrangement, there would be room on the ground floor. The number of sittings on the ground floor is 932, of which only 575 are let.

Our actual congregational needs, therefore, are satisfied by less than seven hundred sittings altogether, leaving under the present arrangement nearly an equal number, and under the proposed arrangement rather more, for the reception of occasional attendants and strangers.

It may no doubt be calculated that the very increased beauty of the church, resulting from the proposed alterations, may multiply the pressure upon its accommodation. Your committee concur with the rector and churchwardens in the opinion that this necessity, if it occur, will be best met by the re-establishment—on a thoroughly efficient basis—of the afternoon service. With choir and preacher equal to the morning, an afternoon service at about half-past three o'clock would probably meet the wants of a large class of distant residents better than either morning or evening services. The church may thus be made to serve two distinct congregations and its capacity be practically doubled.

As the proposed arrangement includes the utilizing for congregational purposes of the whole of the south gallery, a great part of which is now occupied by the organ and choir, this matter has been carefully con-

sidered. The conclusions of the committee are set forth in a special report which is appended, and for which the committee is largely indebted to the experienced assistance of Mr. Albert Nordheimer.

The order of expenditure upon the whole scheme of improvements recommended by your committee may be recapitulated as follows:—

1. Immediate and necessary repairs (1)....	\$ 6,450
2. Cleaning and renovation (2 b, c, d)....	4,600
3. Lightin., (2 b) removal of galleries (2 a), reseating the church (2 b) (3 b), and new organ (3 a).....	21,000
	<u>\$32,050</u>

All the above expenditures are recommended by the committee on the footing of their being provided as a gift to the church by special congregational subscriptions. The remaining improvements would be of a different character, being calculated to add to the permanence of the structure and diminish the risk from fire, including the substitution of granite for wooden pillars \$9,500 (4 c); also fire-proof tiled floors in chancel (4 b), nave, aisles and transepts (4 a), portion estimated \$4,500. Complete fireproofing of all floors probably \$10,000 more.

The whole scheme of improvements when fully accomplished will leave a building as enduring as it will be beautiful, a monumental structure not less stately in design than venerable and historic in character.

REPORT ON THE ORGAN.

Your committee also beg respectfully to report that they have seriously considered the question as to whether or not a new organ of modern construction and design should be procured, as it is evident that the old instrument, which has been in use for thirty-six years, has become antiquated.

With a view of placing before you trustworthy information on the subject, your committee have procured the opinions of experts, and these opinions are to our minds conclusive that it would be far wiser to purchase a new instrument than to waste money in endeavouring to improve the old one. The old organ can be disposed of, and your committee recommends that a new one suitable for the requirements of the church be procured.

From the opinions of these experts we select those of the firm of Messrs. Wadsworth & Bro., of Montreal, which are in harmony with those of other experts, and from which detailed information may be had. Messrs. Wadsworth say:—

The old organ we find to be in a very neglected state, and needs careful regulation. It is a very indifferent instrument, having been built piecemeal, the mechanism badly contrived and much worn, and the pipes of very poor quality of metal, and very thin, the tonal effect being thin, irregular, and disappointing.

The instrument, to make it passable, requires a thorough overhauling, re-voicing and tuning. We could not recommend a large outlay in reconstruction and enlargement, as the present work would cripple the builder, and will not allow of any freedom of action in an extension of importance.

We value the instrument at \$2,000, which we consider an outside value, but we think the fact of its standing in the Cathedral may help the sale, and under the circumstances you may realize the amount.

The cost of raising the instrument ten feet and altering the action so as to bring the key-board to the lowest level at the front of the gallery, would be very considerable, and unless the space, which would be thus set at liberty is really wanted, the alteration is not one which we could recommend, as, apart from the large cost, it would yield no musical gain, and the mechanism would be more liable to derangement.

If it be deemed advisable to retain the present instrument, another organ might be erected in the chancel, utilizing the recesses between the pillars upon both sides. This would simply be an accompanimental organ, as there is not space in the chancel for a large instrument.

