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PLIC/1/4920

Chas. A. James

REPORTED ON BY COMMITTEE

17 NOV. 1916

Inice Policy & rect as
per claim rectd 23.2.17

Assessors Report. 19th October 1916

Claim No. 5 4 8 1 Name of Claimant Charles A. James (Gentleman)

Situation of Property 40 Henry 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	1415:19:4	700	354	800	700	100
Fixtures & Fittgs	115: 6:0	50	(Tenant's Property. Dealt with in Report on Claim No. 874., John Bailey).			
TOTALS, £	1531:5: 4	750	354	800	700	100

Property destroyed by Fire.

Interests in the buildings.

Claimant is Leaseholder.

Lessors:- Miss Mary Tyndall & Peter J.Morrin., Trustees of William J. Tyndall Deceased.

Walter James Coy

Award of Committee: Contents £ 800 WJ

do. Buildings

ON BY CO

21608
5481
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 ^{Charles A. James}
We now residing
at ^{Washington Hall, Strand Rd, Merrion} in the ^{City} of ^{Dublin}
County ^{27th} day of ^{April} 1916, damage was done to the undermentioned Property, namely:—* ^{the house}
^{and premises No. 40 Henry Street in the City of Dublin}

* State situation of property damaged.

and such damage was occasioned to the best of my belief by** ^{shelling}
^{and fire}

** 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 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† ^{owner}; and that no person is interested in

† Insert "Owner," "Lessee," or "Mortgagee," as the case may be.

the said property except‡ ^{the Mess. of St. Lyndall of 11 Fleet Street Dublin the lessors of the premises from whom I hold}

‡ Insert "myself," or "ourselves," and the names of Mortgagees, Lessors, Lessees, or joint owners (if any).

and that it is not insured by me or any other person, § except as follows, namely:—

^{Yorkshire Fire & Life Insurance} Company, Policy No. ⁴²⁹⁷⁵⁹, Amount £ ⁷⁵⁰

§ 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.

Made and subscribed the ^{19th} day of

^{August} 1916, at ^{Washington Hall}
^{Merrion} in the said City,
County,

before me, a Justice of the Peace for the said

Signature of Claimant
of Claimants

^{Charles A. James}

City
County.

^{Frank L. North}

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 THE CLAIM.

(TO BE GIVEN IN DETAIL.)

DETAILED CLAIM
FOR
RE-CONSTRUCTING PREMISES

AT

No. 40 HENRY STREET

FOR

CHAS. A. JAMES Esq. J.P.

Joseph Holloway Esq, M.R.I.A.I.

Architect,

21 Northumberland Road,

Dublin

Measured from Drawings and on site by :—

JAMES MACKEY,

Quantity Surveyor and Fire Loss Assessor,

58 DAME STREET, DUBLIN.

July, 1916.

NO.40 HENRY STREET, DUBLIN

Amount for Building

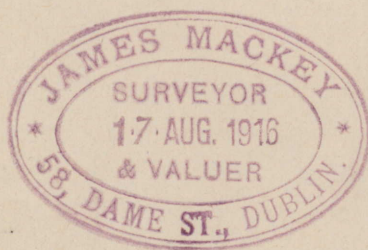
1415 19 4

Amount for Fixtures

115 6 2

Total Amount of Claim

£ 1531 5 6



Preliminaries, taking down & Clearing Site

Item	Erect a proper hoarding, 7 feet high, for a length of about 43 feet, including return ends and gateway, and take out license for same	6	10	0
Item	Provide water for the use of the works	2	0	0
Item	Provide all necessary copies of Drawings and Specification	3	3	0
Item	Take down portions of premises at present standing including amount already paid	30	0	0
Item	Excavate to basement and clear site of all debris of walls, floors, roof, &c.	40	0	0
Item	Thoroughly examine and test drains and overhaul and repair same if necessary, and leave in perfect order	5	0	0
43	Yds Cube Portland cement concrete in foundations and include excavation for same	20/-	43	0 0

Concrete and Brickwork.

Yds. Cube	Masonry or concrete in walls of basement to ground floor level (opes not deducted, but no labours measured)			
99	Yds. Cube Brickwork in mortar in walls, chimney breasts and chimney shafts. Price to include all labours to door and window openings, arches, quoins, piers, &c.; cutting to gables, chases, &c., as no labours are measured, and door and window opes not deducted	35/-	173	5 0

