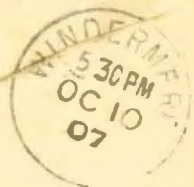


Terms of Agreement



Miss H. Lister
"Belfield"
Windsor



Blair Street Hospital.

9th October 1907

Dear Miss Lister.

I have let to you from the 1st instant at £60 per annum, payable quarterly, the girls' quarters in School Lane, & also the old board-room suite (from reception room to nurseries), subject to 3 months' notice from any date, your holding as indemnified from any claims for extra rates or fire insurance arising from your occupying the premises, or any damage beyond ordinary wear & tear, and to be exempt from any demand for either internal or external decorations or repairs whatsoever.

Reserve letting the boys' dormitories, chapel, or dining room, I will let you have the refusal of them.

Kindly yours

Yours truly

J. Ernest Thorne

POST CARD



THE ADDRESS TO BE WRITTEN ON THIS SIDE.



Miss Lister.

Belfield.

Warrington, Warrington.

England.

Dunowen. Luddaff.
Londarderry.

30.8.07

Dear Miss Lister.

The Sandaw Studios (& Miss Lister in particular) are welcome to use part of the old Blue fort at £30 a year, subject to 3 months' notice. I fear however that up to the end of September the Palestine Committee want the premises: & the Head Quarters, Mr. Mercer, is on his holidays

until the 20th Sept.

I am sorry to be absent until
30th Sept. but I do not think
I can do much before that
date.

Kind regards to your people.

Yours truly

J. Ernest. Viner.

Blue Coat Hospital,
Liverpool, 5th November 1907

Dear Miss Lister.

You are welcome to use
the dining hall at old Blue Coat
for November/December, if you will
paint & clean it. If you want it later,
we would expect a rent for it next
time.

Yours truly

W. Stirling.

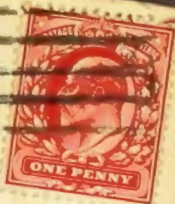
Treasurer.

LIVERPOOL

2.45 PM

SEP 24 07

No.



Mrs Chownes & Dimmack's
Scheme.

Miss Hannah Lester.

Belfield

Wimdermere

2-2



Bruner

Torus

E.K. Mispur

P. Catin

L. Dubois

T. Bruner

E.K.M.

P. Catin

Orange Mispur

L. Dubois



For the consideration of the committee.

TELEPHONE
ROYAL 2484.

ask Mr. [unclear] whether he or his father or some other distinguished individual will be the President.

UNIVERSITY CLUB,
LIVERPOOL.

ask Professor Reilly to be an Hon. Member.

ask Professor Rosanquet to be Hon. Member or Hon. Antiquary.

Class
1.

Men

~~The following refers to~~

Practising local artists shall be admitted as members with following privileges:

use of Life class	3 nights	
use of Design class	2 ..	Grants
.. .. Life class	Sat. afternoon.	Wills

two exhibitions of work annually for the purpose of selling all kinds of artistic output.

also privilege of renting studios at the same rate as ordinary Student members.

An inclusive yearly fee to be charged.

The fees to be decided by the committee

& to be paid quarterly in accordance with the tenure of the building.

men.

(local)

Class 2, Practising artists who are unable to attend evening life classes or Saturday classes (both or either)

shall be admitted as members having same privileges as Class 1. ~~but~~ ~~from~~ with regard to exhibiting work & taking studios, but shall pay fees

x
2 Smaller?
H.L.

proportionately greater. (to be determined by committee).

Class 3.

Women. Practising artists shall be admitted with following privileges:

Use of Ladies' life ^{class} ~~room~~ on certain afternoons or on ladies evening & use of design classes.

to the same amount as members in Class 1.

with other privileges as in Class 1. & paying same fee.

Class 4. women Practising artists shall be admitted having same privileges as Class 2. & paying same fee.

Selection of Artist Members

Six artists shall be invited in the first place by the Committee, to form a Nucleus. ~~two of whom may be~~
~~by purchase - but choose.~~ These shall be the best available & shall come in (on the terms decided on by the Committee) under class 1, 2, 3, or 4.

These 6 artists shall choose 3 of their number who with 3 Student members (or members of the Committee) shall decide on the eligibility and desirability of future Artist Members. (It is of course understood that this new class of members in no way interferes with the present working of the School as far as the Student go.)

This small committee of Six would be well adapted for executive work in connection with exhibitions of all classes. Details as to number of this committee & Ex-officio Chairman, see ~~page~~ ^{page} can be discussed in ~~committee~~ ^{committee} & put

LIVERPOOL

UNIVERSITY CLUB

before the Student members in suitable form.

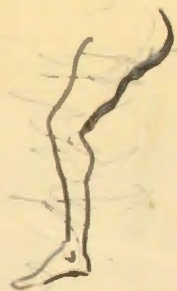
Martin

Hay

Cur

How is

Shupe



E. Exhibitions.

1.

1. In October each year there shall be an exhibition of purely Student work to show what is being done in the school.

To be open free to the public for 2 weeks with a reception in at Sandon House ~~at that~~

shall be considered to 4.

be of sufficiently high Standard. (A committee of judgement to be formed of an equal number of Artist Members + Student Members. No of works to be shown by members to be hereafter decided

Student

7.

Former members and Student Members temporarily absent should have same right of exhibiting work at these exhibitions as present members. The fee to be decided hereafter.

2.