With regard to the schemes for new organ, discussed recently, viz:—

1st. Placing the instrument, *en bloc*, in the north-east corner of the east aisle, on a platform, with the player on the same level.

2nd. Dividing the instrument, so that a portion shall stand against the north wall on either side of the chancel, in the aisles.

3rd. Dividing the organ, placing a portion on each side as in scheme 2, but utilizing the space in the chancel and over the vestry, and placing the console in chancel near the vestry door.

No. 3 would make musically, and we venture to think that Mr. Darling will say architecturally, the most artistic scheme, and would admit of exceptional treatment in the disposal of the various portions of the instrument, securing effects not obtainable by either of the other schemes.

To carry out this plan to its legitimate conclusion, we would propose to place the choir and solo organs on the west side of the chancel and their pedal organs on the same side against the north wall, looking into the church.

The swell would be disposed over the vestry with the echo organ at the back, the louvres of the swell being in line with the wall in the church, thus the full body of tone of the swell would reach the church, and the position of the echo would enhance the effect of this department.

The great organ, with its pedal organ, would be placed in the church looking south.

It will be obvious that by this scheme

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complete antiphonal effects are gained, inasmuch as each side has its own distinctive pedal bass. If the pedal organ were made, as is too frequently the case, as a maid of all work, to do duty for all the departments and were placed altogether at one side, the antiphonal effect would be negatived, as the bass is always in use and would sound from the same side whether the east or west manual organ were in use, thus confusing the ear.

This scheme would be more expensive than any other, but would allow of your having a really representative instrument worthy of your fine church.

We enclose you schemes for such an organ as we could build, marking such stops as might be omitted at present if the estimate exceeds the amount at disposal, but we should strongly urge at any rate to prepare the organ for all the stops which it is desired eventually to include.

(Signed) ED. WADSWORTH & BRO.

Montreal, May 10, 1888.

It will be observed that Messrs. Wadsworth & Bro. suggest three schemes, the third of which your committee recommends, viz., dividing the organ, so that a portion shall stand against the north wall on either side of the chancel, in the aisles, but utilizing the space in the chancel and over the vestry. The net cost of the new organ, taking into account due allowance for proceeds of sale of the old one, would be about \$12,000.

ARCHITECT'S REPORT.

To the Chairman of the Finance Committee, St. James' Church.

SIR,—Pursuant to the instructions given me by your committee, I enclose herewith an itemized statement of the probable cost of the various repairs and alterations as set forth below.

The figures have been arrived at in most cases by means of approximate estimates obtained from contractors after having personally given them, in the building, the necessary explanations regarding the contemplated changes.

For the rest, the estimates are based upon experience of the cost of executed work of a somewhat similar character, and in all instances I have endeavoured to put the price at a figure, which (while not being extravagant) will be amply sufficient to complete the work in such a way as to be in harmony with the beauty and dignity of the existing building.

SECTION No. 1.—All items under this head constitute repairs to the fabric proper, most of which should be put in hand at once without reference as to whether or not the remainder of the scheme is adopted.

a. The aisle roofs generally are in a bad state; the gutters broken down and twisted out of shape; the down pipes besides being

out of repair are much too small and should be renewed; the slates, owing to the fall of ice from the nave roof above, are much broken. It would be wiser to remove them entirely and recover the roofs with metal.

b. Owing to the proximity of the tower it is quite impossible to do anything with the chimneys at the south end of nave which will make them available for use.

The north chimneys, however, should be raised sufficiently to clear the ridge of roof, and all possible means taken whereby a stop can be put to the smoking which the church now receives whenever the furnaces are lighted.

c. The plaster work in the south porches and staircases, the south end walls of aisles, and the arch mouldings of the east bays of the nave arcades, is in a very loose and broken state owing to the settlement of the great tower, and requires to be removed and replaced.

