

McDONALD BROTHERS,

ARCHITECTS.

S.W. Cor. Fourth and Market Sts.

Louisville, Ky. Aug 9th 1882

Prof. James K. Patterson
Lexington

Ky

Dear Sir:

Yours of July 31st inquiring for
tools & materials delivered to Wilgus
was referred to our brother Roy and he
writes saying that he has papers in
his desk at home which will enable
him to make up a complete state-
ment of the matter which he will
do the next time he is in town.
If he does not come down we will send
him such papers as refer to the
matter and have him compile a
report from them. From what he says
we would judge that Mr Wilgus'
memory does not serve him in re-
gard to having returned them.
We can show a receipt for every
thing he got and unless he can
do the same he will have them to

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furnish. Please excuse any inconvenience the delay in answering has caused you.

Would you think us presuming if we asked you to put in a good word for us in the matter of getting the come house to build

We feel sure that your favorable mention of us would have weight with anyone who knew you. If you will do this for us the earlier it is done the better.

Very truly yours

McDonald Bros

H. P. McDONALD & BROS.**ARCHITECTS.**

Southwest corner Fourth and Market Sts.

Louisville, Ky. April 27th 1882James K. Patterson Esq.
President A. & M. College.

Dear Sir,

We have made arrangements with B. J. Campbell & Co. to send to Lex. early next week, and repair the part of the stucco which the frost has injured. I told them also that there were parts of the basement floors which would need overhauling. Work is so lively here at present that it will be impossible for me to come to Lexington, so I will have to ask you to show them which rooms are condemned. The printed specification for this patent floor requires a top coat of very pure cement about $\frac{7}{8}$ " thick, and under this 3" of grout, all floors which show loose sand when the top coat is broken are not according

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to contract, and must be raised
or covered with ash as per our
former conversation. It
will be time enough to talk about
the floors, when the stucco is
finished. Some time since I
requested you to have the tower
examined, during a hard rain,
to see if it still leaked. Please
let me know the result of your
examination, as Witt and Brown
will want a settlement soon.

Very Respectfully
Donald McDonald
for H. P. McDonald & Bros.

H. P. McDONALD & BROS.**ARCHITECTS.**

Southwest corner Fourth and Market Sts.

Louisville, Ky. May. 30 1882

James K. Patterson Esq.
President A. M. College.
Dear Sir,

Your favor of yesterday is at hand. Leaks in the shingles must be repaired by Mr. Bush without charge. Those in the tin-work you had better get W. A. White to repair, and charge what you pay him to Witt and Brown. I think it likely that you will find that the whole trouble is with some part of the flashing, and after White is done it will be unnecessary to do anything to the shingles.

Yours Respectfully
H. P. McDonald & Bros.
per Donald.

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S.W. Cor. Fourth and Market Sts.

Louisville, Ky. July 17 1882

Prof. James H. Patterson
Presdt. A. & M. College

Dear Sir

Your favor of the 15th inst is received and we thank you for your kind wishes as to our success with the bridge contract. So far we have had nothing to complain of except high water.

As to the moulding of the wall around the bett course it is due to one of two things—either the bett course is level on top and the rain water stands in contact with the brick, or else it strikes on the bett course and splashes into the mortar joints. If you find the first is true, have a wash worked on the bett course with clewrent—so— giving about 1/2" fall.

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If you find that it already has a wash, then the only way to keep the rain from splashing into the joints is to have them raked out, and pointed up with cement.

As for raising the boilers, I do not think you can get them high enough to allow the boiler house to drain into the sewer, and the sewer can not go any deeper on account of the rock; If however you find that the length of that piece of vertical pipe put in by Coldbath, is greater than the height required to bring you above the sewer, all you will have to do will be to take the brickwork off the top of the boilers, and away from each end, and raise the boilers with levers, and blocks, until you

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get them to the right height and get the large pipe connected again, then carry up the side walls, and piers, the end wall and foundation for front, and all that will be left will be to join up the small pipes, and drop the breeching down. The cost will be about \$200.⁰⁰

I am glad your committee have decided to sue Browner & his surety. I would remind you that it is stipulated in his contract that he is to pay any extra charges made by the Architects owing to his delay or failure to perform his contract. Your committee failed to meet me to decide upon the amount of this charge, but it is set forth on the book in your possession, and as the college will have

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it to pay, you had better include the amount in your suit against Browner.