2. There shall be two exhibitions each year Spring (Feb) and ~~Autumn~~ Autumn (Nov) open for one month, when members may sell work, & which will be advertised

(b) Autumn exhibition to 5.

consist of works by Artist Members + Student Members selected as above mentioned.

Should Student's work be exhibited. a slight charge ^{shall} be made

of course

8.

No charge shall be made for Student exhibitions. & if possible some of the sketch club funds will be devoted to mounting printing &c

3.

3. As much as possible, & a charge made for entrance or for catalogues.

(a) Spring exhibition.

shall include work by

Hon. members, Artist members, & such work by Student members as

say 5/- ~~for~~ for those who have attended class for two terms

and 5/- for 2 exhibitions for those who have attended class for 3 terms in the year.

otherwise 5/- per exhibition

Oct 5th 1907.

Copy

Dear Mr. Turner.

The Sandon studio like their
new home very much, nothing
would suit us better, but you
will be amused to hear that we
already want more room.

Might we have the rest of the
building that is the boys wing
& the long room between on the
same terms? Another £50 &
3 months notice.

I wish we were Rich enough to offer
you a proper Rent, but ~~with~~ ⁱⁿ this
good & central situation there is no
knowing how prosperous we may
grow, & at least I can guarantee

The £60 will be paid regularly
with kind regards &c.

A L

Dear Mr Thompson.

You asked me some time ago the question whether I thought it would answer for the two Liverpool art schools to be combined as one school, or whether I thought there was room & need for two schools, working on rather different lines.

The ~~matter~~ ^{question} has now been raised in a most practical manner, for the two schools have been amalgamated by the

A* We are anxious if possible to keep our two excellent masters, who gave up ~~their~~ ^{the} posts in the new city school because they found they could not conscientiously teach the South K. system. They have been teaching us for nothing all their time but naturally cannot afford to go on doing so, & we have no money to offer them.

corporation, very much against the wishes of the smaller but hitherto free, University school. C. The result was rather unexpected, for the whole of the design, life & painting students of the University school at once said it was impossible for them to go that they could not learn on the S.K. system & even some who had scholarships & free studentship which they could ill afford to give up, refused firmly to go to Mount Street. A They have taken a house & formed studios, and have asked me to be treasurer.

A There are over 40 of them, ^{some of them most able & very brilliant} all in deadly earnest, some of them even have scholarships & free studentships wh: they can ill afford to give up. A

Subscriptions (at present)

Day classes Any two days a week £3. Composition fee, including everything except enamelling, £6 a term, ^{a term.} OR £15.15 a year.

Evening classes, Men's life classes. 15/- Women's 10/6. N.B This rate includes use of design studio every evening.

Men's Saturday afternoon class 7/-

Enamelling £1 per term, plus share of gas. This includes use of room ~~the~~ Wednesday evening meeting + any other day or evening.

Sketch club 2/6 a year for studio members. Outside Members 10/6.

Time table.

Life Monday Wednesday

I am trying to raise a small fund, for what I (naturally) consider a good object, & Miss Thompson, who is kindly helping me, as her help & support, ~~to me~~ says she thinks I might venture to write to you about it, as it is a matter in which you took some interest.

The students of the late University Art school (which is now amalgamated with the S. of A.) who do not wish to be under the S. K. ~~the~~ system have joined together & taken formed a little school or rather group of studios on their own account. They have made me treasurer, as I heartily sympathise with them in their dislike of S. K. teaching & methods, & feel convinced there is room & need in a big town like Liverpool for a school on a free basis, as well as the excellent thought S. of A.

The students fees ~~and~~ as they afford are just sufficient to pay expenses of rent (happily low), models, coals & light, ~~and~~ all the working expenses of the studios & leave a ^{small} margin, but

A But we are etc.

93x We do not intend at present to ask for ^{permanent} endowment of any kind either public or private, but we ^{would} ~~want~~ ^{we} ~~to~~ ^{had} the chance of showing whether we are worth endowing. Our idea ~~is~~ ^{is} we are asking for subscriptions for two three years to form a small fund to pay salaries to the two masters. ~~At the~~ Before that time is over, it will be seen whether such a movement as ours is really wanted & can justify itself by results. If it can, I have no doubt a Fall of its being properly supported, either as a free branch affiliated ^{to City School} but not under the S. K. system, or as an Art faculty of the University. It is not in opposition to the City school now, as

for as you ^{will} see from the pros. it is on very different terms, & there
should be room for both in a big town.

That is my case, As to how much money we want £400 or
£500 for the three years, and at present we promised up to
have £100 ^{per} ~~year~~ ~~of~~ 5 10 & 15 guineas subs - ^{each of the} for the 3 years.

No doubt you will want to ~~hear~~ ~~see~~ hear more about it
before making up your mind whether we are worth supporting,
so please do not be in a ~~do not answer~~ ~~to~~ ~~Latou~~ will so I
shall not expect an answer from you till you have had plenty
of time to enquire & to consider, but do hope you will end
by approving of us.

Mrs Tom Rely.
Mrs Goret.
Mrs Page.

Mr. John Temple.

1905

I have been asked to try & interest you in a new scheme which I think ~~should be supported~~ ^{ought to know about} by all lovers of Art; & I hope you won't think I am presuming too much on your old friendship with my Father in writing to you about it; ^{on the subject} though I am afraid that but for that old friendship I should not venture to bother you.

