

Dated

January 1892

Mr. Thomas Culbert

and

John Smith Esq<sup>r</sup>

Agreement





An Agreement made the twenty fifth  
day of January in the year of our Lord one  
thousand eight hundred and twenty seven  
Between Thomas Cubitt of Gray's Inn  
Road in the County of Middlesex Builder of the  
one part and John Smith of the City of  
London Esquire of the other part -

The said Thomas Cubitt for and in consideration of the sum of  
Two thousand Nine hundred and thirty one pounds and five shillings of  
lawful English Money hereinafter agreed to be paid to him by the said John  
Smith doth hereby promise and agree with and to the said John Smith  
that he the said Thomas Cubitt his Executors and Administrators shall  
and will on or before the twenty fifth day of March one thousand eight hundred  
and twenty eight agreeably in every respect to the Specification hereunder written  
or hereunto annexed and in a good and workmanlike manner to the satisfaction  
of the Surveyor of the said John Smith complete and finish fit for habitation  
and use All those two Messuages or Tenements Erections and Buildings situate  
and being on the South side of Eaton Place in the Parish of Saint George  
Hanover Square in the said County of Middlesex one being the Corner House of  
Upper Belgrave Street and the other being the second House westward from Upper  
Belgrave Street the Corner House inclusive lately purchased by the said John  
Smith of the said Thomas Cubitt in an unfinished state And the said John  
Smith doth hereby promise and agree with and to the said Thomas Cubitt that he the  
said John Smith his Executors or Administrators shall and will upon the said two  
Messuages or Tenements Erections and Buildings being so completed and finished  
fit for habitation and use in the manner hereinbefore mentioned or referred to and  
within the time hereinbefore limited for that purpose well and truly pay or cause to  
be paid to the said Thomas Cubitt his Executors or Administrators the said sum of  
Two thousand Nine hundred and thirty one pounds and five Shillings of lawful  
English Money As Witnesses the hands of the said parties hereto the day and year

Signed by the above named Thomas Cubitt  
in the presence of

Thomas Tingle R. 1. Balthorpe Place  
Thomas John Oldfield 1 Balthorpe Place

Thos Cubitt

Specification of Works to be done in the Finishing of the Corner & adjoining House on the South side of Eaton Place.

Joiner

Sashes and Frames a Pair of  $1\frac{1}{2}$  inch deal Basement Sashes hung with  $2\frac{1}{2}$  inch Butts and two  $1\frac{1}{2}$  fixed Sashes to light Rooms in Roof. -

The Windows of the Attic Two Pair and Basement Stories, to have deal cased frames pulley pieces and beads Oak sunk and weathered bills, and  $1\frac{1}{2}$  inch deal oval sashes double hung with best white Lines. -

The Windows of the Ground Story and Staircase, to have Frames as above described, and 2 inch Astragal and hollow Sashes double hung with best white Lines. -

The front and back Drawing Room Windows to have solid Fir Frames Oak bills and cast Iron water Bar and  $2\frac{1}{2}$  inch deal French Casement with brass Espagnolette Bolts. - A Metal Fauchlight over the Front Door in Wood Frame. -

Dressings to Windows. Attic Windows, to have  $1\frac{1}{4}$  inch square framed Backs Such plain linings tongued into Frames with Architrave moulding fixed on edges of D<sup>o</sup>. -

The front and back Windows of the Two Pair Story to have  $1\frac{1}{4}$  inch moulded Backs Elbows and Soffits Such square framed back linings tongued into Frames proper boxing grounds with single Architrave moulding on D<sup>o</sup>. -

The one Pair and Ground Floor Windows to be finished as described for the Two Pair and double faced Architraves  $1\frac{1}{2}$  inch moulded front Shutters in 2 heights and inch deal bead butt and square back flaps. -

Basement Windows  $1\frac{1}{4}$  inch Square Framed Backs Elbows and Soffits, Such square framed back linings tongued into Frames  $1\frac{1}{2}$  inch square framed Front Shutters and Such square framed back flaps in one height framed boxing grounds and single Architrave Mouldings on D<sup>o</sup>. -

