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Mrs Emily Falkner

REPORTED ON BY COMMITTEE.

18 JAN. 1917

*Incl Policy & recd
held Jan 22 2 17*

PROPERTY LOSSES COMMITTEE.

No. 2521 - 33rd List, p.554.

Claim of Mrs E. Falkner, 60 Bolton St.

Mr Magill,

In reply to your reference of 30th ultimo on Mr J. D. Nugent's letter the premises in this case consisted of an old tenement building with stables at rear. These stables were in a dilapidated state. The lease to Mrs Falkner contained a covenant to insure for £500 and this was the full extent of her insurance. An additional insurance for £300 was effected by the lessor.

In assessing the loss in this and other cases the insurance practice was followed by the Committee. The assessment represented the value of the property as at date of destruction but not necessarily its replacement value as at such date, as insurance companies take into consideration the age and condition of a building when assessing a loss (See Chief Secretary's reply to Mr Nugent's Question No. 90 for 23rd May, 1917). While the cost of rebuilding the premises 60 Bolton St., will substantially exceed the amount awarded, £1628, Mrs Falkner will for the difference get a brand-new building for a very old and dilapidated one.

The statement in Mr Nugent's letter that awards of £5,000 and £3,000 for premises adjoining Mrs Falkner's on either

either side and of only half the size appears to have been made under a misapprehension.

For the premises on one side - Messrs. Leckie & Co's printing works - an award of £5850 was made. But these premises comprise 58^A and 59 Bolton St and 4-7 Yarnhall Street the annual valuation being £74 as against £29 the valuation of 60 Bolton Street.

The loss in respect of both sets of premises was assessed by the same firm of Assessors.

As regards the house on the other side of Mrs Falkner's, 61 Bolton St., the damage done to it was only nominal less than £10.

3rd October, 1917.

5th June, /7.

No. 2521 - 33rd List.

Dear Madam,

In reference to your call here yesterday, I beg to state that the Committee's report and recommendation in this case has been sent on to the Government, and you should communicate with the Under Secretary, Dublin Castle, in the matter.

Yours faithfully,

Mrs Falkner,
26 Jones Road,
Dublin.

Emily Faulkner

2521

◆ 26 Jones Rd

Wdy claim re 60 Holton St

wants information as to
how case stands - suspension
to build.

2521.

STEWART & ORR,
SOLICITORS.

Chambers:-
7, Great Brunswick Street,
(Opposite Trinity College)

M. SYDNEY ORR,
Commissioner for Affidavits.

TELEGRAMS: "STEWART, DUBLIN."

TELEPHONE DUBLIN 521.

Dublin.

28th day of Febr. 19 17

J. J. Healy Esq.
Secy.

Property Losses (I) Committee 1916
51 St Stephens Green, E.

Dear Sir, Re - Building claim - Mrs Emily
Falkner relating to 60
Bolton St

We beg to acknowledge receipt of your
Memo dated the 22nd inst. enclosing us Fire
Policy No. 5335779 with the Alliance Assurance
Company.

Yours faithfully,

Stewart & Orr

For file

18 JAN. 1916

For full amount
of loss.

To Messrs Home

and

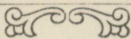
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Property Losses (Ireland) Committee, 1916



51 ST. STEPHEN'S GREEN, E.,

DUBLIN, 4/12/1916.

No 2087. Mrs E. Fallener H.W. S. Collis

Memo. I saw the Chief Law Solicitor & he is quite prepared when he can reach him to investigate title & to prepare the necessary agreements. He is inclined to think (though he knows of course that it is not a matter for him) that Mrs Fallener does not have a genuine interest in the premises, & knows them agree. The latter would not be wise to referring the same payable to Mrs Fallener if the Committee think it desirable.

Mr Collis requires £400 plus his judgment debts against Mrs Fallener (see letter 16/10/16). He will continue to pay the ground rent of £2. 15. 4.

Decision adhered to
W.H.G.
£600

252/
2087

COLLIS & WARD.
SOLICITORS
COMMISSIONERS FOR OATHS.

13. Clare Street.

Dublin. Nov. 30th 1916.

W. STEWART COLLIS, M.A.
S. B. ERNEST WARD, M.A.
TELEPHONE No 1398.

Re claim no 2087.

Dear Sir,

In reply to your letter of the 29th inst., no 60 Bolton St is held under Lease dated 19th June 1742 from the Right Hon. Luke Gardiner to Thomas Priest for a term of 999 years, subject to the yearly rent of £3 Irish equivalent to £2. 15. 4, which is subject to an adjustment of 2/6^d for Poor Rate, and is payable to Messrs Moore Keily and Long as Agents for Rehs of Colonel Morris. Mr. Colth is entitled to ~~the same~~ the same interest.
Yours faithfully,

See Weekly
of Home

The Secretary
Property Losses Committee
Wells Man
57 Stephens Green
Dublin

29th November,

re Claim No. 2087.

Dear Sirs,

I am directed by the Property Losses Committee to refer to the claim of Mr W. S. Collis in respect of the premises No. 60 Bolton Street, and to say that they understand that Mr Collis is not the fee simple owner of these premises, but that he holds them under a lease. They would be obliged if you would furnish them with particulars of the date and period of that lease and of the amount of the rent payable under it; and with the name and address of the owner of the superior interest.