You may perhaps have heard that the old V. A. S. of which I am an old student has lately been amalgamated by the Corporation with the Mount St School of Art as one large city school under the S. K. system. The students of the late V. A. S. do not wish to be under that system, & they have joined together, about 40 of them & taken some studios on their own account. They think there is both room & need in a big place like Liverpool for a studio for rather advanced students who have had some training & wish to work freely, who no longer need the discipline & elaborate rule system of an elementary school.

Of this ^{entirely} little body I am treasurer; we have worked together for a term & our fees are just sufficient to pay all our current expenses & have a small margin. But we are very anxious to keep our two excellent masters Aⁿ.

B^x We do not intend at present to ask for a permanent endowment of any kind

We ~~think~~ that if we get £500 a year for these 3 years, & have already some promised in subscriptions for that period, but we want if possible to get one or two, three people to promise us sums of £100, or £20 towards it on condition of our

getting a little amount from some others.

Of course you would want to hear much more about our movement before making up your mind whether you think we are worth supporting, ~~we ask~~. Your neighbours, Mr Suig & Miss Suig can tell you all about it, & other friends and supporters are Mrs Miss Holt, D^{Sr.} Eaton, Lady Hampson & Professors Elton, Sherrington, Boyce, Mackay, Moore, Strong & many others of the Univ: Staff; Mr Hall heads among the artists, Mr & Mrs Max Muspratt, & many others more. Also the studios are always open & either Miss Suig or I would meet you there with pleasure at any time & show you the work that is being done.

Please forgive me for troubling you with so long a letter. I am sure you will be glad to hear that Father is very much better than he has been for months, & is quite hopeful of being about again when the Spring comes.

With kind regards &c.

as follows.

1). That it is imperative to keep in view the idea of an advanced school, or rather a studio for advanced students who wish to do independent work so that we do not trespass on the ground taken up by the School of Art. We want to take the kind of people, students ^{with} & artists both who are taking up any independent line, or who want the use of a special model or bigger studios than their own for any purpose; using our building as an advanced selective graduate in science will come to the University for purposes of research. Also we shall have co-operative decorative work going on among the members; & our masters will work in the building & to some extent with the members. Thus we hope to supply what no ordinary School of Art could possibly offer, & we shall not attempt to offer much that the School of Art gives.

partly: it will look like an opposition school & partly

2). We do not propose to ask for official recognition, nor to try to raise from any source money for a permanent endowment. ^{& because} We want first to prove by results that what we offer really supplies a need & can justify itself by results.

3). But we have no money to pay salaries, & our two good masters who have hitherto worked for us for nothing cannot afford to continue to do so. They are good men &

I both see heart & soul in the movement.

Blue Coat Hospital.
Wavertree.
Liverpool, 13 Nov^r 1907

Miss Lister

Dear Madam -

Old Blue School

The ground floor room on the west wing - which we called the Ladies' Committee Room - might be taken over by the Sandon Slidiers. One caretaker has used it so far, and she tells me that a Mr. H. C. Nais (?) has asked her for it for a fortnight & offering to buy her, so I have told her that the room must come over to you, & that you must make your own arrangements with Mr. H. C. Nais. You will find it a nice room.

P.T.O.

Wm. J. G. G. G.
Assistant Master

Small Ex-lar Room

It would be necessary for
us to make a new way to the
lock of the door leading to
the caretaker's back, so that
her rooms are kept private.
There is a lock onto the
way has been missing for
years.

SANDBACH TINNE & CO.
LIVERPOOL & LONDON
SANDBACH PARKER & CO.
DEMERARA.
Telegrams
"SANDBACH."
TELEPHONE NO. 755 CENTRAL, LIVERPOOL.

Codes used
SCOTT'S EDITIONS 1885 & 1886. ABC 4th & 8th EDITIONS
WATKINS 1884 & APPENDIX. LIEBERS STANDARD.
WESTERN UNION.

Liverpool, 8th February 1908

Dear Miss Gifford.

Yours of 5th instant reached me last night. I return it for you to correct, as some of the typing seems to me faulty. Does not £50 per room per week (p.l.) mean £5⁰ or does it mean £50 for all the rooms for six weeks? So far as I can judge, for what we can lease for 6 weeks (apart from yard), we should get at least £60⁷⁰, on which you should have 10% or pay any rates or additional insurance. If we had let the whole building to the firm as White Hall for emigrants, we would have asked £600 a year, landlord paying repairs or sum not the rates.

Yours Truly
J. Ernest Tinne.

Blue Coat Hospital,
Wavertree,
Liverpool, 12. 2. 1908

Dear Miss Lister.

I have yours of the 11th inst.
& agree to your suggestion. (i.e. that
we get £70 less 10% = £63 net for 6
weeks.

Yours Truly

J. G. Stinson

MOSTYN,
AIGBURTH,
LIVERPOOL.

22nd Nov. 1908

Dear Mr. Falder.

I am somewhat at a loss what price to name for the rent of the Blue foot dining hall for one, two, or three nights. The expenses (heat, light, cleaning before & after, rates, attendance) all lie within your jurisdiction & for you to do as our landlord, we merely retaining our veto upon

Or what do they ask for Lefton
Assembly Room?

I shall really await your
guidance, & meanwhile receive

Yours truly

J. Ernest. Thorne.

unsuitable applicants, & receiving
from you the agreed proportion
of rent. Do you think 5^{/-} a
night would meet the case?

What do they charge for the
small room at St George's Hall,
£10 guineas + cost of gas, & the
landlord keeps it clean? Your
father would know.

Mrs Japp.

