

Minutes of meeting of the General Committee held on August 9 1935

Present Messrs Barr, Callaway, Hunt, Dillard, Robinson, Pietzeken, Grub, Arthur Dillard, Hunt, Sales, Biggs, Dr. Law, O'Keefe & Mayor Bolton

apologies apologies were received from Mr Cameron & Mr Dillon

Minutes The minutes of meeting of July 5 were read & confirmed.

accounts The Finance Committee reported that the auditors had audited the books & accounts for July & had found them correct. The payment of accounts amounting to £ as shown on pages of the cash book was recommended. The Treasurer explained the accounts & moved that the report be adopted. Mr Grub seconded the motion which was carried.

Victoria The Secretary explained that the Victoria had declined to agree to the demand for £225 a year for the balance of the term as agreed by the President & the chairman but offered to submit the matter to counsel who would have before him a case from both sides. The architect for the Victoria had asked permission to meet a committee in Sleight Lane. He (the Secretary) had asked for the request to be made in writing but before it could be dealt with the writer & the architect met. He had had a long conference with Mr Duncan & Mr Dillard & a draft of a case for counsel had been prepared. The Finance Committee recommended that in order to prevent litigation the offer of the Victoria to pay £225 a year for 25 years from 1 July 1935 be accepted. Mr Dillard made a long statement regarding the legal position. Mr Dillard said

Minutes of meeting of the General Committee held on July 5 1935

Present Messrs Barr, Callaway, Hunt, Dillard, Robinson, Pietzeken, Weston, Cameron, Gates, O'Keefe, Mayor Bolton

Minutes The minutes of meeting of June 7 were read & confirmed.

apologies apologies were received from Mrs Biggs & Dillon & Dr Law

Mr Biggs Mr Biggs was granted leave of absence owing to ill health & Mr Biggs was appointed acting treasurer with the authority to sign cheques etc.

accounts The Finance Committee reported that the auditors had audited the books & accounts for June & had found them correct. The payment of accounts amounting to £531.3.0 as shown on pages 94 & 95 of the cash book was recommended. The report was adopted on the motion of Mr Regg & Mr Barr.

Victoria The correspondence with the Victoria & the recommendation of the Finance Committee were read & the recommendation was adopted on the motion of Mayor Bolton. Mr Barr, Mr Dillard, Mr Weston & Mr Callaway seconded that the Finance Committee be asked to have a case stated for counsel opinion of the whole of the issues involved with the object of an elucidation of the Rights of the Institution under the will. Such case when prepared to be submitted to Mr Dillard & Mr Dillon. Carried

Library The report of the Library Committee was adopted on the motion of Mr Robinson & O'Keefe
Confirmed
A Barr 9/8/35

that he concurred in the recommendation of the Finance Committee but thought that in any case the Committee should know just what its position was in connection with Sleight's case & that the solicitors should work into it

Major Bolton moved

Mr G. H. seconded

That the recommendation ~~be~~ of the Finance Committee be adopted. Carried. It was also decided that the secretary should communicate this decision to the Victoria Palace.

Major Bolton moved

O'Hara seconded

That the consent of the Committee be given to the request of the Victoria Infirmary to erect a women's toilet in Sleight's Lane & that the Victoria be asked to ensure that a cheap passage be kept at all times. Carried.

Chess Room

The secretary produced plans for the erection of a new Chess Room at an estimated cost of £2600. The House Committee had approved of the plans and the Finance Committee had endorsed the recommendation. Mr. Robinson moved

Mr. Fielding & Mr. Bolton seconded

That the recommendations of the House & Finance Committees be adopted & that the architect be instructed to prepare plans & specifications for submission to the next meeting. Carried.

Library

The report of the Library Committee was adopted on the motion of Mr. Gale & seconded

House

The report of the House Committee was adopted on the motion of Major Bolton & Mr. G. H.

Thanks to Mr. Fielding

Mr. Biggs moved that a vote of thanks be accorded to Mr. Fielding for his very clear & lucid statement regarding the position of Sleight's Lane.

