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PLIC/1/4747

5508

Missionis to Seamen at the
Port of Dublin Per.
Rev. Chas. Benjamin Phipps.

REPORTED ON BY COMMITTEE.

31 OCT. 1916

Supplemental Claim

REPORTED ON BY COMMITTEE.

3 APR. 1917

London Quarantine Police no 1472589 & up to
and 27th Jan.

Supplemental Report

Assessors Report.

7th March 1917

Claim No. 5 5 0 8 Name of Claimant Rev.C.B.Phipps, L.L.D., Chaplain to The
Missions to Seamen

Situation of Property 13 Eden Quay, 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 No. 13 Eden Quay				250		
TOTALS, £				250		

P.B.W.

We have gone into some additional evidence of
~~Interests in the buildings~~ value put forward by Claimants, and would
recommend a further allowance of £250: 0: 0.
For other Interests in the Buildings - See Report dated 16th October 1916.

Walter Lorne & Co

Award of Committee: Contents

do. Buildings

30. Westland Row.
Dublin.

5508

Claim attached
1917

5th February 1917.

Dear Sir,

Claim No 5508 - Missions to Seamen.

We duly received your letter of the 19th ulto, which we submitted to the Committee of the Missions to Seamen, and ~~are~~ requested by them to ask you to allow this matter to be reopened, and to refer the matter back to the Assessors, so that the Committee may have an opportunity of discussing the claim and the sum awarded with them.

Yours faithfully,

Marthy J. Barlee

I Circle reply.

II Refer to Missions House.

gnd

87/17

W. Hume

The Secretary
Property Losses Committee
51 Stephens Green E
Dublin.

9th February, /7.

No. 5508 - Mission to Seamen.

Messrs. Hume.

Your report of 16th October last in this case.

As regards "A" in letter of 5th instant herewith. If you see no objection you are at liberty to discuss this matter with the Committee of the Mission to Seamen. You will probably be able to satisfy them of the fairness of the Award.

faithfully,
Secretary.

19th January, 7

Claim No. 5508 - Missions to Seamen.

Dear Sirs,

In reply to your letter of the 18th inst I beg to state that the Committee under the terms of reference can only recommend replacement value as at date of destruction of premises, and not the present replacement value.

I am to add that as the claim contained full details regarding the building loss there was no occasion for the Assessors to consult with the Committee. Had the need arisen the Assessors would have applied to the Committee or to you for the further information required.

Yours faithfully,

Messrs. Martley & Barlee,
30 Westland Row,
Dublin.

Secretary.

~~505~~
5508
30, Westland Row,

18th January 1917.

Dublin.

Dear Sir,

The Missions to Seamen whose premises No 13 Eden Quay were destroyed during the Rebellion, have received a notification from the Under Secretary, that the amount of the Grant approved of for payment for rebuilding the premises, is £2,150. The Committee wish to point out that the above sum is considerably below the estimate of the cost of replacing the building destroyed, and of the sum for which the premises were insured. Neither they, nor their advisers were consulted, or in any way referred to, from the time the claim was lodged until they received the notification from the Under Secretary. They therefore ask that the matter should be reopened, with a view to an increase in the Grant.

Reply that the Committee was the basis of
Yours faithfully,

reference can only recommend reference value
as at date of destruction of premises, & not the current
reference value. And that as the estimate is full value, regarding the
Marthy T. Barlow

The Secretary, *being less than was the decision for the Committee to consider with the Committee*
that the loss was the same as the loss of the premises, or the value
Property Losses (Ireland) Committee

51 St Stephens Green *for the further reference*

Dublin.

MD
19/1

Assessors Report. 16th Octr 1916

Claim No. 5 5 0 8 Name of Claimant Rev Charles Benjamin Phipps., L.L.D.,

Situation of Property 13 Eden Quay, Dublin. (Missions to Seamen).

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	3041:17:5		1,132	2,150	2,150	
Temporary Building	255:10:0	
Solicitor's Costs	30: 0:0	
<u>Insurances on Bldg.</u>						
In name of Claimant		1,500				
In names of Miss Daniell and Mrs X Armstrong (Dec'd) (Lessors)		800				
TOTALS, £	3327: 7:5	2,300	1,132	2,150	2,150	

Building destroyed by Fire.

Interests in the buildings.

Claimant is the Principal Executive Officer of the Missions to Seamen, Lease-holders.

X Lessors:- Mrs Berdee Arkle, Mrs Kate Dench, and Mrs Amy R.Ridout (all of Canada). These parties are the Legal Representatives of Miss Daniell & Mrs Armstrong. Agents for Lessors Messrs Dix & Son, Solicitors, 24 Clare St, Dublin.

Ground Landlord:- Mrs M.Fitzgerald, Dalkey. (See Claim No. 550I).

Walter James Dwyer

Award of Committee: Contents £2150 WJY

do. Buildings 250 additional WJY

REPORTED ON BY COMMITTEE.

Encls.

3654
5508
30, Westland Row.

Dublin. S D

25 AUG. 1916

17th August 1916.