Forward £

302 18 0

		Carried forward	£	302	18	0
8	Yds. Supl.	Brick and stud partitions	6/-	2	8	0
133	Yds. Supl.	Facing with selected stock bricks and neatly pointing, and include all labours and cutting to reveals, arches, gables, &c., &c.	1/-	6	13	0
12½	Squares	Floors of 1in. flooring on and including 9in. x 2in. joists secured to 4½in. x 3in. plates, and bridged every 5 feet. Price to include for all cutting, trimming, and fitting to hearths, piers, doors, &c., hearth curbs and trimmers	7/10/-	93	15	0
55	Yds Sup.	Red brick facing to front	4/-	11	0	0
14	Ft.Linl.	Granite parapet coping	5/-	3	10	0
389	Ft. Linl.	Molded skirting and mitres and grounds and fixing	9d	14	11	9
56	Yds. Supl.	Portland cement concrete floors, finished fine on and including ballast bed	5/6	15	8	0
8½	Squares	Roofing, including 5½in. x 2in. rafters, collars and ceiling joists spaced 12in. apart, 4½in. x 1½in. suspenders and stretchers, 7in. x 1½in. ridge, 9 x 2 hips, and 4½in. x 3in. plates, covered with Welsh Bangor slates, secured with composition nails to and including 2¼in. x 1in. sawn battens and rendered on underside in haired mortar and with fireclay ridge and hip tiles, bedded and pointed in cement mortar, and include for double courses at eaves and ridges and all cutting to hips and valleys and around chimneys	8/15/-	74	7	6
		Forward	£	524	11	3

		Carried forward £	524	11	3
	Ft. Supl.	Glazed roofs, formed with rebated and molded glazing rafters and plates, glazed with rolled plate glass and include for lead flashing at eaves, ridge and ends			
	Item	Openers in last			
63	Ft. Linl.	6lbs. lead gutters, avg. 3ft. 6in. wide, laid on strong gutter boards, and include all flashings, rolls, cesspools, &c., &c.	12/-	37	16 0
18	Ft. Linl.	Eaves, gutters and jointing, and fixing to and including wrot fascia, and include stop ends, angles, nozzles, &c.	1/6	1	7 0
74	Ft. Linl.	Down pipes and jointing and fixing, including toes, bends, swan necks, hopper heads, &c., &c.	2/-	7	8 0
10	squares	Stud partitions framed and braced	3/10/-	35	0 0
287	Ft. Supl.	Studded and sheeted partitions	1/-	14	7 0
	No. 7	Internal doors, including doors, frames, lintols and jamb blocks, saddles, linings, architraves and grounds complete, hung on butt hinges and provided with locks and furniture complete	4/15/-	33	5 0
	No.1	Pair of sash doors complete, all as last	7/-/-	7	0 0
	No. 9	Windows complete, average size 3ft. 6in. x 6ft. 6in., including lintols and jamb blocks, stone sills, sashes glazed with 32 oz., glass, double hung in proper cased frames with lines weights and pulleys and provided with proper fastenings trimmed with plain or panelled linings and window backs, molded architraves and grounds and window boards, complete	6/15/-	60	15 0
	No.1	Staircase complete to front building from basement to top floor 45 steps, including treads and risers and carriages, molded strings, landings, and trimers, and framed bearers, Handrails, newels and balusters, spandril framing, etc., complete. 35/- a step		78	15 0
648	Ft. Supl.	Wall sheeting and grounds	8d	21	12 0
		Forward £		821	16 3

Carried forward £

821 16 3

Shop Front.

27	Ft. Supl.	Mahogany Red deal framed panelled and molded pedestal under shop window with molded skirting, and include for strong framed studding, sheeted on back	3/-	4	1	.
	No. 2	Entrance doors with transome and fansash, 35 ft. supl. hinges, locks, and furniture and handles complete ; fansashes glazed	7/-/-	14	.	.
72	Ft. Supl.	Shop window complete, including stiles with framing, sill and transome all glazed, with plate glass fixed with molded slips and brass cups and screws	6/-	21	12	.
	Ft. Supl.	Enclosure to shop window formed of framed panelled and molded doors, framing and molded cornice, doors hung to framing and fixed sliding with brass hinges, locks and fastenings				
15	Ft. Supl.	Stall board to shop window and framed trestles	2/-	1	10	.
	Item	Sign board over shop front, 14'6" long and 2'0" high, secured to bracketting wedged and fitted to R.S.J.	4/10/-	4	10	.
14	Ft. Linl.	Molded cornice to shop front and brackets plugged to wall, covered with in. boarding and 6lbs. lead	7/6	5	5	.
	No.2	Framed and panelled pilasters fluted on face and with molded bases necking and capping 11 ft high	4/-/-	8	.	.
2½	Yds supl.	Tiled porch and concrete floor	15/6	1	18	9
4	Ft. Linl.	Marble step	7/6	1	10	0

Forward £

884 3 0

Carried forward £

884 3 0

Smith & Founder.

32	Cwts.	Rolled steel joists and stancheons and hoisting and setting, including all angles, plates, bases and caps, and drilling and bolting complete	25/-	40	.	.
No.4		C.I. columns with caps and bases	6/10/-	26	.	.
No. 3		Grates and mantels and setting, turning arches, and forming flues and gathering, and include concrete and tiled hearths	6/-/-	18	.	.
Item		Wiring for Electric Light throughout, and include fittings, lamps, switches, &c., complete.		40	.	.
Item		Laying on Gas Supply throughout, including fixtures, fittings, burners, piping, &c., complete		5	.	.
No.1		Kitchen range with boiler cylinder and cistern & hot and cold supplies		30	.	.
No.1		Bostwick gate 4'0" x 5'0"		7	10	.

