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5872

P-10/1/5297

Lafayette Limited

RTED COPY COMMITTEE

16 DEC. 1916

16/12/16

22nd January, 7

No. 5872 etc. 45 Lr. Sackville St.
Rent - £103.17.0.
28th List, p.506.

Mr Taylor.

Miss Tyrrell, one of the joint owners of this Rent, is now dead, and her representative is Major G.G.F. Tyrrell, for whom ~~also~~ Messrs. Barrington & Son, 10 Ely Place, Dublin, also act.

X closed to M. i.e. G. M. Tyrrell
C.S. & wife

attached to C.S.

7ms

11/4/17

8th March, 7

Claim No. 5872.

Dear Sirs,

Referring to your Mr Lauder's recent call here in connection with this claim, the Committee have had further inquiries made and they regret that they are unable to find any reasons which would warrant them in re-opening the case. The award must therefore stand.

Yours faithfully,

Secretary.

Messrs Lafayette, Ltd.,
32 Westmoreland Street,
Dublin.

GOVERNMENT COMPENSATION CLAIMS.

5872

W^m MONTGOMERY & SON,
INSURANCE ASSESSORS,
VALUERS AND SURVEYORS, &C.

1, Foster Place,

Dublin, 7th Mar 1917
(AND AT BELFAST.)

19

Telegraphic Addresses: "ASSESSORS," DUBLIN.
"ASSESSORS," BELFAST.

Dublin Telephone: N^o 734.
Belfast " N^o 409.

J. J. Healy Esq, Secy,
Property Losses (Ireland) Committee, Dublin.

*Papers
and
873*

Dear Sir, re Claim Lafayette, 5872

We have received from Mr Lauder, Managing Director of Lafayettes, a visit with reference to his claim but on revision of the matter we do not discover any grounds for recommending the case to be re-opened. We think if Mr Lauder gets an intimation from the Committee that it cannot be re-opened, he will be satisfied, after having discussed the matter with us.

Yours faithfully,

W. Montgomery for

15th February, /7

No. 5872 - Lafayette Ltd.

Dear Sirs,

In reply to your letter of the 1st instant I beg to state that the insurance against loss of rent apparently covered only one year of the rent payable. In any case the Committee have not been in a position ^{where} ~~in which~~ a rent claim is admitted to recommend payment of more than one year's rent.

The £697. 2. 0 allowed for contents is made up as follows:-

45 Lr. Sackville Street	...	£500.
22 Westmoreland Street	...	45.
30-32 " "	...	25. 2.
Globe Express Co's premises	...	27
Metropole Hotel Exhibit	...	1100

There was a further recommendation in respect of damage to buildings in the case of 22 and 30-32 Westmoreland St

All the items claimed for including the rebuilding of 45 Lower Sackville Street, were very carefully investigated

by

by the Committee's Assessors, who had before them all necessary particulars before making their valuation. In the circumstances the Committee do not see that anything would be gained by re-opening the matter, and they must adhere to their recommendations which represented in all cases the loss as at the date of the destruction of the property.

Yours faithfully,

Secretary.

Messrs. Wm. Fry & Sons,
14 Lower Mount Street,
Dublin.

GOVERNMENT COMPENSATION CLAIMS.

W^m MONTGOMERY & SON,
INSURANCE ASSESSORS,
VALUERS AND SURVEYORS, &C.

Telegraphic Addresses { "ASSESSORS," DUBLIN.
"ASSESSORS," BELFAST.

Dublin Telephone: N^o 734.
Belfast " N^o 409.

1, Foster Place,

Dublin, 14th February, 19 17.
(AND AT BELFAST.)

J. J. Healy Esq, Secretary,
Property Losses (Ireland) Committee.
51, Stephen's Green, Dublin.

Dear Sir,

re 5872 Lafayette Ltd, 45 Ir Sackville Street.

With reference to your enquiries of 2nd inst the Insurance of £282 appear to have covered one year's rent payable by Messrs Lafayette amounting to £103 and one years rent receivable from Peter Dinnett amounting to £150, in all, £253.

Our report 337 dated 23rd November, only allows for the rent payable by Messrs Lafayette. We do not know how far the Committee are going with regard to rent receivable where Insurance is in excess of the amount of rent payable.

Messrs Lafayette pay also Rates and Taxes.

Yours faithfully,

W. Montgomery & Co.

2nd February /7.