Confirmed A. H. W. 6/8/35

Minutes of meeting of the General Committee held on September 6, 1935

Present

Mrs Barr, Putscher Roberts, Grant, Biggs, Robinson, Gale, Wigg, Callaway, Hunt, Biggs & Major Bolton

Minutes

The minutes of meeting of August 9 were read & confirmed.

Apologies

Apologies were received from D. Law & Mr. Dillon & on the motion of Mr. Putscher & Mr. Gale leave of absence was granted to Mr. Bolton on account of illness. The President welcomed Mr. Wigg & expressed the pleasure of the Committee at his restoration to health.

Finance

The Finance Committee reported that the auditors had audited the books & accounts for August & had found them correct. The payment of accounts amounted to £516.12.6 as shown on pages 99-101 of the Cash Book was recommended. The report was adopted on the motion of Mr. Wigg & Putscher.

Wood Shop

The Finance Committee reported that the shop tenanted by S. J. Wood & Co. was vacant as the Company had some work to be done. The tenant was Mr. Short 190 Colwell St. Mr. Corbett was negotiating for shop 184. The recommendation that the President & the Chairman of the House Committee be authorized to confer with Mr. Corbett & make arrangements was approved on the motion of Mr.

Regg & W. Gales.

Chess Room

The House Committee reported that the plans for the erection of a chess room over the secular's office & the light well were satisfactory & recommended their acceptance except that the question of transferring the membership to the smoking room is deferred. The specifications with minor alterations were also approved. The Finance Committee had approved also. The Chairman of the House Committee explained the position on his motion seconded by Mr Wigg. The recommendations were approved on the motion of Major Bolton & Mr Callaway. The architect was instructed to call on tenders.

City Council

a letter from the City Council in answer to the letter of June 10 was read & approved. The Secretary reported that following the procedure of former years he had nominated the Trustees Mr Callaway, Wigg & Regg to represent the Institution on the City Council. The Secretary's action was approved on the motion of Mrs Gales & Mr Gales.

Fire Brigade

The Secretary reported that a fire had broken out in the Theatre early on the morning of Sept 5. Fortunately on the clearance had been done by the fire service & with the other clearers the fire had been kept in check till the Fire Brigade arrived & about £50 damage had been done. It was decided to write to the Clearer (Childers) & thank him for his promptness & to give him a present of £1. on the motion of Mrs Briggs & Guit.

Victoria

The Secretary reported that the Victoria had agreed

to the terms for the new agreement regarding sleeping cars for 25 years from July 1. 1935 with a rental of £225 per annum. The Solicitors were now preparing the agreement. The Report was adopted on the motion of Mr Regg & Mr Wigg.

Library

The Library Committee report was adopted on the motion of Mr Gales & Mr Briggs. It was decided to reset all encyclopaedias in the Angus Age House & purchase new books.

Secretary

The Secretary reported that Mr Frank Wilson

Confirmed
J. Burr

27/10/35

minutes of meetings of the General Committee held on Oct 4. 1935.

Present

Mr Burr (Chair) Wigg Callaway, Abbotts Hunt Briggs, Dudley Hasler, Pietzker Regg, Gales, Guit, Canon Black D's Linn & Keimison & Major Bolton.

apology

an apology was received from Mr Robinson. The minutes of meetings of September 6 were read & confirmed.

Finance

The Finance Committee reported that the auditors had audited the books & accounts for September & had found them correct. The payment of accounts amounting to £770.7.11 as shown on pages 1.2.3 of the cash book was recommended after explaining the accounts & fixing the usual comparisons. Mr Wigg moved & it was resolved that adoption of the report be carried. Mr Briggs asked for a statement regarding the amount spent on books.

Victoria

The Secretary reported that the draft agreement had been returned from the Victoria & the Solicitors but Mr

Duncan had not had time to present
 Mr Fielding was asked to confer with
 Mr Duncan on the matter
 The report of the House Committee was
 adopted on the motion of O'Hara &
 Wylie
 It was decided to go ahead with
 the redecoration of the Art Gallery on
 the motion of O'Leary & Mr Roberts.
 It was arranged that the lecture on
 October 25 should be given by the secretary
 as Mr Frank Bennett was sick etc.
 Mr Callaway was asked to take the
 Chair & consented.