The whole extra-bill (except that due to Stone work) was really due to the delay in the Brick work, as that rendered a book-keeper and foreman necessary, and also delayed all other contractors.

Hoping that you will be as successful with this suit as you were with the Legislators & Preachers

We are

Yours Respectfully
H.P. McDonald & Bros.

McDONALD BROTHERS,

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S.W. Cor. Fourth and Market Sts.

Louisville, Ky. Aug 18th 1882Prof. J. K. Patterson
Lexington Ky

Dear Sir

Roy got home yesterday and will immediately begin to make the desired statement. The points spoken of in yours of yesterday will be attended to also. The statement will be as full as we can make it.

Please accept our thanks for your prompt action in the Court House matter. We will put in our best efforts to get the Court House and if we are fortunate will make it the best one in the west. We like the Lexington people (not quite in love with some of the mechanics) and hope to make their acquaintance a little closer.

Yours with Respect
McDonald Bros

McDONALD BROTHERS,

ARCHITECTS.

S.W. Cor. Fourth and Market Sts.

Louisville, Ky. Aug 19th 1889

James H. Patterson Esq
H & Co. Dir.

Please find enclosed
the statement of G. B. Wilgus' acct with the
the approx. valuation of the material but him,
placed there on. You can see from statement
that he is debtor to you to the amt of \$123.40,
but there may be some other things that Wilgus
has charged against you, which I cannot
(about \$200^{or I think})
tell about without his bill before me. I would
suggest that you ask him for his bill and compare
the two statements, and if there is any very great
difference send his bill to me with this state-
ment enclosed to be certified. I see from mem-
orandum in office that the kiln-doors mentioned
in previous letter had been returned. Hoping
that this will prove satisfactory

I remain, yours truly

Roy M. Donald for
H. P. McDonald & Bros

McDONALD BROTHERS,

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S.W. Cor. Fourth and Market Sts.

Louisville, Ky. Nov 18 1889

Jas. K. Patterson Esq.
Presdt. A. & M. College
Dear Sir,

Yours of yesterday received. The unequal distribution of the heat can be easily remedied by cutting off some of the radiators on the first floor, and if it is still too hot then some of the pipes which supply the upper floors will have to be lagged with asbestos or some other non conductor. As for the leaks Messrs. Davidson & Williams will have to correct them as their guarantee extends until March 1890, i.e. one year from the date of the acceptance of the work. We write them this evening.

Yours Truly
McDonald Bros.
Archts.

McDONALD BROTHERS,

ARCHITECTS.

S.W. Cor. Fourth and Market Sts.

Louisville, Ky. Nov. 22 1882

James H. Patterson Esqr.
Presdt. A. & M. College

Dear Sir,

There is a money matter between our firm and the A. & M. College which we would like very much to get fixed up as in its present shape, in case of the death or resignation of any of the present commissioners it would be difficult for us to establish any claim at all.

The last meeting of the executive committee which we attended appointed a sub-committee of which you were a member to meet one of our firm and adjust this matter but on the evening appointed our Mr. Donald found none of the committee in Lexington, two of them being in Frankfort attending to the tax fight then going on before

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the Legislature. The amount of the balance due us would not reimburse us for a great many such special trips, and we would therefore like to get the matter settled by means of correspondence.

The account book setting forth our charges for work over and above our contract is in the hands of the Executive Committee. The account is all itemised and if there are any items which are not clear, we will cheerfully furnish a written explanation to any sub-committee which may be appointed to take the matter up. The failure of the contractors rendered this extra work absolutely necessary, it saved the College thousands of dollars, cost us hundreds and was done with the distinct

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understanding, and expectation
that it would be paid for. We
are satisfied that neither yourself
nor any members of your committee
intend to do us any injustice, but
to leave the matter in its present
unsettled shape will certainly have
that effect. We have let the
matter rest for a long time with
the understanding that the college
was short of funds, and if such
is ~~really~~ still the case, we will accept
in settlement a long time note, but
you can readily see what a disadvantage
it places us at to have no evidence
at all of the indebtedness except an open
account. If you will take this matter
before the Ex. Committee and get it
settled you will confer a great favor
on.

Yours Truly
H. P. McDonald Bros.

McDONALD BROTHERS,

ARCHITECTS.