Yours faithfully,

Secretary.

Messrs. Collis & Ward,
13 Clare Street,
Dublin.

As I know I have known some things of lease under which the
Colles hold, can you possibly make us a lease address
of land London? No.

The fact that the Colles claim the sum of £10 to be an
rent for the ground £100, instead either that the rent would have
cost much more, or that the £30 was too high a rent.

As the balance is extremely low after taking even the
£20, ~~it~~ is not his interest in the business a negligible quantity

J.H.
27/11/16

J.H. agrees

MS 2521 + 2087

60 Bolton Street

Telephone to day to Mr Colles and ascertained

- (1) That he holds under a lease, practically for ever, subject to a head rent of about 30/- per annum.
- (2) That his offer to accept £400 is exclusive of the amounts due under the judgment debts against Mrs Fallner; but he will continue to be liable for the head rent. (Mr Colles considers that the sale is well worth this head rent, & that is a further fact that he would be able to let it to Messrs Eccles, Munro, for an extension of their business).
- (3) That some time since - when Mrs was blown off ^{the water} at the ^{about the rent} bridge by Mrs Fallner for £30 to £20. £100 Mr Colles states would have made good the damage!

27/11/16

PROPERTY LOSSES (IRELAND) COMMITTEE.

Nos. 2521 and 2087.
60 Bolton Street.

24 NOV 1916

CHIEF CROWN SOLICITOR

Mr Healy

CHIEF CROWN SOLICITOR.

The above house, which was totally destroyed during the disturbances of April 1916, was let in tenements and the buildings at the rear were in a dilapidated state. The premises are held by Mrs Emily Falkner for a term of 25 years from January, 1904, at an annual rent of £30 from Wm. Stewart Collis, who also has a judgment mortgage registered against the premises. Mrs Falkner, through her Solicitors, Messrs. Stewart & Orr, 7 Gt. Brunswick St., Dublin, has lodged a claim (No. 2521) with the Committee for £3457. 10. 5, the estimated cost of restoring the premises, and also for head rent and taxes. She had the premises insured for £500. A claim (No. 2087) was also received from Mr Collis (Collis & Ward, 13 Clare St., Dublin) for £1,000 in respect of his interest in the premises. Mr Collis had them insured for a further sum of £300.

The Committee have now received the report of their Assessors - Messrs. Hume - on the claims, in which they state that the cost of rebuilding the premises would be far in excess of the insurance value. Mr Collis, who it is stated holds in fee simple, has informed the Assessors that

I have no materials at all to enable me to form any opinion as to the value of Mrs Falkner's interest in the premises

The amount due at foot of judgment mortgage may exceed such value

I have already intimated that it would be quite impossible for me to take the responsibility of advising as to payments unless titles were regularly unencumbered

I do not know what indemnities or guarantees are proposed

I regret I am unable to furnish your Committee a definite reply to your query but I would be manifestly ~~not~~ improper to furnish such a reply without having before me any materials to enable me to form an opinion

M. W. 24. 11. 16

that he is willing to accept £400 in respect of his interest, and to relieve the lessee from all liability under the lease as regards re-building. Messrs. Hume consider that an additional £200 should satisfy Mrs Falkner's interest. This proposal involves the leaving of the place derelict, but the Committee are prepared to recommend payment of the sums named - £600 in all - in full satisfaction of all claims, subject to the necessary indemnity and guarantees being given by the parties, and to any requisite shoring up or protection of the adjoining premises being provided for. Do you see any objection to such a recommendation being forwarded, leaving the necessary investigation of title etc., to be dealt with in your Department later?

J. Kealy

23rd November, 1916.

51 St. Stephen's Green, E,
Dublin.

PROPERTY LOSSES (IRELAND) COMMITTEE.

Nos. 2521 and 2087.
60 Bolton Street.

CHIEF CROWN SOLICITOR.

The above house which was totally destroyed during the disturbances of April 1916, was let in tenements and the buildings at the rear were in a dilapidated state. The premises are held by Mrs Emily Falkner for a term of 25 years from January, 1904, at an annual rent of £30 from Wm. Stewart Collis, who also has a judgment mortgage registered against the premises. Mrs Falkner, through her Solicitors, Messrs. Stewart & Orr, 7 Gt. Brunswick St., Dublin, has lodged a claim (No.2521) with the Committee for £3457. 10. 5, the estimated cost of restoring the premises, and also for head rent and taxes. She had the premises insured for £500. A claim (No.2087) was also received from Mr Collis (Collis & Ward, 13 Clare St., Dublin) for £1,000 in respect of his interest in the premises. Mr Collis had them insured for a further sum of £300.

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23rd November, 1916.

51 St. Stephen's Green, E,
Dublin.

Assessors Report. 31st Octr 1916

Claim No. 2 5 2 1 Name of Claimant Mrs Emily Falkner.,

Situation of Property 60 Bolton Street, Dublin.

Description	Claim	Insurance (if any)	Commissioners Valuation of Buildings	Assessors Valuation of full Damage	Loss Payable on basis of Insurance	Excess of Loss over and above amount payable under the Policies
Buildings	3392:10:5	800	293	(See Note below)		
Head Rent (2 Years)	50: 0:0	NIL				
Taxes	15: 0:0	NIL				
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <i>note. See full assessment under</i> </div>						
<p>Insurances in Names of Samuel Falkner & Arthur F. Burton £ 500</p> <p>Insurance in name of Wm. S. Collis £300</p>						
TOTALS, £	3457:10:5	800				

Buildings totally destroyed.