Confirmed
 A. Burr
 8 Nov 1935

Minutes of Meeting of the General
 Committee held on Friday Nov 8-1935
 Present: Mr Barr, Cameron, Hillie, Putzger,
 Gatis, Black, Roberts, Guit, Hastings,
 Briggs, Wigg, Hunt, Rigg, O'Leary,
 O'Keefe & Major Bolton

The minutes of meeting of October
 4 were read & confirmed.

The President welcomed Mr Hillie
 on his return from England & Mr
 Hillie returned thanks

apologies were received from Mr
 Fielding & Robinson.

The Finance Committee reported that the
 auditors had audited the books and
 accounts for October & had found them
 correct. The payment of accounts amounting
 to £528.9.8 as shown on pages 4 & 5 of the
 cash book was recommended and adopted on
 the motion of Mr Wigg (who explained the accounts)

and Major Bolton.
 The Finance Committee reported that a recommendation
 had been received from the House Committee that
 the tender of Respice Bros for the erection of a new
 chess room for £2183 be accepted. The Finance
 Committee had gone fully into the whole question
 & had recommended that

"The Finance Committee after consideration
 of the recommendation of the House
 Committee that a tender be accepted
 for the erection of a new chess room
 for the chess club considers that the matter
 should be postponed indefinitely in view
 of the financial position."

The Treasurer moving the adoption of
 the Finance Committee's report produced
 a comparative statement of receipts & expenditure
 ten years showing the receipts & expenditure
 in connection with the Library on the one
 hand & the rest of the Institution on the
 other. From this it would be seen that
 the Library was being run at a distinct
 loss & thus further expenditure was
 not justified for any additions &
 extra accommodation for members
 Major Bolton in seconding the motion
 explained the attitude of the House
 Committee

Mr Briggs moved as an amendment
 that the whole question & consideration
 of the financial position should be the
 subject of a special meeting of the General
 Committee on Friday Nov 15 when members
 would have had an opportunity of studying
 the very interesting figures submitted by the
 Treasurer. The amendment was seconded
 by Mr Cameron but was withdrawn

in favor of a further amendment
proposed by Mr. Reag seconded
by Mr. Weig that the matter be deferred
to the next meeting of the General
Committee, which was carried.
The date of the next meeting was fixed
for Wednesday December 4.

Treasurer
Statement

It was decided on the motion of
Major Bolton & Mr. Pitzcker that
the papers prepared by the Treasurer
be typed & circulated to members
before the next meeting.

at Gallus

Major Bolton moved and
seconded
that the Fund of Rispin Bros for
alluallous repairs with out
Gallus for £168 be accepted. Carried

Victoria

The report of the Finance Committee
regarding the agreement with the
Victoria was adopted on the motion of
Mr. Cameron & Trustee

Library

The report of the Library Committee
was adopted on the motion of Mr. Gale
& Mr. Reed.

Confirmed
A. Burr
4/12/35

MELBOURNE CHESS CLUB,

C/o Melbourne Athenaeum, 188 Collins Street,

Melbourne, 3rd. December, 1935

R.W.E. Wilmot Esq.
Secretary,
Melbourne Athenaeum,

Dear Sir,

My Committee directs me to convey to you its appreciation of the possibility of the General Committee's providing more adequate accommodation for the section of Athenaeum members known as the Melbourne Chess Club.

The portion of the premises we now occupy is insufficient in area and attractiveness to encourage members of the chess playing public to join the club.

Apart from the leaky condition of the roof, which has caused serious damage to the club's property, and the poor ventilation in all but the eastern end of the room, my Committee feels that the inconvenient shape and size of the chess room has restricted our numbers, and that, given more and better accommodation, a large increase in membership would immediately result.

As soon as the Club is in a position to accommodate efficiently an increased membership, a campaign for new members will be organised, with every prospect of success. At present, such an effort would be wasted. I, personally, can name half a dozen players who would become members under better conditions, and other club members are in a similar position.

Yours faithfully,

Andrew Dall

Hon. Secretary.

After some difficulty the consent of the Board of Health and of the City Council was obtained and tenders were called. The House Committee, on November 7, opened the tenders and recommended the acceptance of Rispin Bros. tender for £2183, or £417 below the estimate.

