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James Richard

REPORTED ON BY COMMITTEE.

3-8-16.

Insurance Policy held
$517.

Assessors Report. 24th July 1916.

Claim No. 2900 Name of Claimant James Rickard.,

Situation of Property 30 Lower Abbey 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
Building of House	2344:17:0	700	735	1200	700	500
Totals, £	2344:17:0	700	735	1200	700	500

Buildings burned out, but considerable Structural Salvage remained.

Interests in the buildings. Claimant is Lessee, and is bound under Covenant of Lease to repair.

L E S S O R:- Mrs Grace Boileau who has also lodged a claim (No. 2131).

Wallis & Sons & Co

Award of Committee: Contents Mrs G Boileau interested

do. Buildings

No special, increased War prices

CHARLES J. MURRAY, LL.D.
SOLICITOR.
COMMISSIONER FOR OATHS.

TELEPHONE No. 2944.

2900

30 Parliament Street.

Dublin, 6th July 1916

ack 18/7/16

re 30 Lr Abbey St.
James Rickard

Dear Sir:-

I beg to enclose you herein claim for damages in this matter, also original policy of insurance and last receipt for premium paid. I also enclose you original plan of the buildings as they esisted prior to destruction, together with a specification of the works to be done to replace same, and a detailed estimate of cost of same.

Yours faithfully,

C. J. Murray

The Secretary,
Property Losses (Ireland) Committee,
51 St Stephen's Green East.

2900

Property Losses (Ireland) Committee, 1916.

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

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

I ~~We~~ James Rickard now residing at Whitehall Terrace Rd in the ~~City~~ County of Dublin do hereby solemnly and sincerely declare that ~~on or about the~~ between April 24th and 3 May day of 1916, damage was done to the undermentioned Property, namely :—*

No 30 Lr Abbey Street in Tof D Dublin

and such damage was occasioned to the best of ~~my~~ our belief by** ~~fire~~

bombardment and fire

* State situation of property damaged.

** Here state cause of damage.

And I ~~We~~ further declare that the Property and Articles specified on the other side were so destroyed or damaged; that the Cost Price 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 ~~us~~ as† owner and lessee; and that no person is interested in the said property except‡ the Head Landlord Lr Bolton who receives £60 a year less deduction from me

and that it is not insured by me ~~us~~ 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 Mortgagors, Mortgagees, Lessors, Lessees, or joint owners (if any).

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

700 House 100 Stock

Yorkshire Insurance Company, Policy No 1233765, Amount £ 800

It was insured for this amount in pursuance of the covenant in my lease but that in no way represents its value

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.

Made and subscribed the 5th day of July 1916, at 31 Dawson Street in the said City, ~~County~~, Dublin, before me, a Justice of the Peace for the said City ~~County~~.

James Rickard

E. Dillon.

Signature of Claimant } James Rickard

NOTE—This Claim 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 THE CLAIM.

(TO BE GIVEN IN DETAIL.)

DESCRIPTION OF PROPERTY DESTROYED OR DAMAGED.	Cost Price. £ s. d.	Value of Property at time of Destruction or Damage. £ s. d.	Value of Salvage. £ s. d.	Amount Claimed £ s. d.
House & premises 30 Lr Abbey Street Co. of Dublin being a five storied brick built with return coach house & Stables It was let in offices to sundry tenants producing a rental of £156-14-0 per annum.		2344 10 0		2344-17-0.

I annex hereto Thos F McNamara Architect's plans of the building as they existed prior to destruction and specification of the works to be done to replace same as heretofore and also detailed estimate of cost of same. This estimate takes into account and allows for the front railing and steps and any other salvage left.

On the point of insurance I wish to point out that No 31 Lr Abbey St the house adjoining which was practically identical with mine was insured for about £200 a

James Rutland

Carried forward,

Queens J.P.
34, Dame Street,
Dublin.

PARTICULARS OF THE CLAIM. (*continued*).

(TO BE GIVEN IN DETAIL.)