Staircase Windows The upper one to have Such plain linings with Architrave moulding on edge plain rounded window board. - The lower one to have  $1\frac{1}{4}$  moulded front Shutters and Such bead butt back flaps &c compleat in one height. -

Continue

Floors Attics and Rooms in Roof, Inch white straight Joint Floors boarded to Slabs. - Two Pair Inch white batten D<sup>o</sup> D<sup>o</sup> One Pair and Ground Floor Inch and  $\frac{1}{4}$  batten D<sup>o</sup> - D<sup>o</sup> - Basement - Inch yellow laid folding. -

Doors and Dressings. Attics and Basements to have  $1\frac{1}{2}$  inch single rebated Jamb linings with single Architrave Mouldings on both edges and one and half Inch  $\frac{1}{4}$  panel Square Doors. -

One Pair and Ground Floor  $1\frac{1}{2}$  inch double rebated Jamb linings Inch framed Grounds moulded Architraves on both sides and 2 inch  $\frac{1}{4}$  panel Doors moulded both sides. Front Door to be  $2\frac{1}{2}$  inch deal framed bead flush inside and moulded and bead flush outside with ornamental Dressings of Pilasters and Transoms. - The Wine Cellar and Outer Doors to have solid Jamb and Stone Sills with 2 inch bead butt Doors - Solid door cases and Inch ledg'd Doors to Vaults with Stone Sills. -

Skirtings &c. The Attics and Rooms in Roof, to have Inch deal square Skirting 7 inches wide. -

Two Pair, Inch deal torus skirting 8 inches wide and fillet backings

One Pair, Base moulding and Plinth 12 inches high

Ground Floor, Base moulding and Plinth 8 inches high and moulded Surbase filled in with Composition, Ornament. -

Best Stairs A Spanish Mahogany moulded continued Handrail from Ground Floor to Two Pair with all requisite writhed ramped circular or other work to D<sup>o</sup> - and scroll to bottom Curtail Step moulded Cement skirting to Stone Steps of Staircase to be worked to the sweep, the skirting in the Hall to correspond. -

Stairs from Two Pair to Attics and Rooms in Roof  $1\frac{1}{2}$  inch deal Steps Inch risers and Fir Carriage with moulded Nosings  $1\frac{1}{2}$  inch framed Wall string cut sweeping and  $1\frac{1}{2}$  inch sunk and beaded outer string, deal newel & Balusters and deal moulded Handrail  $1\frac{1}{2}$  inch moulded and square Enclosure to Water Closet with two Panel moulded Door to D<sup>o</sup>. - A Closet to be formed under Stairs with  $1\frac{1}{2}$  inch Enclosure and Door to correspond with Water Closet. The Water Closet in Enclosure on 2 ft under the Attic Stairs and on the Ground Floor to have an Inch Mahogany Seat Riser and clamped Flap and half Inch Mahogany back Skirting. - The Water Closet in Basement to have an Inch and  $\frac{1}{4}$  inch deal Seat Riser and Flap and Inch deal Skirting - Case all the Pipes in the Water Closets and put an Inch deal Skeleton frame to Soil and Rain Water Pipe with Inch beaded casing neatly fitted. - Two Inch Dresser with Shelves 3 Drawers and Pot board and a Closet to be fixed in the Kitchen. -

Ironmongery Brass sash fastenings to all the Windows, Brass knob to each front shutter in the different Rooms, Spring plate shutter fastenings to all the shutters - The Doors of Attics Two Pair and Basement except the outer Doors to be hung with 3 Inch Iron Butts and Screws Doors to One Pair and Ground Floor to have 4 inch 9<sup>th</sup> all the front shutters to be hung with 2½ inch Butts and Screws - The back shutters with 1½ inch back flap hinges and screws - Doors on the One Two Pair & Ground Floor Mortice Locks with Brass Furniture - The outer Doors in Basement 8 inch Draw back Locks and 2 strong Bolts to each - The Water Closets to have a Brass Spring Latch and small Bolt inside - Good Drawback Lock on Street Door, Two strong Bolts on Thief Chain Knocker &c - Good Lock to Wine Cellar Door, and Lock Locks to Vault Doors and 18<sup>th</sup> Brass Garnet Hinges. -