A proper Chess Room and a comfortable Smoking Room would, I am confident, lead to a considerable increase in membership and would be decided acquisitions.

The total money including the amount required for redecoration of the Art Gallery, would be £2351. If in order to provide architects' fees, it were necessary to borrow £2500, the addition to the interest bill would be £106.5.0 as we can get the money at 4 1/4%. We have arranged with the Victoria Palace Ltd. for an increase in its payments of £124 and there is an increased rental of £104 from the shops under the recent lease.

After all the discussion, after all the work that has been entailed, after all the expense for architects, it seems to me extraordinary that at this stage there should be a disinclination to proceed with the work.

I would urge that as this is so very important, the whole matter should be remitted to a special meeting of the General Committee called for the purpose.

Yours truly,



[Faint, mostly illegible text on the reverse side of the page, appearing as bleed-through or ghosting from the other side of the paper.]

THE MELBOURNE ATHENAEUM.

November 8th, 1935.

The President,
The Melbourne Athenaeum.

Dear Mr. Burr,

It was evident to me at the meeting of the House Committee yesterday that the whole scheme of improvements is in danger of being shelved. To say that I was bitterly disappointed is to put it mildly. May I with great respect lay before you my views on the subject.

The object of the Institution is "the diffusion of literary, scientific and other useful knowledge amongst its members". The next clause in the rules says "this object is sought to be obtained by means of a circulating library and reading room, the establishment of classes and the delivery of lectures".

The founders of the Institution in their wisdom purchased land and erected buildings. Their successors from time to time developed the property, always with the direct aim of carrying out the object of the Institution. At no stage in its history has the library per se been self-supporting; but the committee has from revenue from other sources been able to provide the facilities which have given members all the advantages to which they are entitled.

Now we come to a stage when a section of our members are compelled to use a room which is most uncomfortable, almost insanitary, and totally inadequate for their purposes. Another section of our members - those who use the smoking room - are even worse off.

A scheme to provide adequate accommodation for these members has been evolved.

On August 8, 1935, the House Committee approved of plans and recommended that the Scheme should be adopted, the cost being estimated at £2600.

On August 9, 1935 the recommendation was endorsed by the Finance Committee, and passed on to the General Committee which adopted the following resolution -

"That the recommendations of the House and Finance Committees be adopted and that the architects be instructed to prepare plans and specifications for submission to the next meeting."

At a meeting of the House Committee on September 5 the plans and specifications were considered and again approved. At a meeting of the Finance Committee on September 6 this approval was endorsed and on the same day the General Committee approved and gave instructions that tenders should be called.

December 8, 1935

The Secretary,

MELBOURNE ATHENAEUM CLUB.

Dear Mr. Burr,

Your letter was read at the Committee meeting on

Wednesday. I am delighted to thank you for it.

The Committee went very closely into the question of increased accommodation for the chess-playing members but it was not possible to reach any finality. As trustees, the Committee feels the responsibility of conserving the financial position of the Institution and has postponed consideration of the proposals which were before it. I am sure, however, that sooner or later it will be possible to do something for the more comfortable housing of those who play chess and those who smoke.

Yours faithfully,

Secretary

December 5,
C.I.

5

The Secretary,
MELBOURNE CHESS CLUB.

Dear Mr. Dall,

Your letter was read at the Committee meeting on Wednesday. I am instructed to thank you for it.

The Committee went very closely into the question of increased accommodation for the chess-playing members but it was not possible to reach any finality. As trustees, the Committee feels the responsibility of conserving the financial position of the Institution and has postponed consideration of the proposals which were before it. I am sure, however, that sooner or later it will be possible to do something for the more comfortable housing of those who play chess and those who smoke.

Yours faithfully,

Secretary.

Received
The Secretary,
Melbourne Chess Club
Dear Mr. Dall,
Your letter was read at the Committee meeting on Wednesday. I am instructed to thank you for it.
The Committee went very closely into the question of increased accommodation for the chess-playing members but it was not possible to reach any finality. As trustees, the Committee feels the responsibility of conserving the financial position of the Institution and has postponed consideration of the proposals which were before it. I am sure, however, that sooner or later it will be possible to do something for the more comfortable housing of those who play chess and those who smoke.
Yours faithfully,
Secretary.