Interests in the buildings. Claimant holds under Lease from Mr W.S. Collis, Solicitor, 13 Clare Street, Dublin, who is Owner.

The House fronting Bolton Street was let in Tenements, and the Buildings at rear were in dilapidation. The restoration value is far in excess of the insurance, viz, £800. Mr Collis informed us that he would be willing to accept £400 in respect of his Interest and relieve Claimant of all liability under the Lease as regards re-building. We consider that an additional £200 should satisfy Claimant's Interest.

Mr Collis has a claim for Judgment Mortgages against Claimant's Interest, as per his letter dated 16th October 1916 enclosed herewith.

Award of Committee: Contents

Provided an indemnity is given by Mr Collis £600 will be recommended

do.

Buildings

REPORTED ON BY COMMITTEE, 18 JAN 1917

Mr Samuel Falkner, whose name appears in one of the Policies, assigned his interest in the Property by Deed dated 2nd Octr 1905 to his Wife (Mrs Emily Falkner). Mr Collis purchased Mr A.F. Burton's interest in the Buildings.

2 re-buildings

Walter Samuel Coy

RECEIVED

16 OCT. 1916

13. Clare Street.

2087
2521

WALTER HUME & CO.
DUBLIN

Dublin

10th Octr 1916

COLLIS & WARD.
SOLICITORS
COMMISSIONERS FOR OATHS
W. STEWART COLLIS, M.A.
S. B. ERNEST WARD, M.A.
TELEPHONE NO 1398.

re

60 Bolton Street

W S Collis & Mrs Emily Falkner.

Dear Sir

No _____

We would be glad to know whether this case has been considered by the Committee.

Our Mr Collis would be glad to see the Assessor if he would call in reference to it at any time which suits him.

Yours faithfully

60 Bolton St.

I have this the Committee are awaiting their return of their answers, Messrs Hume Co. in this case
with Messrs Hume
II cover no. 2521 & refer to Messrs Hume.
Newman
above

The Secretary

Referred to
Messrs Hume
17/10/16
13/10/16

Property Losses (Ireland) Committee

51 Stephens Green.

No. 2087. W. S. Collis 60 Bolton St. Claim sent to destroyed by fire. Messrs H. 23/8/16.

No. 2521. Mrs Emily Falkner, 60 Bolton St. House & buildings, consequential loss } Claim recd. 15/8/16 & sent to Messrs H. 23/8/16.

COLLIS & WARD.
SOLICITORS
COMMISSIONERS FOR OATHS.

W. STEWART COLLIS, M.A.
S. B. ERNEST WARD, M.A.
TELEPHONE NO 1398.

13. Clare Street.

Dublin. Oct. 16th 1916.

Re claim of W. S. Collis
and Mrs Emily Falkner.

Dear Sir,

Referring to the claim put
in by Mrs Emily Falkner in
respect of No 60 Bolton St.
held by her from our Mr W. S.
Collis, we beg to state that our
Mr Collis has a claim against
the interest of Mrs Falkner in
the premises for £32: 9: 5
under judgment mortgage
registered 25th May 1916 against
the premises together with interest
thereon at 4% from 5th May 1915
and also a further sum of £8
and interest at 4% from 20th June.

1916. under judgment mortgage
registered 23rd June 1916 together
with the costs of the two
judgment mortgages, and we
hereby give notice on behalf of
Mr Collis that no sum is to
be paid for damages in respect
of the loss of her interest
without providing for payment
of the above sums.

Yours faithfully,
Collis & Ward

No. 2087. W. S. Collis. 60 Bolton St. destroyed by fire
claim sent to Messrs. H. 23/8/16.

.. 2521. Mrs Emily Falkner. House & buildings
60 Bolton St. claim sent to
Messrs. H. 23/8/16

I ackd recd. Done 18/10/16

II Refer to Wm's Home.

J. J. Healy Esq
Secretary

Property Taxes (Ireland) Committee
57 Stephens Green.

23rd 17/10/16.

Assessors Report. 17th January 1917

Claim No. 2 5 2 1 Name of Claimant Mrs Emily Falkner.,

Situation of Property 60 Bolton Street., Dublin.

Description	Claim	Insurance (if any)	Commissioners Valuation of Buildings	Assessors Valuation of full Damage	Loss Payable on basis of Insurance	Excess of Loss over and above amount payable under the Policies
Buildings	3392:10:5	800	293	1628	800	828
Head Rent, 2 Years	50: 0:0	N i l				
T a x e s	15: 0:0	,,				
TOTALS, £	3457:10:5	800	293	1628	800	828

Buildings totally destroyed.

Interests in the buildings Claimant holds under Lease from Mr W.S.Collis., Solicitor, 13 Clare Street, Dublin, who is the Owner.

The Premises consisted of an old Tenement Building with Stables at Rear. The latter were in a bad state of repair. The Tenement House was occupied by several Families.

X The Owner (Mr Collis) would prefer - subject to the Premises not being re-built - that the matter be settled on the basis of our original Report dated 31st October last.

Walter Furness

Award of Committee: Contents

do. Buildings

Assessors Report.