## Plumber

Fix one Stack of Lead Pipes in indent in Wall to carry off Soil from Water Closets - The Water to be laid on so as to insure a sufficient supply to all the Water Closets which are to be fitted up with Pan Apparatus Cisterns Traps Valves &c complete. -

## Mason

Portland Stone Window Sills sunk weather'd, and throated, to all the openings in front and Flank and Bath to 8<sup>th</sup> to back Windows 3½ inch Portland Balconies to front and Flank with moulded edges fixed on ornamental Iron Cantilevers

York Paving to Areas, Passages, Wine Cellar and Kitchen, Pinnas to the Wine Cellar with Stone Shelves on Brick Piers Purbeck Steps in Area up to the Street Paving and from Basement to Ground Floor. - Portland Paving in Hall and Portland Staircase from Ground Floor to Two Pair landing with sunk risers and moulded Nosings returned at ends the string worked fair, Steps properly rebated and well tailed, and pinned into Walls - Mortice all the necessary holes for Ballusters and Newel. - Portland Steps to front Doorway and Portland Curb to Area joggled and run with Lead - Portland Jambs Mantles Shelves and Slabs to the Chimneys of Attics Rooms in Roof and Basement. - Plain Marble Chimney pieces and Slabs to Bed Rooms in Two Pair - Statuary Marble Chimney pieces to Drawing Rooms and Black and Gold to Dining Room and Parlour. -

# Smith

All necessary Ironwork to the Area Railings Balconies and Ballusters to Stone Staircase and Landings, and Railing to Steps from Ground Floor to Basement and to front Area Steps. —

## Glazier

All the Windows to be glazed with good Newcastle Crown Glass, the One Pair and Ground Stories to have best Glass except the lower Sashes of Ground Story which are to be Plate Glass. —

## Plasterer

Lath lay and set all Ceilings and Partitions in Rooms in Roof, Attic, Attic Staircase and ceiling in Basement — Render set all the Walls in Rooms Attic and Attic Staircase, Lath Plaster float and set all ceilings in Two Pair, One Pair Staircase Parlours Lobby in Ground Floor Ditto to Partitions and battening — Lath Plaster float and Stucco all Partitions in principal Rooms Ground Floor and Staircase — Render float and Stucco all Wall to Ditto — Float Compo Skirting 2 ft. high to the whole of the Basement Story. Run plain cornice to girt 12 inches to all the Rooms in Two Pair Story. Run plain cornice to girt 6 inches to Two Pair Landing. — Cornice to girt 18 inches and fix 2 Enrichments to girt 10 inches run Coffin and fix Flowers 2 ft. 3 ins diameter in Drawing Rooms — run cornice 15 inches girt and fix 2 Enrichments to girt 8 inches in Parlours and Dining Room. — Run Coffin and frame and fix Flowers in Ditto — Run cornice in Hall One Pair Landing and top of Staircase to girt 12 inches and fix two Enrichments in D<sup>o</sup> to girt 8 inches from the ceiling of Hall into Panels with Beam and fix one Enrichment in each Panel to girt 3 inches — Run a sinking and fix mull moulding in the center of Beams across Hall Run Coffin and fix a raffle flower in the center of each Panel from a Beam across Hall and fix two Enriched Trusses to D<sup>o</sup> — Fix one Enrichment 3 inches girt to ceiling of One Pair landing — Run a double Quirk bead and soffit to Panlight Entrance Door — Form ceiling of One Pair Landing into one Panel and fix a Raffle Flower in center of D<sup>o</sup> — The ceiling top of Staircase to be finished same as One Pair Landing — Run circular soffit and Architrave Moulding to Staircase Window. — All the ceilings and cornices to be whitened, except One Pair and Ground Floor which are to be coloured, Outside — Stucco all the Reveals to Windows of Front, Back and Flank — The front and flank Wall from the under side of Balcony One Pair to Paving in Area to be Compo'd

## Paper Hanger

The Rooms in Roof and Attic Floor and Attic Stairs to be papered with 6<sup>d</sup> Paper - The Rooms and Water Closet on 2<sup>d</sup> Pair with 8<sup>d</sup> Paper. The Drawing Rooms with Satin Paper at One Shilling a Yard. The small Room of Ground Floor 2<sup>nd</sup> House 8<sup>d</sup> Paper.