DESCRIPTION OF PROPERTY DESTROYED OR DAMAGED.	Cost Price. £ s. d.	Value of Property at time of Destruction or Damage. £ s. d.	Value of Salvage. £ s. d.	Amount Claimed £ s. d.
Brought forward,				
Premises 30 Ir Abbey St		James Rickard, Claimant		
Charles J.Murray LL.D Solicitor, 30 Parliament St. DUBLIN				
	E Whitehall, Finglas Rd, Glasnevin.			

30 Lower Abbey Street.

Estimate of Cost.

				£	s	d
Item.		Hoarding including Licence	5/0/-	5	0	0
"		Take down what remains of the Building and stack approved bricks for reuse and remove all debris.	65/-/-	65	0	0
Yds. Cub.	22	Concrete foundations including excavations	26/-	28	12	0
" "	354	Brickwork in lime mortar	42/-	743	8	0
" "	8	Do. in Chimneys over Roofs.	47/-	18	16	0
" Sup.	105.	Do. in 4½ Stud Partitions.	8/-	43	4	0
Item.	10	Setting grates and mantles, 10 in all.	30/-	15	0	0
Lin. ft.	46	15" x 4" Granite Parapet Coping	5/6	12	13	0
" "	74.	14 x 4 " Window Cills.	4/6.	16	13	0
Yds. Supl.	250	Extra on Brickwork for pointing	1/6	18	15	0
Lin. ft.	210.	" " " for flue liners.	1/-	10	10	0
Item.		Weathering around 10 pots.	30/-	1	10	0
No.	8	Concrete hearths including centering.	28/-	11	4	0
Yds. Supl.	95½.	Concrete Floor in Basement.	6/-	28	13	0
Lin. ft.	120	Cement Skirting to do. 6" high.	1/-	6	0	0
Sqrs.	92.	Slating Best Bangor Slates 24"x12" on and including 2"x3/4" laths and thoro- rendered with haired mortar	310/-	28	10	0
Lin. ft.	46.	Wedge and point with cement lead top flashings to parapet gutters.	1/-	2	6	0
Lin. ft.	42.	Fireday ridges set and pointed with cement and sand.	9d	1	11	6
" "	25.	Slate slip and fillet and lead soaker to chimneys.	1/6	1	17	6
Cwt.	16¼.	Lead and laying in gutters and flashings.	50/-	40	12	6
			Forward.	£1099	15	6

				£	s	d.
		Brought Forward -		1099	15	6
Lin. Ft.	108.	4" R. W. Pipe including Hopper & fixing	1/1	5	17	0
" "	58.	4" Soil pipe & Vent shaft.	1/6.	4	7	0
" "	10	Wrot iron Arch Bars & fixing	5/-	2	10	0
No.	10.	Grates & Mantles P.C. 90/- each -	5/10	52	10	0
Lin. ft.	50	1/2 Vartry Supply provisional	1/2	2	18	4
Lin. ft.	266.	4½ x 3" Spruce wall plate & setting.	10d.	11	1	8
Ft. Cub.	52	Spruce in Rafters & Collars.	6/8.	17	6	8.
" "	16	" " Lintels.	6/3.	5	0	0
Cub. Ft.	410	" " Joists.	6/6.	133	5	6
Item.		Extra on do. Trimming to 8 hearths.	10/-	4	0	0
		" " " " " 6 landings	12/6	3	15	0
Lin. Ft.	320	2"x12" Herring bone bridging	1/-	16	0	0
Sqrs.	28.	7"x1¼" White Norway Tongued and grooved flooring	55/-	77	0	0
Lin. ft.	620	7"x1¼" Skirtings including mitres	8d.	23	3	4
No. 1.	1	Entrance door with frame & fanlight complete.	35/1/-	35	0	0
"	1	Back entrance door & frame	3/19/0	3	10	0
"	11.	Internal 6 panel doors with frames and jamb linings complete mortice locks and 5" butts	102/6	56	7	6
"	3.	Framed & sheeted do.	3/15/-	11	5	0
"	4.	windows avg. 7'-0" x 3'-0" 12 paned glazed & trimmed complete	106/-	21	4	0
"	1	Do - Do. 5'-6" x 3'-6"	100/-	5	0	0
"	2.	Do. Do. 9'-0" x 4'-0"	240/-	24	0	0
"	2.	Do. Do. 4-6 x 3'-6	90/-	9	0	0
"	7.	Do. Do 7-0 x 3'-6"	100/-	35	0	0
			Forward.	1658	16	6