17th January 1917

Claim No. 2 5 2 1 Name of Claimant Mrs Emily Falkner.,

Situation of Property 60 Bolton Street., Dublin.

Description	Claim	Insurance (if any)	Commissioners Valuation of Buildings	Assessors Valuation of full Damage	Loss Payable on basis of Insurance	Excess of Loss over and above amount payable under the Policies
Buildings	3392:10:5	800	293	1628	800	828
Head Rent, 2 Years	50: 0:0	N i l				
T a x e s	15: 0:0	,,				
TOTALS, £	3457:10:5	800	293	1628	800	828

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Walter James Boy

Award of Committee: Contents

do. Buildings

Assessors Report.

17th January 1917

Claim No. 2521 Name of Claimant Mrs Emily Falkner.,

Situation of Property 60 Bolton Street., Dublin.

Description	Claim	Insurance (if any)	Commissioners Valuation of Buildings	Assessors Valuation of full Damage	Loss Payable on basis of Insurance	Excess of Loss over and above amount payable under the Policies
Buildings	3392:10:5	800	293	1628	800	828
Head Rent, 2 Years	50: 0:0	N 1 1				
Taxes	15: 0:0	,,				
TOTALS, £	3457:10:5	800	293	1628	800	828

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The Premises consisted of an old Tenement Building with Stables at Rear. The latter were in a bad state of repair. The Tenement House was occupied by several Families.

X The Owner (Mr Collis) would prefer - subject to the Premises not being re-built - that the matter be settled on the basis of our original Report dated 31st October last.

Wm. J. ...

Award of Committee: Contents

do. Buildings

Assessors Report.

17th January 1917

Claim No. 2521 Name of Claimant Mrs Emily Falkner.,

Situation of Property 60 Bolton Street., Dublin.

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Buildings	3392:10:5	800	293	1628	800	828
Head Rent, 2 Years	50: 0:0	£ 1 1				
Taxes	15: 0:0	„				
TOTALS, £	3457:10:5	800	293	1628	800	828

Buildings totally destroyed.

Interests in the buildings Claimant holds under Lease from Mr W.S.Collis.,
Solicitor, 13 Clare Street, Dublin, who is the Owner.

The Premises consisted of an old Tenement Building with Stables at Rear. The latter were in a bad state of repair. The Tenement House was occupied by several Families.

X The Owner (Mr Collis) would prefer - subject to the Premises not being re-built - that the matter be settled on the basis of our original Report dated 31st October last.

Walter James Coy

Award of Committee: Contents

do. Buildings

Assessors Report.

17th January 1917

Claim No. 2521 Name of Claimant Mrs Emily Falkner.,

Situation of Property 60 Bolton Street., Dublin.

Description	Claim	Insurance (if any)	Commissioners Valuation of Buildings	Assessors Valuation of full Damage	Loss Payable on basis of Insurance	Excess of Loss over and above amount payable under the Policies
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X The Owner (Mr Collis) would prefer - subject to the Premises not being re-built - that the matter be settled on the basis of our original Report dated 31st October last.

Walter James Hoyle

Award of Committee: Contents

do. Buildings

2521

STEWART & ORR,
SOLICITORS.

M. SYDNEY ORR,
Commissioner for Affidavits.

TELEGRAMS: "STEWART, DUBLIN."

TELEPHONE DUBLIN 521.

Chambers:-
7, Great Brunswick Street,
(Opposite Trinity College)

*Ack'd
16/8/16 W.S.S.*

Dublin.

9th day of August 1916

The Secretary
Property Losses (I) Committee
51 St Stephens Green, *back*
Dublin

Dear Sir,

We enclose you herewith Claim of
Mrs Emily Falkiner, of 26 Jones Road, in respect
of the premises 60 Bolton Street, and copy
thereof, with detailed particulars prepared by
Mr Henry J. Lyons, Architect, amount of claim
£3457:10:5.

We also enclose you the original Fire policy
No. 5335779 with the Alliance Assurance Co. and
we have written our client to send us receipt
for the last premium which we shall at once
forward to you on receiving same.

Kindly acknowledge the due receipt of
the claim and policy.

Yours faithfully,

Stewart & Orr

Property Losses (Ireland) Committee, 1916.

51 ST. STEPHEN'S GREEN, EAST, DUBLIN.

2521

Claim for Damages caused during the Disturbances on the 24th April, 1916, and following days.



I We Emily Falkner, Married Woman now residing at 26 Jones's Road in the City of Dublin County of Dublin

do hereby solemnly and sincerely declare that on or about the 26 day of April 1916, damage was done to the undermentioned Property, namely:—* The House and premises No 60 Bolton Street Dublin and such damage was occasioned to the best of my belief by** Fire and explosion during the recent Rebellion

* State situation of property damaged. ** Here state cause of damage.

And I further declare that the Property and Articles specified on the other side were so destroyed or damaged; that the Cost Price or value of same was as shown in each case; that at the time of the destruction or damage they were respectively of the Values specified under the head "Value of Property at time of Destruction or Damage"; and that, in consequence of such destruction or damage, claim is hereby made for the sums specified under the head "Amount Claimed"; that the Claim is made by me

as† Lessee of said premises; and that no person is interested in the said property except‡ myself and the Lessors under whom I hold. I am not aware of there are any interests superior to that of the Lessors and that it is not insured by me or any other person, § except as follows, namely:—

Insert "Owner," "Lessee," or "Mortgagee," as the case may be. † Insert "myself," or "ourselves," and the names of Mortgagees, Lessors, Lessees, or joint owners (if any).