Dear Sir,

re 13 Eden Quay.

*Okcd.
16/8/16*

We now send you Claim (in duplicate) of the Missions to Seamen for the above building.

We also send you photograph and extract from the Valuation Office official note book referred to in the claim.

*Attached. See
noting on
Pocket
11/9/16*

The Insurance Policy with the London Guarantee Company was sent with the claim in respect of the furniture No 505.

The Policy with the Northern Insurance Company will be sent you by Messrs Dix & Son Solicitors for the owners.

Your obedient servants,

Mantley & Darlee

The Secretary,

Property Losses Committee

51 St Stephens Green E

Dublin.

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 BENJAMIN PHIPPS L.L.D. Chaplain to the Missions to Seamen at the Port of Dublin
We at 2 Bushy Park Road, Rathgar, in the City of Dublin
do hereby solemnly and sincerely declare that on or about the 27th day of April
1916, damage was done to the undermentioned Property, namely:—* the house and
premises No 13 Eden Quay, Dublin

* State situation of property damaged.

and such damage was occasioned to the best of my belief by** the same being
entirely destroyed by fire

** Here state cause of damage.

And I further declare that the Property and Articles specified on the other side were
We so destroyed or damaged; that the Cost Price of same, cannot now be ascertained
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 the principal executive officer of
the Missions to Seamen in Dublin; and that no person is interested in

RMA

RMA

the said property except the said Missions to Seamen and the Owners Mrs
Berdee Arkle of Toronto, Mrs Kate Dench of Windsor, Ontario and
Mrs Amy R. Ridout of Toronto whose address is c/o Messrs Dix &
Sons, Solrs., 24 Clare Street, Dublin

† 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).

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

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

London Guarantee & Accident

Company, Policy No. 1472589, Amount £ 1500

Northern Insurance

" " 3114900, " £ 800

" " " " £

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

Made and subscribed the 17 day of

August

1916, at 25 Clare

Street

in the said City, Dublin
County, RMA

before me, a Justice of the Peace for the said

City
County.

A Commissioner to administer
oaths for the Supreme Court of
Judicature in Ireland

Signature
of Claimant
of Claimants

C. B. Phipps

RW Hamilton Com

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.)

DESCRIPTION OF PROPERTY DESTROYED OR DAMAGED.	Cost Price.			Value of Property at time of Destruction or Damage.			Value of Salvage.			Amount Claimed.		
	£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.
<u>No 13 Eden Quay</u>												
As per detailed statement hereunder												
Claim for building				Unknown	2300	.	.			2800	.	.
Architects & Surveyors fees 5% and 1½%										182	.	.
Corporation charge for removing dangerous part of Building											4	17 5
Cost of clearing Site										55	.	.
" of Temporary building on Site										245	.	.
Architects fee in respect of same										10	10	0
Estimated cost of preparing claims										30	.	.
					2300	.	.			3327	7	5

Annexed hereto is a photograph showing the front of the premises taken after the fire, and extract made by the General Valuation Office from Valuer's Official Note Book giving Plan and Measurements.

EXTERIOR

The main building was of brick with cut stone front to the level of the first floor, which front had been rechiselled in the year 1913 at the cost of about £20. The slated roof was double with valley in middle, and in the year 1913 was ~~overhauled and put into thorough repair at a cost of £95.~~ *the house was re-roofed* C.B.P.

INTERIOR

The interior was in a thorough state of repair, all woodwork, floors &c being thoroughly sound and in good condition.

BASEMENT - Two large kitchens and scullery accomodation.

GROUND FLOOR opening from the Street, this had been adapted to form the Institute Reading Room by removal of partition between front room and hall and front and back rooms, and the necessary strengthening with steel joists to carry the upper floors. *these rooms were panelled throughout in pitch pine to a depth of 4' 6"* The window and part of the wall of back room had been removed by the Mission, the remainder of wall carried on a steel joist, and an annex

Carried forward.

PARTICULARS OF THE CLAIM. (continued).

(TO BE GIVEN IN DETAIL.)

DESCRIPTION OF PROPERTY DESTROYED OR DAMAGED.	Cost Price.			Value of Property at time of Destruction or Damage.			Value of Salvage.			Amount Claimed.		
	£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.
Brought forward.												
<p>(6 on Valuer's Plan) built of brick with slate and glass roof, used as storeroom and coffee bar; beyond this a lavatory and watercloset (c and d on plan) with all necessary fittings, had been constructed at cost of £50; behind this again in the yard was further watercloset accomodation (e on plan)</p> <p><u>FIRST FLOOR</u> This floor save for the portion occupied by the stairs, had been constructed and fitted to form the Church of the Mission, and was panelled in pitch pine throughout to a depth of 4 feet 6 inches. The alterations were carried out in or about the year 1902, the actual cost cannot be given, but the Fire Insurance was increased at that date by a sum of £200 in respect of these and other alterations then made. The stained glass window referred to in claim for fittings &c had been put in before this date. In the year 1909 Electric Light Fittings were put throughout the whole of the Institute at a cost of about £50. In the same year the Church and other parts of building were painted and renovated by Messrs Heggie & Lockhart of 11 Georges Quay at a cost of £22. In the years 1910 to 1916 further repairs and redecorations were done by the same Firm at a cost of £36.</p> <p><u>SECOND FLOOR</u> Large front room fitted as a sitting room for Ships Officers. Back room as bed room part of quarters assigned to Institute Keeper. On Lobby between second and third floors a small pantry.</p> <p><u>THIRD FLOOR</u> Four rooms - Institute Keeper's quarters, sittingroom, bedroom, kitchen fitted with close range and scullery off which a watercloset had been partitioned.</p>												
<p>C. B. Thipp August 17. 1916.</p>												
Carried forward,												