Plumbing and Water Supply.

No. 1		W.Cs. complete including closet, seat, cistern, flush pipe chain and pull and trap complete, and connecting to soil pipes	7/10/-	7	10	.
No.		Lavatory-basins Sink & waste and fittings, complete	6/-/-	6	.	.
12	Ft. Linl.	4in. Diar. H.C. cast iron soil and vent pipes, with all necessary bends, branches, cowls inspection eyes, jointed in molten lead, fixed to walls, and connected to drains	4/-	2	8	.
	Item	Forming connection from water main in street including Corporation fees, stop cock, &c.	3/-/-	3	.	.
153	Ft. Linl.	½in. Diar. vartry lead supply pipe and fixing, including solder joints, stop cocks, &c., &c.	1/6	11	9	6

Forward £

1081 0 6

Carried forward £

1081 0 6

Plasterer.

369	Yds. Supl.	Render float and set white on walls	1/4	24	12	0
355	Yds. Supl.	Lath render float and set white on ceilings, studding and soffites of stairs	2/-	35	10	0
48	Ft. Supl.	Do do around sides soffites of R.S. joists, and include grounds and bracketting	6d	1	4	0
22	Ft. Linl.	Portland cement skirting	6d		11	0
78	Ft. Linl.	Plaster molded cornice to shop, including mitres	2/-	7	16	0
319	Ft. Linl.	Do do to offices, &c., including do.	1/6	23	18	6
	No. 2	Fibrous plaster centre pieces and fixing	2/10/-	5	0	0

External.

3½	Yds. Supl.	Portland cement plastering, and including for raking out joints	4/6	15	9	
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Forward £

1180 7 9

Carried forward £

1180 7 9

Painting and Decorating.

399	Yds. Supl.	Knot stop prime and paint work, 4 coats	1/2	23	5	6
53	Yds. Supl.	Two coat painting on ironwork	6d	1	6	6
	No. 6	Rooms papered and decorated	3/-/-	18	0	0
	Item-	Provide for Sundry items throughout -				
	Item	Painting and decorating shop and shop front		20	0	0

£1242 19 9

Add	Contingencies 5%	61	3	0
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Forward to Summary, £

1304 2 9

Summary.

Amount for Building	1304	2	9
Amount for Shop Front, Pictures, &c.			
Fire Insurance during re-construction :—		19	6
Employers' Liability and Workmen's Com- pensation			
National Health Insurance	26	1	8
Architect's Fees on re-construction @ 5%	65	4	2
Quantity Surveyor's Fees for preparing Bills of Quantities for re-construction @ 1½%	19	11	3
Total amount of Building Claim	£1415	19	4

Signed, *James Maskey*
Quantity Surveyor, Valuer and Fire Loss Assessor,
51 DAME STREET,
DUBLIN.

17th August 1916.

No.40 HENRY STREET, DUBLIN

FIXTURES

			£	s	d
36	Ft.Supl.	Red deal framed panelled molded and glazed window enclosure with molded skirting and capping and doors in same with hinges and fastenings complete	3/-	5	8 0
17	Ft.Linl.	Red deal counter 3 ft. high with framed and panelled front with molded skirting and cornice, yellow pine top molded on edge and with drawers underneath and include framed trestles	20/-	17	0 0
	No.1	Cutting table 8' 0" x 6' 0" with drawers under		10	0 0
984	Ft.Supl.	Shelving and divisions forming open fixture with framed uprights and bearers	1/6	73	16 0
Amount for Fixtures					
Forward to Summary			£	106	4 0

Summary.

~~Amount for Building~~

Amount for Shop Front, Fixtures, &c.

Fire Insurance during re-construction :—

Employers' Liability and Workmen's Com-
pensation

National Health Insurance

Architect's Fees on re-construction @ 5%

Quantity Surveyor's Fees for preparing Bills of
Quantities for re-construction @ 1½%

Total amount of ~~Building~~ Claim

106 4 0

106 4 0

1 8

2 2 6

5 6 2

1 11 10

115 6 2

Signed, *James Mackey*

Quantity Surveyor, Valuer and Fire Loss Assessor,

58 DAME STREET,

DUBLIN.

17th August 1916.

5481

John J. Mc Donald,

SOLICITOR.

COMMS FOR IRELAND,
NEW YORK
AND BRITISH COLUMBIA,
CANADA.

TELEPHONE NO 34.

ENCLOSURE

ackd
26/8/16

116, Grafton Street,
(Opposite Trinity College)

Dublin, 21st August 1916.

J. J. Healy Esq.
Property Loss Committee,
51 Stephens Green.

re: C. A. JAMES

Dear Sir,

I now send you herewith in duplicate, claim
on behalf of Mr. James in respect of the premises
No. 40 Henry Street.

I have attached to the original claim,
detailed particulars prepared by Mr. James Mackey
also the original Policy of Insurance and receipt
for last premium.

Kindly acknowledge receipt in due course.

Yours truly,

John J. Mc Donald.