~~75-6.~~

2.2. smaller

C Coal

Gas

Cham

Terms for lots of less than
one week.



Mrs H. Calder

12. Alexandra Drive
Sefton Park
Liverpool

Blue Coat Hospital.
Wavertree.
Liverpool, 4th Dec. 1908

Dear Mrs. Falder.

I enclose copy of what I
wrote Mr. Birchall of the fountain.
Mr. Mackay

I am willing to accept £4.4.-
a day for dining room, half to be yours; & do
for chapel £4.4.- less 10% to you, if
let separately; & £6.6.- for both, of which
£3.3.- would be yours, & no question of 10%
for either room; also £1.1.- for each
additional day, half to you & no 10%.

I don't object to small dances,
no outlay being for our account.

Yours truly
J. E. Finlay.

TELEGRAMS:
"TINNE," AIGBURTH,
RAILWAY STATIONS:
MOSSLEY HILL, NORTH WESTERN,
MERSEY ROAD, MIDLAND.

MOSTYN,
AIGBURTH,
LIVERPOOL.

23rd Jan. 1909

Dear Mr Calder.

Thanks for your cheque
£15; & letter of 12th from "Hamel
Lester" (Mr Calder).

Rather than be mixed up
in the question of rates, I would
prefer not to sublet the old Blue
boat at all; in the low rent asked
for these that tenancies, all
this has been amply allowed for,

& we have only asked as not sent
free of every expense.

Very kind regards to your father
& you; & I hope now the winter is
nearly over, your invalids will
feel spring like.

Yours very truly

J. Ernest. Trine

TELEGRAMS:
"TINNE", AIGBURTH,
RAILWAY STATIONS:
MOSSLEY HILL, NORTH WESTERN,
MERSEY ROAD, MIDLAND.

MOSTYN,
AIGBURTH,
LIVERPOOL.

18th April 1909

Dear Mrs Calder

Thanks for £15; the
receipt will follow. Subject to a
month's notice, & no expenses or
risk to us, let the old school for
what you like that is decently
respectable.

Yours Only

J. Ernest Thorne



Mr Salden

% James Lister Esq

Belfield

Windermere

England.

Dunowen. Gulluff.
Derry. 21.8.09

Dear Mr Balder.

If the sale of the Blue
foot goes thro', the University will
probably retain you as tenants if
you wish; & in any case, I should
give you 3 months' notice.

But I am waiting for a
reply from them.

Yours truly

J. Ernest. Thine.

Blue Coat Hospital,
Wavertree,
Liverpool, 13th Sept. 1909

Dear Mr Sellar.

The lease to Liverpool University is almost agreed, & I must therefore give you formal notice to resume possession of our School Lane premises. The School of Architecture will not pay rent before 1st Jan. 1910, but they want to clean up & put in some doors & lavatories on 1st October, to which I hope you will not object. If they do, I would let you remain gratis, so far as you could use the rooms, as from 1st Oct.

Yours truly

J. Ernest. Prince.

Blue Coat Hospital.
Wavertree.
Liverpool, 16th Sept. 1909

Dear Mr Calder.

I have now the unpleasant task of giving you formal notice of 3 months from this date (under our agreement) to vacate your tenancy of any part of the premises of the Blue Coat Hospital in School Lane. I understand that it is probable that the University of Liverpool will desire not to disturb your occupation, even when they take possession; but you & they can arrange this matter. Do not let the dining hall or chapel, as I want to allow the University to get on

with doors, heating, internal painting & decoration at once, so as to start their School of Architecture there on the 6th October; & I hope also that you will as soon as you can, give them possession of any rooms on the boys' side.

I shall be in Ireland from the 22nd Sept. till the 2nd October; & then at home permanently. Where are you? Did you get my last letter?

Yours truly

J. Ernest. Pinner
Treasurer.

I think your rent for the midsummer quarter is overdue.

DELFIELD,
AIGBURTH,
LIVERPOOL.

16th Sept. 09

Dear Mr Saldew.

I have just now telephoned
Allen's & explained to them that
I can't let them the Blue boat
Hall & chapel for their exhibitions.
What did they talk of paying?

Yours truly

J. Ernest. Thorne

Blue Coat Hospital,
Wavertree,
Liverpool, 21/9/1909

Dear Mrs Calder.

Thanks for your letter
(undated), which I received yesterday.

I think Professor Reilly has
arranged with Miss Martin; & will not
disturb your other tenants. Of course
rent to date at which I served you
notice (16th Sept.) is still due & part
is in arrears.

I did not like the last
poster exhibition; it was rather
infra dig. I hope you are having
a good holiday. Yours truly
J E Stone

Blue Coat Hospital,
Wavertree,
Liverpool, Oct: 11th 1909

Dear Madam

I am requested by
Mr. Finnie to inform you that
our excavations at the Old Blue
Coat School left on Thursday
last. Professor Kelly required
her rooms. We understand
that the London Studio
members can enter & leave
the premises conveniently.

Yours faithfully
A. Mercer.

W^m Calder

We have notified the Gas Co
that the meter for Mr. Lloyd's rooms
would not be required by us
any further.

Blue Coat Hospital,
Waverley,
Liverpool, 8th November 1909

Dear Mr. Falter.

I enclose receipt for your cheque £15; & hope your tenants will soon repay you, especially as neither you nor Professor Reilly pay me any rent from 1st October to 31st December for the rooms you & he occupy.

Yours Truly

J. E. Thorne.

Blue Coat Hospital.
Wavertree.
Liverpool, 18th Nov. 1909

Dear Mr. Calder.