S.W. Cor. Fourth and Market Sts.

Louisville, Ky. Dec 1st 1882

Prof. James H. Patterson
Lexington Ky

Dr. Sir

Yours of late date to hand we would have put in a hall flue if it had been customary in houses of this class but as economy was one of the main objects to be gained we found it necessary to have not only this one but many other small conveniences.

It will cause you some inconvenience to put in a flue at this late day, but with proper pains it can be done successfully. You can introduce a 4" x 13" flue between the two doors which open from the front hall into the dining room and rear hall; let the flue start from a corbel 2 feet below the ceiling


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and run to roof. It will project 4" into hall. This will give thorough satisfaction.

As to your remarking chimneys they can be cured by the simple method of putting on chimney pots which you can buy ready made of terra cotta - If there is an eddy over the ridge of the roof get a pot with a cowl on it thus  which prevents a downward current

Yours very truly

McDonald Bros

McDONALD BROTHERS,

ARCHITECTS.

S.W. Cor. Fourth and Market Sts.

Louisville, Ky. June 21 1877

Jas K Patterson Pres
Lexington Ky Dear Sir

Yours of 20th ult is at hand
& contents noted with much regret
that the work has turned out so
badly. It was on account of the
clause that inspection would
of the most careful character would
not insure perfect work that Campbell
was required in his contract to guar-
antee his work. His guarantee
still remains good & can be enforced
& as far as we know he is perfectly
responsible having quite a hand-
some estate.

Judge Duball can find one of
our firm at our office as above
any time he will call but he
had probably better make an ap-
pointment some days before hand so
that he will meet our H P M D
When he comes.

Yours &c
W H Donald Bros

H. P. McDONALD & BRO.**ARCHITECTS.**

Southwest corner Fourth and Market Sts.

Louisville, Ky. May 15 — 1857

Hon W B Kirkland Chancellor
Lexington Ky
Dear Sir

Yesterday I received through my assistant Ray McDonald the following copy of a resolution passed by your board at its last meeting. Resolved "that H P McDonald is expected & directed by this committee to push the work on the college buildings to the full extent of the power vested in him by the contract". As I understand it this resolution means that I am to employ you myself to push this work forward since the contractor Mr Brauner after due notice has substantially refused to do

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There are two ways in which

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This can be done

1^o By employing a foreman & men & setting them to work independent of Mr Brawner.

2^a By employing men who shall be ordered to report to him for employment & be under his control.

The latter method I think would be almost ineffective for the reason that we will be compelled to offer more wages than Mr Brawner is willing to pay & we will be entirely at his mercy as to whether he will keep the men or not. I mean by this that it will be so easy for a Boss to drive off the men by making their situation disagreeable.

For these reasons I feel therefore disposed to adopt the

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first method.

There is however this to be considered in this plan of operations. Does the contract clearly give me this power? You know it will amount to practically ignoring Mr Kraemer altogether & will of necessity take the control of the work out of his hands.

I feel that it is due to the committee as well as to myself that no blunder should be made & I therefore would like for the committee as a body to have a competent legal opinion taken as to whether I could safely exercise this power under the contract & to have them attorney to instruct me as to whether our contract clearly gives me this power.

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From what has passed I am confident that the only way in which the work could be properly advanced is to get rid of Mr B entirely of course retaining our hold on him & his surety.

The first step which I shall have to take will be to advance wages to \$3⁵⁰ per day instead of \$2.50 which Mr B is now paying. This will operate to make all of the men who are now working for him stop at once so that he will be left without any force unless he pays the same.

I anticipate that our course will be to employ men & a foreman to go to work by the day.

With this view I have made the following arrangement

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Conditioned on your approval
with Mr. Claus of Hale of this city
Mr. H. is the most ~~active~~
competent of our ^{best} bricklayers
We are to pay him 6⁰⁰ per day
& 10% on the wages of his men
(The extreme limit of wages to
be for the present ^{\$3.50} per day)
& to pay transit & maintenance of same
to & from Lexington at such
special rate as I may be
able to get. Hale is to leave
within five days after I in-
struct him 20 bricklayers
at work.

If your attorney decides that
we have the power under the
contract to do this & you ap-
prove of this arrangement please
telegraph me at once & I will
bring Mr. Hale forward at

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ours. If not please instruct me what to do in the light of your attorney's opinion & your own judgment.