		Brought forward	£	1659	16	6
No 1.	1.	Set of stairs in 6 flights with Handrail & Balusters Complete. to rise 35 feet 6'-6" wide.	70/-	70	0	0
No.	1.	Set of stairs to Basement one flight with Hand rail & Balusters	10/-	10	0	0
Supl Ft.	288.	Gutter Board & bearers.	1/-	14	8	0
Yds. Supl.	438.	Lath & plaster Ceilings	2/6	54	15	0
Lin ft.	680.	Cornices averageing 12" girt.	1/3	42	10	0
Yds. Supl.	1370	Wall plastering -	1/9	119	17	6
Item.		Electric Lighting		26	0	0
"		Painting & Decoration.		72	0	0
"		Making good return buildings and including new Lavatories and W-Cs. complete		78	0	0
"		Insurance -		50	0	0
"		Architects fees.		109	10	0
"		Quantity Surveyors fees Lithographing etc.		38	0	0
		Total.	£	2344	17	0

1 Copy
Duplicate

Specification of Works to be done in the Rebuilding of Premises No 30. Lower Abbey Street, Dublin, in accordance with the Plans prepared by:-

Thos. F. McNamara,
Architect,
192 Gt. Brunswick St. Dublin.

General Conditions.

The works to be carried out in all respects agreeably to the particulars contained in this Specification, and in strict conformity with the plans, elevations, sections and details herewith furnished in explanation thereof, and such further details as may be hereafter supplied -

Any descriptions or particulars written on the drawings to be equally binding as if contained in this Speaipcation, and all figured dimensions to be adhered to in preference to scale -

Everything to be done that is usual and necessary for the due completion of the several works comprehending what may reasonably be implied by the plans and specification although same may not be specially mentioned. The Contractor is in no case to work from his own details but to apply to the Architect for same from time to time as required - The Contractor at his own cost and charge to supply all scaffolding, implements, tools, and everything necessary for the carrying out of

the works, and he is to remove all superfluous rubbish on the completion of same.

The whole of the work is to be executed in the most permanent, substantial, and workmanlike manner, with the best materials of their several kinds, and the building left in a complete and perfect state according to the plain intent and meaning of the plans and Specification.

If the Contractor should introduce unsound, imperfect, or unseasoned materials in any part of the building, which, though not discovered to be such in the first instance, shall, during the progress of the works appear to be of improper quality, or if any work shall in the opinion of of the Architect be executed with improper or unskilled workmanship, the Contractor is at his own expense to substitute, rectify and reconstruct same either in whole or part as the Architect shall direct.

The Architect shall be at liberty to make alterations, additions or deductions in the building either before its commencement or during the progress of the works as may be found expedient, and same shall not in any way vitiate the contract.

The award of the Architect in all cases of extra work, works omitted, or matters in dispute shall be final and binding on all parties.

The works to be commenced within seven days after the signing of the Contrad and to be entirely completed within ~~six~~ months from the date of

same and time to be deemed the essance of the Contract.

Should the building not be completed within the time specified, the Contractor will forfeit and pay the sum of £10 per week for each and every week the works are delayed beyond that date unless caused by the Strike of workmen or the inclemency of the weather; but delay from these causes must be certified by the Architect. Such penalty to be deducted from any money due to the Contractor at the completion of the works or recoverable as liquidated damages.

Instalments will be paid to the Contractor from time to time during the progress of the works on the certificate of the Architect only and at the rate of 85% of the Value of approved materials on the Site and workmanship executed. The last instalment will be paid within three months of the final completion of the works on production of the Architect's final certificate that same has been finished in every respect to his satisfaction.

The Contractor will be held responsible for all leakage of every kind, damp, injury to slating, imperfect pointing and all other defects arising or apparent for nine months after the last instalment has been paid, and he must repair and make good same to the Architect's satisfaction.