I have your favour of the 17th
inst.

I went today & hunted for the gas
pipe you mention, but could not find it.
Can you point it out to me tomorrow? ^{The} ~~the~~
Blue Coat (School Lane) ^{are} not using gas, & have
no meter, or etc with the gas; have you?

I fear you are under some strange
misconception about Shackleton & fouries.
I told you ^{in October} that if you gave up all your
tenancy & dispensed with notice, I would
let you off rent from October to December
altogether; apparently however you (or
Professor Reilly) are getting rent from

²
subtenants (Professor Wilde & 2^d two others),
altho' Wilde has put me to the expense
of £5 gratuity & £12.5. - for alterations,
for which considerations he kindly
agreed to move. Further, Reilly & he
sent me today Post Office & City Rates
etc for £1.4. & 1.6., in respect of
Shackleton let, which I have paid.
Neither you nor Professor Reilly have
paid or are going to pay me any
rent for your occupation of premises
from Oct. to Dec; & yet you & he
seem to receive £50 for Shackleton &
£15 for fouries. The room was neither
his nor yours to let at all; & the
receipts are my property. I told Reilly
however that he might retain £5

Blue Coat Hospital.
Wavertree.

Liverpool, 18. 11. 1909

3

of the furniture in my son's room
over the door etc. He ought to pay rent
Oct/Dec for the old chapel, as he
asked to occupy it for repairs, alter-
ation & decorations; & now I find
he is using it for pupils (about 30
desks) & paying no rent; I think
naturally he is bound to pay me £50
for that room; but I am not pressing
him.

On 1st Jan. 1910 his regular rent
begins, unless the lease still hangs
fire & "he vacates altogether".

4

As regards the rooms at the factory,
I hope we may arrange later: I
believe Reilly will give you access
there' the first.

I am, Yours truly
J. Ernest. Thomas.

Copy.

Nov 17th 1904.

BASIL CRANCE,

WEST DERBY,

LIVERPOOL.

W. E. Time Esq. Mostyn
Ayrburth.

Dear Mr Time

I notice that the workpeople outside the East wing of the Bluecoat School have the big gas-main exposed and I am afraid they might not know that the gas is being used in part of the building. Would you be so kind as to warn them not to interfere with it?

Apologies ^{we} rather owe you an apology for not consulting you before letting the big room for two exhibitions, but in your letter of September 16th you only say we are not to let the dining hall or chapel so as to interfere with the School of Architecture getting on with their preparations and as those lets were with Professor Rilly's consent I felt sure it would be all right. We knew you could have no objection to either Shackleton's Exhibition or the Lorrain & they both wanted an answer quick, so we ventured to accept them both without waiting to ask you. Of course the money is of special value to us now as we have had to forego all our school fees for the term, and I am sure you would be glad for us to have it to make up

for our disappointment about the poster Exhibition,
which would have meant £120

The Shackleton Exhibition is paying £50, quite a big rent
for the short time, but it is to include coal for which we usually
charge £1 extra, so it is really only £49 for rent. Also as the
Rally got the lot for us I think he ought to have a commission
on it, but both these charges might come out of our
half of the rent so that you should have the £25 clear.

We are having a general meeting of all our members on
Dec 4th to discuss our future, & I hope then to bring a proposition
to make you an offer for those Rooms at the back, so that we
may still remain your tenants if you will have us.

With kind regards

Sincerely Yours

Harriet Calder.

TELEGRAMS:
"TINNE", AIGBURTH.

RAILWAY STATIONS:
MOSSLEY HILL, NORTH WESTERN,
MERSEY ROAD, MIDLAND.

MOSTYN,

AIGBURTH,

LIVERPOOL.

20th Nov. 09

Dear Mr Belden.

From the letters that
Professors Reilly & Wild sent me,
it seems to have been agreed that
the lesson ^{was to pay} ~~paid~~ the rates out of the
£50 Shackleton paid, so I have no
choice but to pay them.

I am very sorry that I have
no choice about standing to my
previous letter: there is a good deal
of sore feeling on my Board of

Economy rather at the University
stealing a march on us over
their occupancy, & I shall not be
able to extract anything out of
Professor Reilly. If I get £50 from
Shackleton & £15 from fossils,
I must deduct from that £65,
£12.5. - cost of new entrance

for Professor Will on clearing out
of old board-room into old office,
£5 for cost of moving & disturbance,
rates £2.10.4, in all say £20,
leaving £45 as the rent of the
whole place for 3 months, or less
than half what the University ought
to pay for Oct/Dec, & will have
to pay each quarter in future.

I will let you down as easy as
possible in January, especially as
the University must be on very
short notice.

Yours very truly
J. Ernest Thwaites.

Dear Mr Tinn

Your letter was rather a shock, for you seemed quite certain when I saw you in Gtbn that there would be no difficulty about our keeping on the Rooms, so we have naturally not looked out for other quarters and now, ~~just at this time especially~~ it is quite impossible we should find them & be able to move our things in ten days time. ~~We will of course try to do so as soon as possible~~ May we leave our belongings there for the moment, on the understanding that we will remove them at once as soon as you let us know that ~~the work~~ is completed & the building you want the rooms cleared.

I am desired by my committee to make another protest about our share of the rent for the Shackleton & Courten Exhibition.