It is my belief that Mr Hale will finish this contract at a great saving over what Mr Drawner could do it & that it will be a practical benefit to us to put him to work.

This matter is of great importance & I should attend your meeting were it not that I am subpoenaed as a witness here tomorrow & am under a bond of \$100⁰⁰ for my appearance (the bond is because I have once before disregarded the summons).

Yours &c
H P McDonald

H. P. McDONALD & BROS.**ARCHITECTS.**

Southwest corner Fourth and Market Sts.

Louisville, Ky. Jan. 7 1857

James H. Patterson Esq.
Pres. A. & M. College Les. Ky.

Dear Sir,

Your letter concerning the pavements in the college building was received some time ago, and I answered it verbally in the committee Thursday last as you were not present I write you - 1st that the contract of R. G. Campbell & Co. did not require them to lay the pavement on cracked work. 2nd that it is not customary to lay this pavement on cracked work except where it is outdoors & exposed to frost.

I have never accepted these floors or paid in full for them & I do not intend to do so until they have had time to become dry & to show what they are.

Yours Respectfully Donald McDonald

H. P. McDONALD & BROS.
ARCHITECTS.

Southwest corner Fourth and Market Sts.

Louisville, Ky. Dec. 31 1881

James H. Patterson Esq.
Dear Sir, 1 Puett. A. & M. Collee.

Yours of Yesterday endorsed
by Judge Kincaid is at hand,
and noted. In reply we will say
that we have already stopp'd all
payments to the Carpenter & Steam
Heating Contractors on account of
the tardiness of their work. Any
action more decided than this
would involve additional expense
and most likely a law suit,
and we must receive definite order
from your committee before taking
any such steps. Jarrett Wilgus
has contracted to build the
boiler house, and we are surpris'd
to learn that it is not done, as
it is only a few days work.
The steam fitting, and boiler setting
need not wait for this however,
so we anticipate no delay from
this quarter. As to the

212 Market Street, Louisville, Ky.

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M. F. McDONALD & BRUS.

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privys, and cisterns; they were left out of the original plans and contracts by the order of your committee, and as we have received no subsequent instructions, ^{concerning them.} we have no plans ready, but will prepare some promptly if so ordered by the committee.

~~From~~^{the} long inaction of your committee on our bill for extra services we infer that you do not wish any more such services rendered; and as the remainder of the work can easily be superintended by means of occasional visits, we have dismissed our superintendent as he had few duties left except those of foreman & timekeeper for the college force. Our Mr. Donald McDonald will be in Lexington

W. P. McDONALD



ARCHITECTS,

Southwest corner Fourth and Market Sts.

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early next week, and will look into all matters requiring our attention. Hoping that this will be satisfactory we are

Very Respectfully
W. P. McDonald Pros.

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Southwest corner Fourth and Market Sts.

Louisville, Ky. May 9 1882

James H. Patterson Esq.
President A. & M. College

Dear Sir,

Yours received.

I think the ultimatum you suggest is a very good, and have only to suggest that you present it to him early, as he knows better than either of us just what condition the work is in, and if he sees that we intend to require a good job he will know whether to give up trying and let us fix it ourselves, or to go ahead, and put in in order. By fixing it ourselves I mean covering with ash. The only way to do with the mechanical department room is to arrange with him for a money forfeit.

Respectfully

Donald McDonald

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Southwest corner Fourth and Market Sts.

Louisville, Ky. Apr 30 1881

Dr Jas M Patterson

Delaware St & McColl St

Lexington Ky

Dear Sir

Your favor of 29th enclosing Copy of Resolution of Executive Court is at hand

In reply would say that I am only waiting until the four days notice to which Mr Braumers contract entitled him has expired to be in Lexington in person to look after the work.

It is obvious that I can better make arrangements for a few bricklayers here than in Lexington.

I have instructed Mr Roy McRonald by superintendant of telegraph me on Monday

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Tomorrow as soon as the train arrives from Frankfort what you Mr B has at work.

If he has not by that time completed with my order I shall immediately employ a foreman & men & take them to Lexington myself.

Of course I can do this better here than if I were in Lexington & had all my arrangements to make by letter.

You can rely upon it that I will leave the work in full progress by the last of next week even if Mr B fails me.

Yours &c

H P McDonald & Bros