Much also of the plaster cornices and ceilings of the aisles is in a similar condition owing to the leaking of the roofs, and will want repairing after the roofs have been put in proper condition.

d. The glazing of all the windows in the main body of the church and in the porches and staircases has been done many years, and is now, owing to the action of the weather, and also from insufficient staying, in a very bad state of repair; any further tinkering with it would be useless. It should come out entirely and be replaced by new work.

The clerestory windows I should reglaze with almost clear glass in simple forms in order to admit as much light as possible to the upper portion of the building, which is now in semi-darkness.

The forms of the lead work in the aisle windows would generally be retained in the new glazing, but the glass employed would be of a slight yellowish tone for the sake of softening the light.

(e) The gas at present is laid on over the building with lead pipe. It has been altered, patched, and cut about from time to time, and is by no means in a satisfactory condition. Some re-arrangement of this piping is absolutely necessary if the building is to be properly and thoroughly lighted. The whole present system is not what it should be and I should strongly advise that the work be redone entirely with wrought iron pipe.

(f) If it is desired that the building should be put into a thorough state of repair, it is high time that some attention should be paid to the furnaces.

At present I believe that they do the work required of them satisfactorily, but their best days are over. They are becoming delapidated and will before long, under any circumstances require replacing with more modern apparatus.

Some more satisfactory arrangement for ventilation will have to be devised at the same time.

The price I submit is for hot air furnaces; under the circumstances I should not advise the employment of either steam or hot water.

At least two of the furnaces should be kept alight all winter.

(g) It would be well, if these repairs are carried out, that something should be done at the same time towards diminishing in some degree the danger of fire spreading from below upwards through the tower and spire.

It is not contended that the figure named for this item would put the tower in a thoroughly fire-proof condition, but it would undoubtedly go a very long way towards checking the spread of any fire starting on the floor of the building.

The present state of affairs is dangerous, and should not be allowed to exist longer than is necessary.

With the exception of the above-mentioned items the building generally is in a sound and substantial condition, and is of such excellent material and construction that apart from accident by fire it seems fitted, with ordinary care and attention, to endure for generations.

SECTION No. 2.—Comprises sandy works, which, if they cannot be considered absolutely necessary, are at any rate in the very highest degree desirable, and ought, if possible, to be carried out in their entirety.

(a) The removal of the side galleries.

Regarding this question, apart from sentimental objections, it seems to me that if it can be brought about without reducing the present total sitting accommodation of the building, there remains not a single argument for their retention.

They most certainly cannot be defended on the ground of architectural or artistic fitness; they utterly spoil the noble proportions of the great arcades; they hide the triple lancets of the aisle windows, and ruin the vertical lines which in Gothic work are so essential, and to which the style owes so much of its charm. To those sitting in the aisles the beauty of the nave roof, and the range of clerestory windows running above the line of the great arches, are hopelessly lost. The huge unshapely bulk of the galleries blocks fully half the light from the side windows, rendering the whole interior necessarily dark and gloomy.

There are none of those charming accidental effects of light and shade, none of the exquisite perspective made by the intersecting lines of arches beyond arches, which one naturally expects to see and which one ought to see in an arcaded building like St. James; it is a very beautiful and a very noble interior and will never be seen at its

best until these galleries are removed. Neither inside nor out is there the slightest evidence to show that the designer of the building contemplated the erection of galleries of any sort. They have been simply stuck in regardless of everything, and the result from an architectural point of view is most disastrous. They are heavy, cumbersome, unsightly, and utterly out of place; they are the ugliest things, or rather I should say the only ugly things in the building, and consequently they are all the more noticeable.

(b) For the use of the various trades the building will require to be thoroughly scaffolded from end to end, so arranged as to allow the workmen to get at all portions of the ceilings and walls without difficulty.

(c) Cleaning down, preparing, stopping, and decorating the walls and ceiling of the building generally.

The amount mentioned for this item is sufficient to do the work in a satisfactory and artistic manner, the result aimed at being to obtain a very rich and quiet effect, the colour and ornamentation being kept quite subservient to the architectural lines of the building.