Alliance Assurance Company Ltd Policy No. 51335449 Amount £ 500 . 0 . 0

§ Strike out the words following if the property is not insured.

And I make this solemn Declaration conscientiously believing the same to be true, and by virtue of the provisions of the Statutory Declarations Act, 1835.

Signature of Claimant Emily Falkner

Made and subscribed the 8th day of April 1916, at Raper St. in the said City, County, of Dublin

before me, a Justice of the Peace for the said City, County, of Dublin

Signature of Justice of the Peace

NOTE—This Claim is to be furnished in duplicate, and should be accompanied by the Policies of Fire Insurance and the last receipt, in each case, or certified copies of same. When completed it is to be forwarded to the Secretary of the Committee, 51 St. Stephen's Green, East, Dublin.

PARTICULARS OF CLAIM

made by

MRS FAULKNER

in respect of

destruction of their Premises

No. 60 BOLTON STREET, DUBLIN

caused by Fire and explosion during

the riots in April 1916,

and

detailed estimate

of

Cost of restoration.

Prepared by

HENRY J. LYONS M.S.A.

Architect

14 Sth. Frederick Street,

Dublin.

August 1916.

DESCRIPTION OF PREMISES

Dwelling House and Shop, Four storeys and Basement with return Building, built of Brick with red facing and slated roofs, timber floors and usual internal finishings.

Two storey self contained cottage in yard built of Brickwork with timber floors and slated roof.

Four storey stable building and store house, also

Two storey Store house built of brickwork with timber floors and slated roof.

Cube of Buildings.

	Main House	Return	Cottage	4 storey Building	2 storey building
Frontage	26' 6"	11' 0"	19' 0"	23' 0.	18' 0.
Depth	34' 6"	9' 6"	11' 6"	25' 0"	12' 9"
Av. height	53'	44' 0"	23' 0"	37' 6"	21' 0"
	48,455	4598	5025.	21,562	4819.

Dwelling House etc.	58,078 ft. cube @ $9\frac{1}{2}$ d	£ 2298 18 5
Stable & Store house	26,381 " " @ $7\frac{1}{2}$ d	£ 824 8 .
Add Architects Fees	5%	156 3 3
" Surveyors	" $1\frac{1}{2}$ %	46 16 11
" Lithography		10 . .
		£3336 6 7

See detailed claim.

B I L L of Q U A N T I T I E S

--for--

Restoration of Premises
No.60 Bolton Street, Dublin.

PRELIMINARIES, TAKING DOWN etc.

item	Protect new work during progress against frost, snow or heavy rains	5	.	.
"	Provide for erection of necessary Latrine accommodation for Workmen and remove on completion	3	10	.
"	Provide for Sheds for storage of materials and office for use of Foreman and remove on completion	10	.	.
"	Provide the sum of £3:3:0 for copies of Plans and Specification and lodge with the Corporation and obtain their consent to the Works	3	10	.
"	Provide for preparation of plans for own use	1	10	.
"	Serve necessary and legal notices upon adjoining owners	10	.	.
"	Provide for any necessary shoring to flank walls of adjoining premises when old walls are removed, and take all precautions	10	.	.
"	Take down old walls, grub up foundations and remove all old material and rubbish and leave site clear and free	150	.	.
"	Provide for erection of sheeted hoarding			
	Forward	£184	.	.

		Brought Forward		£184	.	.
		to enclose frontage to Bolton Street (26 feet) with two 6 feet returns and necessary Gateways and fastenings to Corporation requirements			12	10 .
	item	do do to rere frontage 23 feet and do do as last			7	. .
242	Yds sup.	Hard core filling 4" thick spread levelled and rammed under concrete	6d	6	1	.
		Forward to Summary		£209	11	.
		<u>CONCRETOR MASON & BRICKLAYER</u>				
50	Yds cube	Excavations for foundations	4/6	11	5	.
105	" sup.	Level & consolidate trench bottoms	2d		17	6
67	" cube	Concrete 7 to 1 in foundations	21/-	70	7	.
19	" sup.	6" concrete floor finished level	4/6	4	5	6
223	" "	6" do do the upper 1" finished fine and smooth	5/6	61	6	6
15	ft. sup.	extra for fine finish to Hearths	3d		3	9
11	yds "	Concrete filling over brick vaulting av. 6" thick	4/-	2	4	.
57	Yds "	Damp course	2/-	5	14	.
81	" cube	Rubble masonry in walls of Basement	21/-	85	1	.
4½	" "	Stockbrickwork in jambs of opes in do	36/-	8	2	.
380⅓	" "	do in walls of superstructure	34/6	651	1	6
18	" "	do in chimney stacks over roof line	36/-	32	8	.
64	" "	labour to opes	3/-	9	12	.
5	" sup.	4½" brick in cement partitions pointed B.S.	5/6	1	7	6
11⅓	" "	9" brick segmental Vaulting & pointing soffit	11/-	6	4	8
23	ft. lin.	Cut & form skewback for 9" Vaulting in old wall	6d		11	6
	No.2	Labour to opes	2/-		4	.
		Forward £		950	15	5