No. 5872 - Lafayette Ltd.
45 Lower Sackville St.

Messrs. Montgomery.

Re your report of 23rd November last
in above (337).

Does the Insurance of £282 cover one
year's rent receivable from Peter Dinnett
and one year's rent payable by Messrs.
Lafayette, together with rates and taxes?

Claimants say that they were insured
for between 2 and 3 years' rent.

W. FRY & SONS,
Solicitors,
Commissioners.

SIR WILLIAM FRY,
W. HOUGHTON FRY,
PHILIP G. FRY.

TELEPHONE 166.

TELEGRAPHIC ADDRESS,
"FRYMOUNT, DUBLIN"

4, Lower Mount Street,
Dublin

1st Febr 1917.

5872

*Call now. (Unwin accepted)
M.S.
2/20*

X

Claim No 5872. Lafayette Ltd.

Dear Sir,

We have to acknowledge receipt of fire policy herein with receipt for premium annexed, and we have been asked by our clients to communicate with you relative to this Claim and to lay the following circumstances before you:-

Messrs Lafayette Ltd. have received two Drafts from the Chief Secretary's office dated the 20th ult., one for £103. 17/- addressed to Lafayette Ltd. and several others and stated to be in full discharge of their claim for compensation (rent &c.). The second Draft is for £697. 2/- and stated to be in full discharge of their claim for compensation (contents 45 Lower Sackville St. 22 Westmoreland Street, 30 & 32 Westmoreland Street, 8 Eden Quay and Hotel Metropole).

As regards the first of these Drafts, that stated to be in settlement of the claim for rent, Messrs Lafayette Ltd. wish us to point out that while no doubt £103. 17/- represents in or about a year's adjusted rent of the premises 45 Lower Sackville Street, they had insured this item up to the sum of £280. The reason they insured to a sum more than a year's rent was that they knew that the rebuilding of the premises would in all probability

1.

J.J. Healy, Esq.

W. FRY & SONS,
Solicitors,
Commissioners.

SIR WILLIAM FRY,
W. HOUGHTON FRY,
PHILIP G. FRY.

TELEPHONE 166.

TELEGRAPHIC ADDRESS,
"FRYMOUNT, DUBLIN"

45, Lower Mount Street,
Dublin 1st Febr 1917.

Claim No 5872, Lafayette Ltd. (Cont).

take two to three years, during which time they would have to pay the rent without receiving any corresponding benefit. We submit on our clients' behalf that having insured against a contingency of this nature and the state of affairs against which they insured having occurred, they should be recouped to at least the amount to which they insured, viz. £280. We need hardly point out that unfortunately more than the time contemplated by the Company when insuring, viz. two to three years, is likely to elapse before the premises can be rebuilt and replaced in working order.

Turning now to the draft for £697. 2/- The amount of the claim lodged, against which this Draft has been sent, is £832. 14. 5. The Claim, together with the particulars lodged with it, shows how this amount is arrived at, and we are asked to point out that the item for plant, furniture, fittings etc. at 45 Lower Sackville Street was based on an original independent valuation made by a well-known firm of valuers in this City, at the time when the premises along with the contents were sublet. The valuation in question was annexed and made part of the letting agreement. The valuation at the time was made out on a specially low basis in consequence of the nature of the letting,

W^M FRY & SONS,
Solicitors,
Commissioners.

SIR WILLIAM FRY,
W. HOUGHTON FRY,
PHILIP G. FRY.

TELEPHONE 166.

TELEGRAPHIC ADDRESS,
"FRYMOUNT, DUBLIN"

11, Lower Mount Street,
Dublin 1st Febr 1917.

Claim No 5872, Lafayette Ltd. (Cont).

and bearing in mind that much of the property in question has since appreciated in price (some being not even now procurable) we suggest that no reduction should be made from the amount now claimed. As regards the items for repairs to Nos 25, 30 & 32 Westmoreland Street The actual amount spent much exceeded the estimate included in the Claim, in or about \$150., having been paid Messrs Dockrell for repairs as against the amount included in the Claim, about \$130. There then remains the item for the exhibit at the Hotel Metropole. This consisted of sixty very large framed exhibition pictures, the original cost of which was \$378. This was written down in the Company's books to £189. and that was the sum that the Company had intended claiming. Unfortunately only a sum of \$96. was included in the Claim as lodged last August. Even this figure appears to have been reduced. We are asked to submit that the full sum at which the exhibit appears in the Company's books should be allowed as even at this figure a considerable loss in replacement will necessarily result.