(d) An estimate for burning off cracked and blistered paint from all the old woodwork remaining in the church, after the galleries and present seats are removed, and which would be necessary in order to complete the cleaning and decoration of the building.

(e) As to the new seating of the building: Submitted herewith is a plan showing the arrangement of the seats on ground floor and in galleries as at present existing, and also a plan showing how it is proposed to rearrange them when the galleries are taken down.

By reference thereto it will be seen that the anticipated objection that the removal of the galleries would cause a serious diminution of the seating capacity of the church has been satisfactorily met, inasmuch as the accommodation to be afforded under the new arrangement is not only equal to, but rather in excess, of the accommodation which is now provided. The present system on which the seats are arranged on the ground floor is unnecessarily wasteful, and can be condensed considerably without in the least incommoding the individual members of the congregation.

It is proposed to reduce the centre passage in width by nine inches on each side, against which may be set off the fact that the benches which now block it are removed entirely, and it may still further be urged that the lowering of the pew ends will in effect cause the passage to still look as wide as before,

notwithstanding the fact that it is actually somewhat narrower.

Over and above the actual permanent sittings shown on the plan, the ends of pews on both sides of centre and side passages will be furnished with draw seats which may be brought into use on special occasions, thus largely increasing the seating capacity of the building without carrying in loose chairs which are dangerous and objectionable.

Practically at present no portion of the south gallery is available for congregational purposes. The angles formed by the intersection of the east and west galleries with the south gallery, though provided with seats, are utterly useless for either hearing or seeing, and are really never occupied, while the whole of the centre portion is taken up by the choir and organ.

By the removal of the side galleries and the transferring of the organ and choir to the other end of the building, the above obstacles are removed and the whole gallery becomes available for the uses of the congregation.

(f.) The present mode of lighting the building by night is insufficient and unsatisfactory. Exactly what scheme should be followed in re-arranging this matter need not be gone into at present, as to arrive at a satisfactory solution would require more care and consideration than the subject at this time demands.

It would be wise, I think, to leave it to further consultation, and possibly experiment, before deciding upon the details of the scheme, though at present the question of cost must not be passed over, and I have, therefore, merely suggested a sum which I consider ought to be sufficient.

SECTION 3.—(a) The new organ:—In order that the south wall of the nave may not be left blank, should the new scheme be adopted, I should most strongly urge that the present front of the old organ be retained and shifted back close against the tower wall after the whole of the interior pipes and mechanism have been removed. It would in the days to come keep up the memory of old traditions and form a more suitable finish to the end of the church than anything that I can suggest.

After consulting with Mr. Nordhelmer and Mr. Wadsworth respecting the position of the new organ, I find that there will be no difficulty in providing the space required for pipes, bellows, wind chests and all interior mechanism, while the result architecturally of the tiers of gilded pipes closing the perspective of the aisles, marking and emphasizing the beauty and dignity of the chancel, and repeating and carrying back the golden colour of the great painted windows of the apse, will far surpass anything of the kind in the country, and I have but little hesita-

tion in saying that it will meet with almost universal approval if happily in can be carried out.

(b) It follows necessarily that if the organ is moved to its new position the choir follows, and arrangements therefore must be made for its accommodation.

The amount I have named will be sufficient to cover the cost of all matters affected by this change. It would be absurd to put anything but thoroughly high class artistic work in such a position and in such a church. The desks, stalls and bench-ends will be of oak, handsome, elaborate and dignified, and in keeping with the work surrounding them.

SECTION 4.—If further funds can be provided, either now or at any future time, the following alterations, though they cannot perhaps be characterized as necessary ones, are still recommended as being highly desirable in that they tend greatly to the beautifying of the building and aid very materially in giving a more permanent character to the structure.