November 25th 1935

To the Secretary.

The Melbourne Athenaeum

Dear Sir,

In accordance with Rule 23.

I hereby give notice that at the next General Committee Meeting to be held on the 4th December next, I shall move,

" That the motion carried on a previous date that
" the building of the Chess Room be proceeded with shall be
" rescinded and that it shall not be proceeded with or
" considered in any way for a period of twelve months from
" this date "


Treasurer.

75 Bambra Road,
Caulfield .

November 25th 1935

To the Secretary.

The Melbourne Athenaeum

Dear Sir,

In accordance with Rule 23.

I hereby give notice that at the next General Committee Meeting to be held on the 4th December next, I shall move,

" That the motion carried on a previous date that
" the building of the Chess Room be proceeded with shall be
" rescinded and that it shall not be proceeded with or
" considered in any way for a period of twelve months from
" this date "

W. Wigg
Treasurer.

75 Bambra Road,
Caulfield.

Minutes of meeting of the General Committee held on December 4. 1935

Present Messrs. Murray, Ogden, Lillie, Rigg, Hunt, Black, Bigg, Martin, Roberts, Callaway, Hunt, Cameron, Wigg, Pitzke, ^{Dillon} Dillon, O'Keefe & Major Bolton

Apology an apology was received from Dr. Law
Minutes the minutes of meeting of November 8 was read & confirmed

Mr Dillon The Chairman welcomed Mr Dillon on his recovery from his illness.

Finance The Finance Committee reported that the auditors had audited the books & accounts for November & had found them correct. Payment of accounts amounting to £ as shown on papers of the Cashbook were recommended.

The report was adopted on the motion of Mr Wigg who explained the accounts to Mr Rigg.

Resolved It was decided on the motion of Major Bolton & Mr Wigg that the recommendation of the Finance Committee be adopted carried.

Notice of Motion In accordance with notice given under rule 23 the Treasurer (Mr Wigg) moved

" That the motion carried on a previous date that the building of the Chess room be proceeded with shall be rescinded & that it shall not be proceeded with or considered in any way for a period of twelve months from this date "

Mr Wigg in moving his resolution said that it was not in accordance with the objects of the Institution that a room should be built a section of members was to have a sum of £2500 spent for its special benefit. As a result he felt the responsibility, was satisfied that the general body of members would object & the Trustees could not justify his action. The figures which had been circulated showed that the library was being conducted at a loss & the proposed

to build a chess room would involve further loss. The reduction act had so contacted the receipts from Rent or Treatments that it was not right to still further increase the indebtedness.

Mr Regg in seconding the motion said it would be an improper act to spend £2500 on one room. The property was the Capital of the Institution & was not there for the purpose to play ducks & deakers with. They had to be careful now it was proposed to increase the mortgage for the exclusive use of ¹⁰⁰⁰ ~~1000~~ ¹⁰⁰⁰ ~~1000~~ of the members. The Finance Committee had carefully considered the position & felt that the question should not be discussed for further months.

Mr Pitts said that the chess club was careful not to admit anyone except on the production of his receipt from the Athlete. The President the chess club had not interfered in any way.

Mr Dillidge rose to a point of order the motion was open for discussion & should not be side tracked by side issues.

Mr Briggs moved a amendment

That the operation of the motion carried on a previous date that certain capital expenditure on new work (including the building of a new chess room) be proceeded with, be postponed for a period of three months from this date, and that in the meantime the whole question of structural improvements be reviewed by the special committee appointed on NOV 15. 1934"

In moving his amendment Mr Briggs said his only interest in the matter was to afford facilities for the whole institution. The question

of bringing the institution up to date had been aroused by the secretary report of Nov 22. 1934 in which he expressed his desire to strengthen the Institution. The figures he quoted then that members of the chess club contributed £750 a year in subscriptions were true then but owing to lack of accommodation they were worn down. If better facilities were afforded there would be increased membership. It would like to see the Athlete in the cultural centre of Melbourne. He was impressed by the figures circulated by the Treasurer. He thought the committee should budget early in each year as to receipts & expenditure & make a definite allocation for the reduction of the mortgage. He approved the soundness of the Finance Committee policy & there should be a well considered scheme for the development of the institution in all its branches. If the institution were to live it must have an infusion of new blood.