I have it under your own hand & seal that as long as we were your tenants we might let that Exh-room (subject to your approval) & have half ^{whatever} the Rent we could get. Until Dec 30th that

∴ The Committee

The most ^{feasible} popular suggestion is that of Mr. [Name] & the Committee have decided to put his scheme before the members thinking that with some modifications & amplifications it affords the best ^{offered} ^{most} ^{sales} ^{factor} ^{basis}

on which to keep together.

Briefly his scheme is:

+ that you have true put to some expense in order to let the Navy have ~~been put some expense their~~ possession.



M^{rs} Ladd.

Basil Grange

West Derby.

Blue Coat Hospital,
Waverley,
Liverpool, 17th Dec. 1909

Dear Mr Salden.

Yours of the 14th instant
followed me to London; hence my
delayed reply. I regret that I shall not
be able to let the back rooms to you or
any other tenants, as we may sell the
remaining land at the old Blue Coat
at any moment & require immediate
possession. I am very sorry I can't
oblige you: but hope you & yours may
nevertheless enjoy Christmas.

Yours truly

J. Ernest Thorne.

M^{rs} James Galden

Basil Grange

West Derby.



Blue Coat Hospital.
Wavertree.
Liverpool, 29. 12. 1909

Dear Mr Calder.

In reply to yours of the 28th inst. I do not propose to disturb your tenancy of the back-rooms at the old Blue Coat after 31st December, until I sell or lease the remainder of the land which might happen at any moment, tho' I have nothing before me yet. Therefore if the University will give you access to them & you will pay me £2 per month, & all expenses (rates &c) for your account, you can remain there as I hold your sub-tenant Mr Atkinson, subject to

1 month's notice from the 1st of any
month. I cannot give you a letter.

Wishing you a Happy New Year.

I am, Yours Truly

J. E. Turner,

Treasurer.

M^{rs} Calder

Basil Grange

West Derby.

LIVERPOOL

6.15 PM

JAN 31 10B



LIVERPOOL.

January 31st., 1910.

Dear Mrs Calder,

I have your letter of 29th inst., and thank you for the £2 (January rent of the back rooms).

I cannot for a moment admit the justice of the Sandon Studios Committee's request.

You and your out-servants did use the rooms which I had let to you, from October to December; and used them free of rent. To one of the sub-tenants, Professor Wilde, I had to pay £5 for disturbing him.

Nearly all the inconvenience which has arisen has been due to the University getting possession of part of the rooms on let., October, under the pretext of getting them in order, and then using them for classes, and paying me no rent; and causing you great inconvenience. When I agreed to waive your rent for that quarter, and you accepted my proposal, I wished and intended to have a perfectly free field for the University's alterations and repairs, which extended to both the old Chapel and Dining Room.

The lets to the Shackleton & Courier were never even mentioned to me by your Committee; Professor Reilly first told me of them, and I at once informed him that the rents to be paid were mine.

I am sorry not to be able to assent to the view that the Old Blue Coat exists to provide either free quarters for the University, or an income to them and your Committee, whilst we receive nothing.

I am,

Yours truly,

J. E. Thorne.

THE UNIVERSITY OF LIVERPOOL.

Agreement



Mrs. Calder.

Barclay Grange

West Derby.



FROM THE VICE-CHANCELLOR
THE UNIVERSITY OF LIVERPOOL.

20 March, 1910.

Dear Mr. Calder,

Many thanks for your letter. I am anxious to do what I can to help you; but the difficulties, as you know, are neither few nor slight.

I am prepared to advise our Council: - (i) to accept the Sandon Studios Committee as tenants of the ground floor, West Wing, at a rent of £50 a year; the tenancy to include the two rooms now occupied by Mr Capstick and Miss Rowland; the committee paying rates on the parts of the building occupied by them, and providing

Cont. No. 2

their own lighting, heating, cleaning.

(ii) To make the alterations proposed in your letter; the cost of installing electric light not to exceed £25.

(iii) To authorize the Committee to make at their own expense the other alterations suggested, with a rebate of one quarter's rent in consideration.

Before some of these alterations can be carried out, it will be necessary to arrange for the removal of the University Extension Society from the rooms that they now occupy. They had the rooms to which it is proposed to transfer them inspected, and have asked for estimates. Meanwhile, if you are

Willing to run the risk of beginning work
on the electric light, lavatory, skylights, &c.,
we should raise no objection. You understand
that our tenure of the buildings is by lease,
and that as yet we have no legal
possession.

Believe me, yours very truly,
A. W. Dale

Mrs. Calder.

Sandon Studios Society.

Copy.

March 22nd 1900.

BASIL GRANGE,
WEST DERBY,
LIVERPOOL.

To the Vice-Chancellor of the University of Liverpool

Dear Dr Dale

In our conversation this morning you expressed a wish to have in writing the terms & conditions on which the Saudon Studios Society wish to become your tenants in the old Bluecoat building when the University have formally taken possession of them.

The terms which the Committee of Saudon Studios Society are able to offer are as follows:

That the Saudon Studios should have the ground floor of the West wing of the old Bluecoat hospital at a rent of £50 a year; that they should pay the rates on that portion of the building, & that if they are able to let the rooms now let respectively to Mr Capstick & to Miss de Roussado they should take the rent as an offset to the rates, any such subtenancies to be approved by you, on behalf of the University.

That the University on their part should make a door of admission to the two rooms let, to

BASIL GRANGE,
WEST DERBY,
LIVERPOOL.

to enable them to close the exhibition room now used as a passage, & thereby to avoid paying rates on the exhibition room; that they should put in electric light throughout the wing, & should remit one quarter's rent in lieu of doing up the rooms.