Relative to the claim for the destruction of the buildings, etc. at No 45 Lower Sackville Street. We under-

J. J. Healy, Esq.

W^m FRY & SONS,
Solicitors,
Commissioners.

SIR WILLIAM FRY,
W. HOUGHTON FRY,
PHILIP G. FRY.

TELEPHONE 166.

TELEGRAPHIC ADDRESS,
"FRYMOUNT, DUBLIN"

11, Lower Mount Street,
Dublin 1st Febr 1917.

Claim No. 5872, Lafayette Ltd. (Cont).

stand no official communication has yet been received by our clients of the amount awarded, but they are informed that the award amounts only to £3059. This is a very substantial reduction on the amount claimed, viz. £4021. Before the claim was put in, and in order that it might be substantiated Messrs Lafayette Ltd. had a Bill of Quantities for the restoration of the premises prepared by a well-known firm of Surveyors, Messrs Beckett & Medcalf from detailed drawings made by the Company's Architects Messrs Fuller & Jermyn, these latter having been made from a survey of the premises taken some two years ago. Messrs Beckett & Medcalf assured us that when preparing the Quantities no margin was left by them to allow of any reduction, and that if the reduction now suggested is made, the Company will suffer a very considerable loss. Messrs Lafayette are quite prepared to send the drawings and the Bill of Quantities to several first-class firms of ^{builders} ~~valuers~~ in the City for tenders and to accept the amount of the lowest tender plus the usual architects' fees etc. in settlement of their claim.

Our clients ask that their whole claim should be re-considered. They are quite prepared to produce their books for examination and to give every possible information and assistance

J. J. Healy, Esq.

W^m FRY & SONS,
Solicitors,
Commissioners.

SIR WILLIAM FRY,
W. HOUGHTON FRY,
PHILIP G. FRY.

TELEPHONE 166.

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"FRYMOUNT, DUBLIN"

11, Lower Mount Street,
Dublin 1st Febr 1917.

Claim No 5873, Lafayette Ltd. (Cont).

within their power. In any event they will suffer a very considerable loss even if their claim is admitted at the original figure. They are quite prepared either by themselves or their experts to meet the Committee's assessors and discuss any point arising on the Claim, or give any particulars required. We would ask you accordingly to be good enough to have the Claim re-submitted for further consideration, and meanwhile, we would propose holding over the Drafts for £697. 2/- and £103. 17/-

Faithfully yours,

William Fry

J. J. Healy, Esq.,

Secretary

Property Losses Committee

51 Stophard Green

Assessors Report.

337.

Claim No. 5872. Name of Claimant Lafayette Limited.

Situation of Property 45 Lower Sackville St, Dublin.

Description	Claim	Insurance (if any)	Photographers.			
			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 including Landlords Fittings and Fixtures.	4044.18.5	5000.0.0	1337.0.0	3059.0.0	3059.	-
Fittings & Fixtures and Utensils including Photographic appliances Pictures etc.	547.17.4	400.		500	400	100
Rent Rates & Taxes 2 years.	900. 0.0	282.		103.17	103.17.	-
TOTALS, £	5492.15.9	5682.0.0	1337.0.0	3662.17	3562.17.0	100

Interests in the buildings

The Insurance on Rent Rates & Taxes covers one years rent on Premises occupied by Peter Dinnett.

The net amount of rent payable by Lafayette Ltd, is £103.17.0. as follows:-

- Mrs Mary Tyndall,
72, Stephens Green. £51.18.6
- Miss Tyrell
c/o Barrington & Son, 51.18.6
10 Ely Place. £103.17.0

W. Humphreys
23rd November, 1916.

Award of Committee: Contents £3662.17.0

do. Buildings 100

Further interest :-
Miss Kate C. Hall, Head Landlord,
C/O F.A. Hall, St Brendan's,
Boosterstown, Co Dublin.

RECORDED 01

5872

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 William H. Leuder Managing Director of Lafayette Ltd who ~~have~~ ^{now} residing ~~at~~ ^{their} registered office at 36 College Green in the City of Dublin County Dublin

do hereby solemnly and sincerely declare that on or about the 25th to 29th day of April 1916, damage was done to the undermentioned Property, namely: 45th Sackville Street, 22 Westmoreland St. and 30/32 Westmoreland Street State situation of property damaged. Dublin and their contents and to certain other articles described overleaf.

and such damage was occasioned to the best of ~~my~~ ^{our} belief by Rebels ** Here state cause of damage.

possession by Rebels and military looting etc

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~~ as Managing Director of Lafayette Ltd; and that no person is interested in the said property except the said company

L.P.D.