The lowest or any tender will not necessarily be

accepted, nor will any estimate be paid for.

None of the works are to be sublet without the written consent of the Architect.

Proper precautions are to be taken to protect persons or property during the progress of the works as the Contractor will be held responsible for same, and will be required to make good any such damage happening from any neglect, default, want of proper care, or misconduct on the part of the Contractor or any of his employees during the progress of the works.

Provide all necessary copies of drawings and Specification, one set only will be supplied to the Contractor by the Architect.

Provide water for the use of the works and pay the necessary charges for same.

Provide protective covering to walls etc. during inclement weather.

Serve all necessary notices on the proper authorities, and pay all fees in connection with same.

Provide for all "Liability" under the "Employer's Liability" and "Workmen's Compensation" acts, and the "National Health Insurance" act.

Erect proper hoarding to front and remove on the completion of works.

Insure the building in an office to be approved of.

Concrete & Brickwork.

Cement to be first quality Portland cement, Messrs Whites, Messrs Knight Bevan and Sturges or other approved brand to be used throughout. The sand to be clean, sharp river or pit sand, and same to be washed if not procured in a pure state.

The floor of Basement to be in concrete 6" thick mixed 6 parts aggregate to 1 of cement. the hearths to be of concrete carried on galv. corrugated iron sheets.

Damp Course. Lay on all walls 6" over ground line an approved course of asphalted felt well lapped at joinings and tarred.

Bricks. The bricks throughout to be Co. Dublin stock bricks, sound, hard and well burnt.

Facing bricks to be first quality Portmarknock or other approved red facing bricks.

Mortar. The mortar to be composed of freshly burnt lime and clean fresh water or bank sand mixed in the proportion of 2 of sand to 1 part lime.

The superstructure to be built of best stock brickwork in lime mortar, properly bonded, with the walls carried up to the heights as shown and of the thicknesses figured. With all door and window opes properly formed in same with gauged arches outside and relieving arches inside.

Carry up the flues with 10" fireclay flue liners set projecting 8" over capping and quired around in cement mortar.

The rere walls to be faced with picked stocks, also the chimney stacks above roofs. pointed in cement and sand.

The front to be faced with Portmarknock or other approved red facing bricks pointed with black cement mortar.

The steps to Entrance to be of granite from an approved quarry, neatly chiselled on tread and riser and pointed in cement mortar.

Provide cut stone door blocks to external doors 9"x9"x6", rebated for door, and set 6" over floor line.

The capping to parapets to be in granite

Carpenter & Joiner.

All the timber used to be of best quality, free from sap, shaks, and other defects, and thoroughly seasoned. All timber unless otherwise specified to be best picked St. Johns spruce.

All joinery work to be red deal and to be put in hands immediately on the signing of Contract, but not wedged up till required.

Put proper wood lintels over door opes etc. and build in all wood blocks neassary for securing joiners work.

Roofs. The roofs to be constructed as shown on drawings and of the following scantlings, rafters, collars and ceiling joists 5"x2", ridge 7"x1", wall plates 4½"x3",

suspenders and stretching pieces 4"x12" all properly put together and well spiked -

Properly form gutters of 3/4" rough boarding on strong bearers.

Floors. The floors to have 9"x2" joists properly bridged, on 4½"x3" plates - laid with 7"x1⅝" white Norway flooring tongued and grooved and cleaned off level - put proper bevelled saddles to all door opes -

The top floor rooms to have 7"x1" molded skirtings and the other floors to have 9"x1¼" red deal molded skirtings secured to proper grounds.

Stairs. The stairs to have 1¼" red deal treads with molded nosings and 1" white deal risers carried on 5½"x3½" rough bearers, well glued and bracketted - 1⅛" molded wall string and 1¼" cut outer string with shaped cantilever brackets fitted and glued on. 5½"x5½" pitch pine Square turned newals, 1½"x1½" red deal square turned balasters and 3½"x3" molded mahogany handrail - all worked to detail -

Doors. The esterior front door to be in red deal 2¼" thick, framed, panelled, and molded, in 5"x3½" rebated frame with fansash over - door to be hung on 1½ pairs of 5" steel butts and screws - and to be fitted with lock of the p.c. value 12/6 -

The esternal door at rere to be 2¼ thick framed and sheeted in frame as before and fitted with lock p.c. 7/6.