The Saudon Studios would also ask your permission to enlarge the skylight in the long room at the back now very dark & to make a lavatory on the ground floor behind the kitchen. These alterations to be made at their own expense.

The Committee quite understand that you are unable at present to give any formal agreement, but as they are anxious to open the club soon, they would take the risk, as the University did, of spending the necessary money on the rooms if you would give them permission to do so & an informal assurance that those terms would be favourably considered by the University when they are in a position to put the matter on a business footing.

Yours etc.

Halder House Sec S.S.S.

Legal Position

- 1) By the fact of rent being paid quarterly, in the absence of any definite agreement to the contrary a yearly tenancy is presumed. This requires a ~~year~~ six months notice to expire at the end of a year of occupation. But if the University being for the present a tenant at will of SIR W DEVER, were turned out our tenancy would come to an end at the same time.
- 2) Whatever the terms of our tenancy, as long as we occupy the premises the landlord has no right whatever to interfere with our locks or any part of our premises & to do so is an act of Trespass. Also he has no right to prevent our coming in & out at any hour of the night or day for the purposes for which the premises were let to us, in the absence of any conditions or limitations specially stipulated for the agreement.
- 3) Unfortunately we are put completely in the wrong by the Rooms having been used by our tenants for purposes for which they were not let. This might be held to constitute a breach of the agreement & would entitle the landlord to take action with a view to obtaining compensation for the breach or putting a summary end to the tenancy. Another breach of the agreement has been made in the matter of latchkeys. The landlord made it a condition of our members having keys to the back door that they should only be held by trust worthy persons who would see that the premises are properly closed. This has not been the case & on several occasions the police have found the door left open all night.

PHONE :
2179.

112-

THE UNIVERSITY OF LIVERPOOL

TELEPHONE NOS.

808 ROYAL
2540 ROYAL



29 July 1912.

dated
by
it
may
leave

Dear Mrs. Calder,

I have to inform you that we have come to the conclusion to render impossible either for your members or our tenants to gain access to Liberty Buildings or egress from them through the back yards, and for this purpose we are going to padlock all the back-doors. I must also inform you that the two Yale locks - one at the outside door in School Lane, and the other to the door that leads from the yard to the front Quadrangle, will be replaced by other locks so as to render the present keys quite useless. There are strong reasons for doing this. Some of our tenants and yours seem to be under the impression that the rooms which are practically rented as offices are available at all hours of day and night, and the sooner they get rid of that impression

THE UNIVERSITY OF LIVERPOOL

TELEPHONE NOS. { 808 ROYAL
2540 ROYAL.



- 2 -

the better for all parties. To quote an instance - A few nights ago the Caretaker happened to go down into the Sandon Studios kitchen, and going through the Studios found a gentleman - one of your members and tenants - in one of the rooms, and this was at a few minutes to twelve. The Caretaker would not give me his name, but perhaps she may give it to you. This gentleman insisted on his right to come in and go out at whatever hour he pleased. This is a state of things that cannot be tolerated for one moment. Now that there is a resident Caretaker there will be no need for anybody to have a key, and I must also request you that the Sandon Studios be closed for the evening at not later than 9.30, except, of course, on occasions of dances, receptions and such like things. Please let me know at your earliest convenience whether you have any objections

date
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leak

THE UNIVERSITY OF LIVERPOOL

TELEPHONE NOS. { 262 ROYAL
2540 ROYAL



- 3 -

to raise against the proposed arrangements.

Yours sincerely, ,

E. Londini

Bursar.

Mrs. Calder,
The Sandon Studios,
Liberty Buildings,
School Lane,
LIVERPOOL.

To the Registrar
University of Liverpool

Copy

TELEPHONE:

ROYAL 2179.

SANDON STUDIOS SOCIETY,

LIBERTY BUILDINGS, . . .

SCHOOL LANE, . . .

LIVERPOOL.

July 31st 1912-

that you had changed the
locks before I received
the letter.

Yours sincerely

A. Calder.

Dear Dr. Lordini

I received your letter dated
~~for~~ July 29th yesterday &
will immediately lay it
before the Committee.

I must say I was very
much surprised to learn

that you had changed
the locks before I
received the letter.

Yours sincerely

Samuel Carter

Copy.

August 2nd 1912

To the Bursar of the
University of Liverpool

Dear D. Lonquai

In reply to your letter of July 29th my Committee wishes me to say that they were surprised at the summary action you had taken in removing the locks from their doors, without notifying them beforehand, or giving them notice of any complaint you wished to make.

This action, quite apart from its illegality upon which they do not wish to insist, was so totally unlike your usual courtesy in dealing with them, but after your explanation to me, which I conveyed to them at your wish, they understood that it was not your intention to have taken any action before you had received this reply to your letter.

If you had given them notice that you considered the Keys were being improperly used, and explained the nature of your complaint, the Committee would at once have taken steps to investigate the matter, and to put a stop to any irregularities. They find however that the door which was left open at night, was that in the East wing with which your tenants only are concerned and they have not

been able to find any evidence so far, that the door of the Sandon Studios wing has ever been left open, with regard to the hours, the Club is closed on ordinary evenings at 8 o'clock, & on life-class nights at 9.30, but in the conditions of the tenancy there is no suggestion of an office tenancy, nor is there any stipulation about hours of closing, consequently the Club made no such stipulation with their tenants.

In the absence of any such conditions the Club is under no obligation to close at any particular time.