			Brought Forward		
				£950	15 5
405	ft.lin.	extra on brickwork for 10" dia. fireclay flue liners	8d	13 10	.
	No.12	Plain Buff Terra Cotta chimney cans	8/-	4 16	.
43	ft.sup.	cement weathering av. 3" thick	5d	17	11
	No.11	Labour to fire opes and gathering to flues	5/-	2 15	0
	No.8	Brick trimmer arches include for centering and levelling up for hearths	12/-	4 16	.
	No.5	Set grates & mantels	10/-	2 10	.
	No.6	Set small open ranges	12/-	3 .	.
212	yds lin.	screed & point frames	9d	7 19	.
52	" "	bed sills in red lead	1/3	3 5	.
	No.37	make good under sills when set	9d	1 7	9
125	yds sup.	Extra on brickwork for 1st quality Red facing and pointing	3/-	18 15	.
294	" "	do for picked stocks & do do	1/3	18 7	6
153	" "	Flat pointing to Brickwork	6d	3 16	6
37	" "	do do masonry walls	1/-	1 17	.
59	ft.lin.	extra for 3 courses brickwork set projecting	3d	14	9
308	" sup.	do do cut & gauged arches	9d	11 11	.
94	" "	do do semicircular do	1/-	4 14	.
34	" lin.	do do for double bull nose brick coping and pointing in cement	1/-	1 14	.
	No.3	do do for solid mitred angles with external and internal mitre	2/-	6	.

Forward to Summary

£1057 17 10

C U T S T O N E

The following all in Granite fair chiselled.

163	ft.lin.	14" x 4½" rebated weathered and throated sills	5/-	40	15	.
	No.64	fair ends	1/-	3	4	.
22	ft.lin.	12" x 6" weathered door sills	5/-	5	10	.
26	" "	14" x 4½ weathered and twice throated coping	5/-	6	10	.
8	" "	18 x 4½ do do do	6/6	2	8	.
	No.6	Jamb blocks 12" x 12" and 14" on bed checked out for door frame with 3" projection	10/-	3	.	.
	" 4	Moulded architrave do 2 feet long 8" on face 2" projection with 9" returns and checked out for frame	25/-	5	.	.
7½	ft. lin.	Moulded and weathered transome 6" deep and 12" on bed checked out for door frame and transome as sketch	8/-	3	.	.
	No.2	Mitred and returned ends	5/-	10	.	.
	1	Shaped key block 15" x 9" x 14"	10/-	10	.	.
7	ft.lin.	Circular moulded architrave 8" on face 2" on return with 9" reveal checked out for frame	11/-	3	17	.
13	yds sup.	granite flagging 4" thick and laying and pointing in cement	12/-	7	16	.
31	ft.lin.	extra for fair chiselled riser and arris	1/-	1	11	.

Forward to Summary

£ 83 11 .

CARPENTER & JOINER

Materials as described.

No.2	Cradled centres and horsing to store and brick semicircular arches av. 12" wide on soffit	12/-	1	4	.
1	do do to ope 18" on soffit	15/-		15	.
115	ft. sup. Centering and horsing to brick Vaulting	4d	1	19	2
253	" lin. deal turning pieces to 4½" flat arches	3d	3	3	3
71	ft.cube red deal rough in lintols	6/-	21	6	0
<u>ROOFS</u>					
301	ft.cube red deal rough in rafters 4½ x 2" ceiling joists 4½" x 2", ridge 7" x 1¼", Hips 7" x 2" and plates 4½" x 3"	6/9	101	11	9
58	" " Red pine rough in Purlins	8/-	23	4	.
No.3	extra labour trimming for chimneys	3/-		9	.
2	do skylights	2/6		5	.
305	ft.sup. gutter boards & bearers	9d	11	8	9
45	" " Layer boarding	7d	1	6	3
30	" lin. 4½" x 4½" built up box gutter	1/-	1	10	.
No.7	extra for drips	1/-		7	.
1	do for cesspool	2/-		2	.
282	ft.lin. tilting fillet	2d	2	7	.
22	" " 6" x 1" wrot Fascia	7d		12	10
<u>FLOORS</u>					
540	ft.cube Red deal rough in joists 9" x 1½ & 6" x 2"	6/9	182	5	.
221	" " Red pine in 9" x 9" & 9" x 8" beams	8/-	88	8	.
No.384	ends of joints housed to beams	3d	4	16	.
No.8	Trim joists to Hearths	3/-	1	4	.
" 6	do to stairs & landings	5/-	1	10	.
" 8	Fir under Hearths	2/-		16	.
Forward			£450	10	.

		Brought Forward	£	450	10	0
47 $\frac{4}{5}$	Squares	1" red deal flooring	53/-	126	13	5
105	ft.lin.	Margins to Hearths	4d	1	15	0
	No.15	door saddles	3/-	2	5	.
690	ft.lin.	7" moulded skirtings, grounds, meters &c.	9d	25	17	6
358	" "	4 $\frac{1}{2}$ " do do do do	6d	8	18	.
1 $\frac{3}{4}$	squares	Red deal stud partitions	62/-	5	8	6
	No.3	Form door opes	2/-		6	.