Mr Robinson in seconding the amendment said he would go further. The library was really the Institution & should be released & improved & modernized. He would be prepared to consider a scheme of development if it cost £15,000. The property of the institution was worth £100,000 & the mortgage was trifling. They should adopt a forward policy.

Mr Hunt. The chess club members would increase provide a rental for the new room.

Mr Dillidge rose to a point of order. They should direct their minds to the proposal to defer consideration. Said Mr Hunt for three months or 12 months.

Major Bolton. The finance committee is given its opinion that the building should be deferred until the drift was ascertained. It was in favour of the Somerset & the Art gallery but the proposal to

build a enroom was unroued. The figures
will convening.

Mr Grant The motion should be rescinded
Further discussion deferred for 12 months
The President Drue that the question is shall
consideration be deferred for 12 months or
three. I think Mr. Bigg's amendement
shown stop at the word "date" in the sixth
line.

Major Bolton you showed ed him to 12
months & give the Finance Committee time
to consider.

The amendement was lost & the motion
to rescind the resolution was also lost by
10 votes to 8.

Major Bolton you have failed to rescind
the motion the building for son.

The chairman I will now take a motion
dealing with the plans

Mr Building moved Mr Bigg seconded
that the consideration of the plans be deferred
for three months

Major Bolton moved Mr Bigg seconded
that consideration be deferred for six months
& this was agreed to.

Mr. Bigg moved & Major Bolton seconded

That the Finance Committee be requested
to prepare in ~~December~~ ^{January} of each year a
budget of receipts and expenditure, such
budget to provide for ~~a~~ ^a definite
appropriation from revenue each year in
reduction of the mortgage liability of
the institution.

Carried.

The Secretary reported that the solicitors had
obtained the opinion of learned Counsel (J.
Sanderson) on the agreement with the Victoria
Palace etc. Small verbal alterations have been

The Victoria

28 Southey St.,

ST. KILDA, S.3.

Dec. 13, 1935.

The Secretary,

MELBOURNE ATHENAEUM.

Dear Mr. Wilmot,

Although not acquainted with the tenor or any of the
details of the instructions given to our legal representatives, I have
been taking it for granted that the Institution's arrangements with
the Company had been made known to them. The parties had been
negotiating for some months expressly to settle the main principles
or terms of their projected new lease agreement. It was only when
the parties had mutually agreed on and decided these matters, as re-
corded in the correspondence and minutes, that the drafting was remit-
ted to our solicitor. To correct any deficiency defect there may be
in the instructions, I have prepared a memorandum giving particulars
of these negotiations and the results, and also indicating three points
of detail which, from considerations of accuracy and ordinary prudence,
are to be regarded as of great material importance.

Yours sincerely,

A. Burn

President

Melbourne Athenaeum

To the Secretary
Melbourne Athenaeum

THE MELBOURNE ATHENAEUM.

Particulars of the negotiations between the Institution
and the Company, and the resulting transaction,
which is now to be given effect to.

Some time ago, owing to certain circumstances and happenings the Athenaeum Committee decided that it regarded its lease agreement with the Victoria Palace Company as having become void. Apparently, members of the Committee believed that the Company, by some of its officers, had not restrained itself within the limits of the agreement. Notification of the termination of the agreement was given to the Company, and it was added that thenceforth the rent or payment for the privileges the Company was enjoying on Institution premises would be £300 (three hundred pounds) a year.

A conference between representatives of the Company and of the Institution followed, but it did not result in any agreement or settlement. Later, as the position was becoming more acute, an interview took place in the Athenaeum Board Room between Mr. Butler, Chairman of the Company's directors, and myself as President of the Athenaeum. After discussion, Mr. Butler and myself agreed, as a compromise arrangement, that we should each recommend to the body we represented that the payment by the Company should be £225 (two hundred and twenty-five pounds) yearly for existing privileges already being exercised, for the current term - that was, for the next five or six years - the Athenaeum Committee to be the first to consider this proposed basis of settlement and to notify the Company of its decision.