## Painter

The Wood work to Rooms in Roof, Attic Stairs and Two Pairs to be painted 4 times in Oil. - The Wood work of Drawing Rooms 4 times and flatted. - Wood work and Stucco of Ground Floor Hall and Staircase 4 times and flatted. - The Wood work and Stucco of Kitchens and Lobby Building and all outside Wood and Ironwork and Stucco Reveals to Windows to be painted 4 times in Oil. - The whole to be done in suitable Colours. -

## Portico to the Corner House

Build a Portico to the Entrance Doorway with 2 Portland Stone Grecian Doric Columns. - The Entablature Pilasters and Mouldings to be of Brick and Stucco'd. Joists boarded and covered with Lead proper drips and Pipe to bring off the Water. -

No Portico to second House. -

# Stable Building

## Bricklayer

Build Drains to carry the Water from Stalls and Cesspool and pave the Stable with Bricks on edge of corner House. - Erect Brickwork and execute all Carpenters Platers and Plumbers work to Stable of 2 and adjoining House. -

## Joiner

Windows. - The Loft Windows to have deal cased Frames pulley pieces and Beads Oak sunk and weathered, Sills and  $1\frac{1}{2}$  inch Oval Sashes single hung. - Stable Window solid Fir Frame and  $1\frac{1}{2}$  inch Casement Sashes hung with  $2\frac{1}{2}$  Butts. - The Loft Floor to be Inch white Deal rough with one opening over each Rack and ledg'd Flaps hung to D<sup>o</sup>. - Floor to Coachmans Room, Inch white Deal wrought and laid folding. - Inch plain linings to the Windows and Architrave moulding on edge and rounded Window Board. - Doors to Coachmans Room and Harness Room to be  $1\frac{1}{2}$  inch 4 Panel square with single rebated Jambs linings Inch framed grounds one side and single Architrave Moulding both sides. - Water Closet Door  $1\frac{1}{2}$  in 2 Panel square. - Stable Door to be 2 inch 4 Panel bead flush and square. - Coach House Doors  $2\frac{1}{2}$  inch framed and braced and filled in with  $1\frac{1}{2}$  Battens. - Stairs up to Loft  $1\frac{1}{2}$  inch deal Steps Inch risers and rounded Nosings deal Newel and  $1\frac{1}{2}$  inch plain String. - Fix an  $1\frac{1}{2}$  inch Skylight and Enclosure to D<sup>o</sup> with 2.  $1\frac{1}{2}$  inch fixed Sashes to light Water Closet and Loft. - Inch deal Seat, Riser and Flap to the Water Closet with Cistern to serve D<sup>o</sup>. - The Stable to be divided into Stalls in a proper manner and Walls lined with Inch boarding to the height of Stall Partitions. -

## Ironmonger and Smith

3 Inch Butts to the Water Closet Harness Room Doors and Door to Coachmans Room. - 4 Inch Butts to the Loft and Stable Doors Proper Hook and band Hinges to Coach House Doors and Hasp and Staple. A knob Lock to Harness Room Door and Door to Coachmans Room 2 Bolts to the Loft Door, Latch and small Bolt to Water Closet, and good Lock to Stable Door. - Each of the Stalls to have a cast Iron circular Rack, cast Iron Manger and Iron Grating in Floor to take off the Water. -

## Plumber

Fit up the Water Closet with Pan Apparatus, Siphon and Pipes  
Trap, Valves & compleat. —

## Mason

Bath Stone Sills weathered and throated to all the openings of Windows  
and Plain Portland Chimney and Flab to Coachman's Room. —

## Glazier

The Windows to be glazed with 2<sup>nd</sup> brown Glass

## Plasterer

Lath. plaster set and white all ceilings and Partitions of Loft Story  
and ceiling to Stable, and render set and white the Walls. —

It is intended that all the Works contained in the foregoing  
Specification, should be done in a proper and Workmanlike  
manner and every part made compleat so as to render the Houses &c  
perfectly fit for Habitation. —

Tho Lubitt