STAIRS

item	Principal stairs rising up through main house total rise 31 feet, stairs 3'6" wide, 1 $\frac{1}{4}$ " moulded treads $\frac{3}{4}$ " risers 2" moulded strings, moulded newels, 2" turned balusters 4 $\frac{1}{2}$ x 4 moulded handrail in 6 flights (57 steps or winders)		20/-	57	.	.
"	Stairs to Basement & Cottage 3 ft.wide in two flights 29 steps or winders		15/-	21	15	.
"	Ladder stairs to Store 2'6" wide, 2" wrot open treads and 2" wrot strings with Mop stick handrail and baluster framing 3 flights 32 steps		10/-	16	.	.

WINDOWS

No.16	Sashes, double hung sheet glass, frames, shutters, trimmings & ironmongery complete av. size 3'6" x 6'		£8/-/-	128	.	.
12	do do do	plain trimmings & do do 3' 6" x 6'	£4/4/-	50	8	.
9	do	hinged sheet glass solid frames, no trimmings & ironmongery complete 4'x4'	£2/17/6	25	17	6

Forward £920 14 11

Brought Forward

£920 14 11

DOORS

No.11	Doors & frames Basement Cottage & Store	£2/15/-	30	10	.
16	do do say about 3' x 6' 6 frames trimmings and ironmongery	3/17/6	62	.	.
1	Entrance door, frame, transome & glazing	£6	6	.	.
1	Shop door & hanging & Furniture	£3	3	.	.
1	Pair of Gates 8' x 8'6" ledged braced and sheeted with 9" x 4" frames and ironmongery complete	£8/8/-	8	8	.

SHOP FRONT

9	ft.lin.	9" x 6" wrot storey post	2/3	1	0	3
43	ft.lin.	4½ x 3" moulded framing & alips	1/-	2	3	0
11	" "	7" x 4" moulded sill	1/6	16	6	
No.1		Mitred returned end	1/6	1	6	
" 2		1½" x 9" wrot Pilasters and grounds 9½ ft. long with two arrises	20/-	2	.	.
18	ft.lin.	3" x 2" moulded necking	5d	7	6	
No.6		mitres	5d	2	6	
2		Stopped ends	4d		8	
15	ft.lin.	1½" x 16" wrot Oregon Pine Fascia & - grounds	2/-	1	10	.
20	" "	Moulded and built up Cornice 9" deep 12" projection and 1" cover board & grounds	3/-	3	.	.
No.2		Mitres	2/-	4	.	.
2		Stopped do	1/6	3	.	.
14	ft.lin.	1½ x 9" moulded skirting as base	1/-	14	.	.
No.6		Mitres	9d	4	6	
" 4		Stopped ends	6d	2	.	.
24	ft.sup.	1" wrot jamb linings	9d	18	.	.
31	" lin.	5½" x 2" moulded architraves	8d	1	.	8

Forward

£1045 1 .

		Brought Forward		1045	1	.
33	ft.sup.	1" wrot window board and bearers	9d	1	4	9
16	" lin.	moulded edge and small mould under	3d		4	.
40	" sup.	$\frac{3}{4}$ " wrot riser & grounds to do	6d	1	.	.
	item	Counter 2'3" wide and 3 feet high formed of 1" wrot & nosed top, $\frac{3}{4}$ " sheeted front, moulded skirting and shelving (16 feet long)			8	.
377	ft.sup.	$\frac{3}{4}$ " wrot shelving and divisions round walls	7d	10	19	11
		Forward to Summary		£1066	9	8

SLATER, PLUMBER & IRONFOUNDER

26 $\frac{1}{10}$	Squares	Slating (second quality Welsh) battens and rendering	60/-	78	6	.
124	ft.lin.	Eaves course	6d	3	2	.
158	" "	do do and including cuttings to raking line of gutter	8d	5	5	4
112	" "	raking cuttings	3d	1	8	.
	No.3	Fit to chimneys	5/-		15	.
	2	do to skylights	3/6		7	.
167	ft.lin.	Ridge & hip tiles	1/3	10	8	9
	No.2	3 way intersections	2/-		4	.
	4	Hip hooks	1/-		4	.
28 $\frac{10}{11}$	cwts	Lead & laying in gutters & flashings	53/-	76	12	2
20	ft.lin.	copper nailing	4d		6	8
30	" "	extra labour dressing lead into box gutter and copper nail both sides	1/-	1	10	.
	No.1	Lead outlet bend	10/-		10	.
	1	extra labour and solder to cesspool	2/6		2	6
	1	Domical grating	2/6		2	6
167	ft.lin.	Slate & cement flashings to gutters and stacks	8d	5	11	4
19	" "	Rake out wedge & point	6d		9	6
116	" "	Half round C.I. eaves gutter	1/3	7	5	.
	No.12	Stop ends	1/-		12	.
	5	Outlets	1/-		5	.
	2	Angles	2/-		4	.
225	ft.lin.	3 $\frac{1}{2}$ " Down pipe	1/2	13	2	6
	No.9	toes	1/-		9	.