The Athenaeum Committee passed a resolution of approval, of which it duly informed the Company.

The reason for suggesting that the rent should be £225 was that that amount was intermediate between that asked by the Athenaeum and that offered by the Company. The phrasing for "existing privileges already being exercised" also had a conciliatory object. It cleared away all the difficulties involved in contentious disputes as to what the existing agreement executed many years ago, really meant, or what the parties had intended, or whether in any material respect provisions of the agreement had not been observed. I was somewhat surprised that at the interview mentioned an extension of the term was not asked for on behalf of the Company.

After some delay and more or less informal negotiations, I understand the Company asked that, as part of the new conditions, its occupancy or tenancy should be for a term of 25 (twenty-five) years. The Institution agreed to this extension, on the conditions of course in which Mr. Butler and I had concurred. So far as I am aware, no other conditions have been authorised, or even considered, by the Athenaeum Committee.

The foregoing particulars I think fairly state the order of events and the results of the various negotiations.

The Athenaeum Committee, conformably therefore to the understanding arrived at, and conformably also to its own decisions as the body controlling the Athenaeum property, has been expecting that prompt effect would be given to that simple business transaction, in the framing of which the two parties concerned, have practically co-operated. The transaction concluded is that the Company is to have the use and enjoyment of the privileges already being exercised by it, the Company is to pay the Institution £225 (two hundred and twenty-five pounds) a year and the term of this new arrangement is to be 25 (twenty five) years. This new agreement or lease is to be in substitution of, and to replace, the one under which the Company has had the occupancy of Athenaeum property.

It will be recognised that the condition in this new lease or agreement, that the extended term is only in respect of "existing privileges already being exercised", obviates the necessity for any stipulations in the new deed regarding the depth of future underground extensions, or other extensions.

The Institution disclaims any desire to prevent extensions of the Company's privileges in the future should such be desired. Once the major object of our recent negotiations is finalised, the Institution, I am sure, will consider favorably any reasonable request by the Company for further concessions, and will try to meet the views of the Company as to the payment to be made for them.

As President of the Athenaeum Committee, after discussion with our Finance Committee and our General Committee, I have three requests on matters of detail to make to our legal representative. Leaving, of course, the matter of the appropriate wording to him, I specially ask or direct -

1. That in the recital in the deed regarding the Company's enjoyment of overhead and underground privileges in the past, it shall be stated that the Company has had those privileges subject to an annual payment to the Athenaeum for them, the exact amount of that yearly payment to be stated;
2. That any reference in the deed to a plan shall include such details of measurement and position, or such description, as will make the deed self-explanatory and reasonably complete without the plan;
3. And that, as provided in Mr. Duncan's original draft and in Mr. Sanderson's settlement, structural alterations by the Company on the premises in question may be made only with the Institution's consent, which consent, however, is not to be unreasonably refused.

13/12/35
A. Burn
 President Melbourne Athenaeum

made. The President ^{made a detailed} ~~read~~ a long & state ment
~~shown~~ ~~with~~ ~~setting~~ ~~forth~~ ~~his~~ ~~views~~
The recommendation of the Finance
Committee that

The directors presented to arrange a
meeting with the trustees the President Mr.
Dillmore to draw the lease drawn up
embodying the agreement with the company
such was for all wishes, privileges now being
received

The motion was seconded by Mr. Beeg &
carried.

alter-

The secretary reported that Mr. Tabor wished
to make certain alterations in the manuscript
when contemplated the formation of a "crash"
situation by removing the central pillar between
the stable & the library entrance & the work
as far back as the first pillar about 20 ft

The ^{House} Committee had approved the principle
had asked for full plans & specifications
after the details had been explained by the
Chairman of the House Committee Mr. Beeg's
motion Mayor Bolton seconded that the
Committee approve of the alterations & refer
the matter to the House Committee with power
to act

A-Galley

The secretary reported that the House Committee
had approved of the alterations & the act
Galley & the matter was referred back to the
House Committee to accept tenders & to
proceed with the work on the motion of Mayor
Bolton & Mr. Hestis

Confirmed
A. Burr
President
10/1/36