The internal doors to be 2" thick, framed, panelled and molded in 5"x2½" frames hung on 4" steel butts,

and provided with locks and furniture of the p.c. value 7/6 for each door-

Trim doors with 3/4" plain linings and 5½ molded architraves.

Windows. The windows to have 2¼" red deal rebated and molded sashes with hooked meeting rails & molded joggles, in proper cased frames with 1½" pulley styles and heads and 1" outside and 3/4" inside casings, the sashes to be hung on brass faced axle pulleys with best green hemp cords and round metal weights with parting beads molded slips etc. complete - Provide the p.c. sum of 1/6 each for brass sash fasteners and p.c. 9d each for brass lift up and pull down rings -

Trim the windows with 3/4" plain jamb and soffit linings and 5½" molded architraves.

The stud partition at side of staircase to be formed of 4½"x1½" studs properly braced and put together and with door opes formed in same.

Slating, Lead and Ironwork -

The roofs to be covered with best quality Welsh or other approved slates laid to 4" lap on 2½"x3/4" red deal slating laths secured with wrot iron slating nails boiled in oil, two nails to each slate, the holes for which are to be drilled and countersunk; thoroughly render on underside in fine haired mortar. The ridges to be coverd with blue roll friclay

tiles, bedded and pointed in cement mortar.

The gutters to be laid with 6 lbs. lead let well up under the slating and over the tilting fillets and up against parapets, top flashed with 5 lbs. lead let into joints of brickwork wedged with cold lead and pointed in cement and neatly dressed down on upstand - The gutters to have proper drips and falls to the outlets.

The chimney stacks to have 5 lbs. lead soakers and step flashings of 5 lbs. lead with 5 lbs. lead aprons all neatly dressed and pointed with cement.

Provide and fix where pointed out no 1 square 4"x3" cast iron down pipe to front with large molded hopper head, secured to walls with wrot iron ornamental bands and spikes driven into brickwork - down pipes to rere to be 3½" diam. with large hopper heads - all to deliver into the gulleys provided -

Provide the p.c. sum of £52/10 for mantlepieces and grates -

Plumbing -

Provide and fix where pointed out No. 2 patent wash down closet with hardwood seat, cistern, pull etc complet p.c. £4 -

No. 3 Lavatory basin with cold supply tap only p.c. £3 -

The soil pipes to be 4" diam. heavy coated metal

pipes connected to the drains in the best manner, and to the W.Cs. and fitted with brass ferrules and wiped soldered joints - carried up for a height of 3 feet over the parapets and fitted with Hunters cowls. The wastes to be 2" diam'. connected to the basins with lead bends, brass ferrules and wiped soldered joints, delivering into the back inlets of the gulleys provided -

Lay on water to the fittings in 1" lead pipe -

The drains to be laid with extra glazed stoneware pipes bedded on concrete and jointed with medina cement and gaskin connected to the drain in street in the best manner - Provide all gulleys, intercepting traps and Armstrong junctions as shown on plan -

The drains to be smoke and water tested in the presence of the Architect before the earth is filled in -

Plastering, Painting & Glazing -

The walls on interior to be plastered, floated and coated and set white - The ceilings and partitions and soffit of stairs to be lathed, plastered, floated and coated and set white - Run molded cornices 14"x8" to ceilings of Hall, ground and first floor rooms with fibrous plaster enrichments - and molded cornices to other rooms 10"x 5" -

The windows to be glazed with 26 oz. sheet glass, properly sprigged, puttied and back puttied,

the sashes to be primed before being glazed -

All the wood and ironwork usually painted to receive four coats best oil paint, finished in selected colours.

Clean glass, wash out floors, remove all rubbish, and leave entire premises clean and perfect on completion

Mr. J. W. Kaman

Architect

12 St. Brunswick St.

Dublin