Forward

£207 2 3

		Brought Forward	£	207	2	3
No.5	Hoppers		5/-	1	5	.
item	Provide the sum of £33 for Ranges & Grates and add for profit and carriage			37	19	.
No.3	Wrot iron gratings and fixing in Pavement etc.		50/-	7	10	.
" 2	Metal hinged skylights and quadrants 3'0" x 2'0"		40/-	4	.	.
		Forward to Summary		£ 257	16	3

PLASTERING

	item	Allow for whitewashing Basement walls and area etc.			3	.	.
1229	yds sup.	Render float & set to walls	1/3	76	16	3	
149	ft. "	do narrow to jambs	3d	1	17	3	
311	" lin.	arris to pilaster	1d	1	5	11	
39m	yds sup.	Lath render float and set to Partitions	2/5	4	14	3	
695	" "	do do do & do to ceilings	2/6	86	17	6	
	No.11	Make good plastering to chimney pieces	2/6	1	7	6	
82	ft. lin.	Angle staves	3d	1	.	6	
355	" "	Plaster moulded cornice about 15" girt	1/4	23	13	4	
	No.34	Mitres	1/4	2	5	4	
391	ft.lin.	do do about 12" girth & do	1/-	19	11	.	
	No.36	mitres	1/-	1	16	.	
16	ft.lin.	6" x 2" moulded architrave to elliptical arched opening	2/6	2	.	.	
	No.8	Stopped ends	1/-		8	.	
	No.2	12 x 9" x 4½" shaped Key blocks	6/-		12	.	
6	ft.lin.	Moulded cappings 8" x 5"	2/6		15	.	
	No.4	Mitres	1/6		6	.	
	4	Stopped ends	1/-		4	.	
		Forward		£228	9	10	

		Brought Forward		228	9	10
139	ft.lin.	5½" x ¾" projecting plaster reveals and arris	7d	4	1	1
189	" "	6" x ¾" flush cement skirting & mitres	7d	5	10	3
59	" "	Cement fillet to Gables	4d		19	8
		Forward to Summary		£239	0	10

SANITARY PLUMBING & DRAINS

		No.1 W.C. P.C. £3.10.0 complete and fixing		4	10	0
		" 1 Trap cemented to drain	1/-		1	.
100	ft.lin.	½" Vartry lead supply including all wiped joints	1/2	5	16	8
		No.1 ½" Brass Bib tap and fixing	5/-		5	.
27	yds cube	Excavate for drains and including re- moval of old	4/6	6	1	6
35	" lin.	12" x 4½" concrete bed	1/4	2	6	8
110	ft.	4" 1st quality trough glazed pipes laid and jointed	1/-	5	10	.
43	" "	Concrete casing to pipes 6" thick where it passes through building (Corporation Byelaws)	1/3	2	13	9
		No.3 Extra for splay junctions	2/6		7	6
		" 6 do do 4" bends	2/-		12	.
		" 4 6 e.w gullies with galv. grids	11/-	2	4	.
		" 2 12" square Armstrong junctions with galv. airtight covers & frames	27/6	2	15	.
4	ft.lin.	12" square rising pieces to do	3/6		14	.
		Forward		£ 33	17	1

		Brought Forward	£ 33	17	1
No.1		4" Buchan trap with 9" stand pipe with 4" branch and heavy galv. cover and frame	30/-	1	10 .
1		Fresh air inlet to do formed of 6 foot length of soil pipe with wire balloon and fixing	20/-	1	. .
21	ft.lin.	3½" heavy coated cast iron vent shaft with leaded joints	2/-	2	2 .
No.1		cowl	2/6		2 6
1		end cemented to drain	1/-		1 .
item		Connect drains to existing street connection	10/-		10 .
"		Provide for testing drains with water and smoke and include for all necessary Plugs and Smoke machine	30/-	1	10 .
Forward to Summary				£40	12 7

GLAZIER & PAINTER & DECORATOR

70	ft.sup.	¼" Best British Polished plate and glazing in squares av. 17½ ft.sup.	3/3	11	7 6
878	yds sup.	Knot stop prime and paint all woodwork three coats oils	1/1	47	11 2
Forward				£58	18 8

		Brought Forward		58	18	8
12	Yds sup.	Three coats oils in ironwork	10d		10	.
129	" lin	do do on R.W. Ps. & gutters	4d	2	3	.
	No.5	do do on Hoppers	1/6		7	6
495	Yds sup.	One coat size and whiting on ceilings and cornices of house and cottage	3d	6	3	9
No.153		Pieces Paper P.c. 1/- a piece and hanging	2/2	16	1	6
item		Clean up the premises on completion, Wash floors and remove all rubbish and left material	60/-	3	0	0

Forward to Summary

£	87	4	5
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7521

2521

STEWART & ORR,
SOLICITORS.

Chambers:-
7, Great Brunswick Street,
(Opposite Trinity College)

Dublin.

M. SYDNEY ORR,
Commissioner for Affidavits.
"STEWART, DUBLIN."
TELEPHONE DUBLIN 521.

10th day of August 1916

The Secretary
Property Losses (I) Committee 1916
51 St Stephens Green, E.

Messrs Hume, Son
Kindly place with claim
with you

Jr.
12/10/16

Dear Sir, Re - Claim of Mrs Emily Falkiner
60 Bolton Street

Referring to our letter of yesterday
we herewith enclose you original receipt
for the last renewal premium to the 24th
June 1916 on Fire Policy No.5335779 with
the Alliance Assurance Company Ltd.

Please acknowledge receipt.

Yours faithfully,

Stewart & Orr

[Red stamp]

Bldey Conseq. L3457. 10.5 recd 15
16