NAMES OR PLAN.

Street.

No.		OCCUPIER AND IMMEDIATE LESSOR.
Street.	Map.	
		<p><u>Extract</u> from <u>Valuer's Official Note Book</u> giving <u>Plan and Measurements</u> of. <u>No 13 Eden Quay.</u></p>

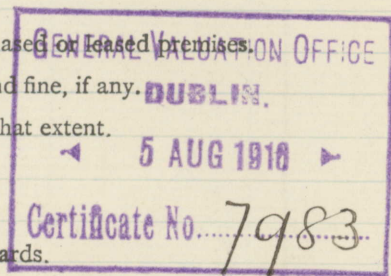
Eden Quay Street. North Dock Ward.

O.S. 57 Street No. 13 Map No.

- 1 Occupier, Committee of the Missions to Seamen
- 2 Immediate Lessor.
- 3 Description of Tenement, { Church Reading Rooms, Sanitary Apartments & yard }
- 4 Approximate Age. Old

	Frontage	Depth	Height	Cube Contents
5	"	"	"	"
	"	"	"	"
	"	"	"	"

- 6 Description of Walls and Roof.
- 7 No. of Storeys, excluding Basement.
- 8 No. of Sitting-rooms and Bed-rooms, excluding Kitchen.
- 9 If Offices, Warerooms, &c.—No. of rooms in each letting.
- 10 State whether fitted with Gas and Bath-room.
- 11 Full Rent paid.
- 12 Do. if let in tenements.
- 13 Actual or Estimated Ground Rent or Head Rent.
- 14 Actual or Estimated Cost of Construction.
- 15 Reputed Price if Purchased.
- 16 Expenditure by Occupier on purchased or leased premises.
- 17 If Lease, state date, time to run, and fine, if any.
- 18 Repairs—by whom done, and to what extent.
- 19 Insurance—by whom paid.
- 20 Rates paid by Landlord, if any.
- 21 Area of Land, if one rood and upwards.
- 22 General Remarks.
- 23 Valuation and how arrived at.



Lee 57

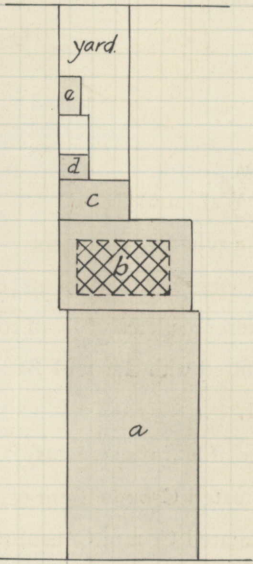
W. H. Hanning

for The Commissioners of Valuation

NAMES OR PLAN.

77

Street.

No.		OCCUPIER AND IMMEDIATE LESSOR.					
Street.	Map.						
		— Harbour Court —					
							
		— Eden Quay —					
Reference to Plan	Materials	Frontage	Depth	Height	Cubic Feet		
	Walls						
	Roof.						
a	Brick	Slate	22'	40'	43'	37840	
b	Brick	Slaterglass	22'	14'	12'	3696	
c	Brick	Lead	12'	7'	8'	672	
d	Brick	Lead	5'	4'	8'	160	
e	Brick	Slate	3½'	6½'	8'	182	
Basement			22'	54'	7'	8316	

Street.

Ward.

O.S. _____ Street No. _____ Map No. _____

- 1 Occupier.
- 2 Immediate Lessor.
- 3 Description of Tenement.
- 4 Approximate Age.

5	Frontage	Depth	Height	Cube Contents
	"	"	"	"
	"	"	"	"
	"	"	"	"

- 6 Description of Walls and Roof.
- 7 No. of Storeys, excluding Basement.
- 8 No. of Sitting-rooms and Bed-rooms, excluding Kitchen.
- 9 If Offices, Warerooms, &c.—No. of rooms in each letting.
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- 17 If Lease, state date, time to run, and fine, if any.
- 18 Repairs—by whom done, and to what extent.
- 19 Insurance—by whom paid.
- 20 Rates paid by Landlord, if any.
- 21 Area of Land, if one rood and upwards.
- 22 General Remarks.
- 23 Valuation and how arrived at.



Policy London Guarantee 1472589

& last receipt transferred

from Claim 505. reported on

by Committee

J

11/9/10