Though they might be quite willing to do so, out of deference to your wishes, & those of the University.

So that although strictly speaking they are entitled to free access to their premises at any hour.

They are quite willing to try the arrangements you suggest, that access to or egress from the Club after 9.30 P.M. should be obtained, only by ringing for the caretaker, and to see how this works.

They think it will meet all reasonable requirements of their tenants & Members. The Committee are always most ready & willing to meet the wishes of the University in any way, & they hope that in future, you will let them know at once if you have any complaint to make, & make it direct to them, they will

over

always do their best - for their
own sakes as well as yours
to remove any abuses.

A

It is the only institution where the artist element in Liverpool meets on equal terms with the Society element, and this has been of great value in opening up new fields to both. That the poor artist, whether painter, musician, writer, architect or designer should meet the wealthy man of business as a friend has in many cases opened a new outlook to both.

X Preston

B In the early days of the Society it kept alive & handed down the fine tradition in art of the old University School of Architecture & Applied Arts. Also it was the action of the Society in taking the old B.C. at a nominal rent & when the building was neglected & threatened with destruction, which first drew the attention of the Society

and other prominent persons to the beauty & value of the old building & paved the way for its ^{permanent} rescue by your own generous action last year.

During

A.

By It would be difficult to over-estimate what the Society has done for some struggling artists who have used the club rooms almost as a home, have had cheap meals, have had (a life class) studios at nominal rents & for study, a piano for the musician and always the atmosphere of friendliness & comfort. In bad times they have never been pressed for either subs or rents, and they could always find there the atmosphere of friendliness & respect.

We the student Committee & members
of Sædon Studios, wish to thank
most gratefully those ladies &
I who by their subscription
for the last 3 years have enabled
them to pay salaries to two teachers
Mr C & Mr M.

Alas! The two masters have now
left L'pool & the members of the
Sædon S. Resolved ~~instead~~ ^{not to} of asking for
a continuance of the subscriptions at
present to engage new masters
but to make an attempt to run
the school without outside help.

A former student now a practising
artist Mr G. W. H. has come
forward & is kindly teaching the

classes for the present without
a salary, on the understanding that
if ^{when} the affairs of the school improve
they will pay him what they can.

The school is therefore still alive
& making a brave effort to be self-sup-
-porting. In this they are confident
of succeeding when once they have
worked off the debt incurred in
1907 by the removal from Sandon
Terrace & the doing up of the new
premises. This was upwards of
£80 & is now reduced to
and they hope by the result of
studios to reduce it still further
if not wipe it out this year.
The result in the new premises

£60, the rates & taxes come to nearly
£50. The cost of running the school is
about £30 per term.

~~Their chief source~~ These running expenses
used to be defrayed out of fees which
always came to £50 or £60 ^{the} something
as much as £70 per term. But the
loss of the two masters has & the
uncertainty as to the school's future has
caused the falling off of a number
of our students ^{with consequent loss of fees}. We hope when it is
realised that we are still a going
concern we shall soon increase
our numbers.

In the meantime our chief source
of income is from the letting of studios
& the we are glad to say that
we are realising the ideal of an
artists community for we have

have studios already let to artists
~~one to maintain~~ various branches.
These rents bring in an income
of £1. which more than covers
our Rent & taxes, so that when

our classes again begin to bring
in a profit on the terms ex.
we shall have a small surplus
which when our debt is paid off will
go toward a remuneration
Mr Stacey for his kind labours.

It would be difficult to overestimate what the Society has meant for some struggling artists who have used the club rooms almost as a home. They have had cheap meals, studios at nominal rents, rifle class for study, a piano for the musicians. In bad times they have never been pressed for either rents or subscription, and they could always find in the club an atmosphere of friendliness & comfort.

Like all similar institutions the Society has been hard hit by the war, for a large number of members have gone to the front either to nurse or fight and all of these are excused from paying any subs^{cr}. With the loss of these & also those of the poorer members who cannot be pressed for money in these times the Society finds it difficult to ~~make ends meet~~ keep going & would be thankful to be released from some of its larger liabilities.

TEL. OLD SWAN 44.

BASIL GRANGE,
WEST DERBY,
LIVERPOOL.

Bluecoat School, we recognised your kindnrss in letting us pay a moderate share only; now that Sir William is the owner it seems to us that we can without unfairness to you, at least ask for free quarters too, but we dont want to be unfair or ungrateful in any way to the University.

Yours sincerely

To the Vice-Chancellor

Dear Sir Alfred,

Like all similar institutions the Serdon Studios Society has been hard hit by the war. A large proportion of our members have gone to the front, either nursing or fighting, and they are all excused subscriptions, which means a considerable reduction in revenue, at a time when other expenses increase.

Our Committee, knowing that Sir William Lever is now the owner of Liberty Buildings, have asked me write to him to ask if he would consider the question of putting the Serdon Society on the same footing as the University, that is to say, to give us free quarters in the building, on the ground that the Society, though in a smaller degree, also fills a useful and valuable place in the town.

I have written in this sense to Sir William, but do not send it without letting you know, as we should not like you to think we are doing anything underhand.

We know the rent we have paid is moderate, and as long as you were yourselves paying rent to the trustees of the

Bluecoat School, we recognised your kindness in letting
us pay a moderate share only; now that Sir William is the
it seems to us that we can without unfairness to you, at l
least ask for free quarters too, but we dont want to be
unfair or ungrateful in any way to the University.

Yours sincerely