(a.) The east transept porch is practically of but little use, and as the font had better, in the new order of things, be removed from its present position, it has seemed to me that a very beautiful baptistery could be made out of the porch by raising the floor two or three steps up and laying it in encaustic tiles, with the treads and risers of the steps in polished coloured marbles. The font would stand in the centre of the floor, raised on a platform of marble and tiles, the walls panelled or lined with coloured marbles or tiles for a height of about nine feet. The ceiling, also, if more money were available, might be groined and richly decorated in gold and colour, and the whole guarded by a pair of brass or wrought iron gates to preserve it from unwarranted intrusion.

(b.) Tile and marble floor in chancel. This is an alteration which I should most strongly advise being done at the same time as the rest of the works mentioned in the previous sections if money can possibly be found. The gain in beauty and dignity to the chancel and indeed to the whole church would be enormous considering the comparatively small amount of money it would cost.

The present levels of the platforms would have in any case to be changed, and a new carpet or covering of some sort for the floor will also be required. The expense of these, though certainly of no great moment, would nevertheless be saved and you would have in their place a floor beautiful in itself and which would besides be permanent, and a step towards making the floor of the building fire-proof, as the tiles and marble would be laid on brick arches built up from the ground.

(c.) The substitution of stone or granite shafts for the existing wooden ones, as well as stone or marble bases to the great piers of the nave arcades.

Though certainly an expensive item, it is well that it should be borne in mind that the building can never be considered as being in a sound substantial and harmonious condition until it has been undertaken. In a church of the size and importance of Saint James' the presence of these imitation makeshifts strike one as much more incongruous than they would be in a smaller and more obscure building.

I have the honor to be, sir,
Your obedient servant,
FRANK DARLING.

SEATING ACCOMMODATION.

<i>Existing Arrangements—</i>		<i>Persons.</i>	<i>Persons.</i>
In the ground floor pews	332		
In the five bays of east and west galleries	320		
Total pew accommodation		1,252	
Seats in south-west and south-east angles of galleries, and free seats in centre passage ground floor		104	
Total		1,356	
<i>Proposed New Arrangements—</i>			
In ground floor pews	1,166		
In south gallery	182		
Total pew accommodation		1,348	
Draw seats on ground floor ..		174	
Total		1,522	
Gain in pew accommodation ..	96		
Total gain in seating capacity		106	

ESTIMATE OF COST.

Detailed estimate of sundry alterations proposed to be made in St. James Church, Toronto:—

Section No. 1.—(a) Removing present sining and re-covering the roofs of aisles and staircases and putting up new gutters and down pipes

(b) Taking down, re-building and raising chimneys north end of nave

(c) Re-plastering various walls, ceilings, arches, cornices, etc., damaged by settlement or leakage

(d) Re-glazing the windows of porches, staircases, clerestory and side aisles ..

(e) Re-piping the whole building with wrought iron gas pipe

(f) New furnaces, ventilation, etc.

(g) Doing sundry matters about the great tower, to prevent, as far as possible, the spread of fire from below upwards

Total

\$ 6,450 00

Section No. 2.—(a) Removing side galleries of nave, extending south gallery clear across end of building in line with the present front, and making good

Sundry matters in connection with the above alteration, say

(b) Scaffolding the entire building, for use of plasterer, painter, glazing and decorating, and removing same

(c) Cleaning down, painting, tinting and decorating the porches, staircases, nave, aisles and chancel

(d) For burning off old and blistered varnish work in porches, staircases, vestries, and wainscoting throughout the church, repainting, graining and varnishing same

(e) Removing present seats on ground floor and reseating same in oak, including oil finishing

(f) Estimate for new gas fixtures, chandeliers, brackets, etc.

Total

\$10,600 00

Total of Section 1

\$ 6,450 00

Total of Sections 1 and 2

\$17,050 00

Section No. 3.—(a) New Organ

\$12,000 00

(b) Choir accommodation in Chancel, in quartered white oak, richly carved and moulded

Total

\$15,000 00

Total of Sections 1, 2 and 3

\$32,050 00

Section No. 4.—(a) Transforming east transept porch into a baptistery

(b) Tile floor, etc., in chancel

(c) Granite bases and shafts to great piers

Total

\$14,000 00

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