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

<u>London & Lancashire</u>	Company, Policy No. <u>872 1371</u> , Amount £ <u>8558</u> on No. <u>30/32 Westmoreland Street</u> and <u>its contents</u> not insured.
<u>Fair Insurance</u>	" " " " £ <u>845</u> on No. <u>22 do and contents</u>
" " " "	" " " " £ <u>5682</u> on No. <u>45th Sackville Street & contents</u>

And ~~I~~ ^{We} 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 11th day of

August 1916, at 110 Leinster St in the said City, County, before me, a Justice of the Peace for the said

Signature of Claimant of Claimants W. Leuder

City County Dublin 10th City of Dubh

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.

The above mentioned Policy (for £51211, in all) with receipt for payment of last premium attached is lodged herewith

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>N^o 45 Lower Sackville Street</u>																																																																																																							
The house and premises completely destroyed; See Bill of Quantities for restoration of said premises prepared by Messrs Beckett & Medcalf lodged herewith																																																																																																							
Sundry necessary work as follows:—																																																																																																							
Taking down dangerous wall at corner of Abbey Street as per account of G. Jones & Sons herewith																																																																																																							
Architects fee in connection therewith																																																																																																							
Taking down party wall between 45 & 46 Lower Sackville Street; half cost as per estimate of J & P. Good Ltd herewith																																																																																																							
Contents of above premises, furniture, plant, fittings &c. as per detailed list lodged herewith																																																																																																							
Pictures, paintings &c as per do do																																																																																																							
Rent lost during rebuilding, say two years at £450.																																																																																																							
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<u>22 Westmoreland Street.</u>																																																																																																							
Roofs, doors, furniture, walls &c damaged as per Doxwell Sons & Co's estimate for making good this damage.																																																																																																							
Two receptemist's dresses - also miniatures destroyed (list and particulars can be supplied if necessary)																																																																																																							
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Plate glass, as per Doxwell Sons & Co's estimate for replacing																																																																																																							
Painting doors as per do do do do																																																																																																							
Sundry panes of glass and glazier's time replacing																																																																																																							
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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.
<i>Brought forward.</i>										<i>£ 5650 2 10</i>		
<p><i>Photographic exhibit in the Hotel Metropolis premises Lower Sackville Street, and destroyed in the conflagration of that building</i></p>										<i>189 £ 0 0</i>		
<p><i>Goods forwarded by claimant's per Globe Express from Glasgow on 14 April 1916 and destroyed by fire on the Globe Express Co's premises, 8 Eden Quay Dublin while lying there awaiting delivery to claimant's particulars as follows:-</i></p>												
<i>Oil painting by David Inghis</i>	<i>10</i>	<i>0</i>	<i>0</i>									
<i>Enlargement</i>	<i>5</i>	<i>0</i>	<i>0</i>									
<i>2nd do</i>	<i>4</i>	<i>0</i>	<i>0</i>									
<i>Symmetrical lens</i>	<i>10</i>	<i>0</i>	<i>0</i>									
<i>Special shutters</i>	<i>2</i>	<i>10</i>	<i>0</i>									
										<i>31 10 0</i>		
										<i>£ 5444 12 10 3</i>		
										<i>93 - - 3</i>		
<i>Carried forward.</i>												

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.
<i>Brought forward,</i>												

By
W. J. P. & Co. Ltd.
Claim

Wm. Fry & Co.,
 Solicitors,
 14, LOWER MAINT ST.

6132

Miss Mary Lyndall &

Peter P. Morris

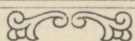
Trunks open of Lyndall dead

7 - 10 Sullivan Street New York

45 - 60 Sachallah St.

~~POSTED ON BY [unclear] [unclear]~~

Property Losses (Ireland) Committee, 1916



51 ST. STEPHEN'S GREEN, E.,

DUBLIN, 7-12 1916.

5872

W^M FRY & SONS,
Solicitors,
Commissioners

SIR WILLIAM FR
W. HOUGHTON FRY.
PHILIP G. FRY.

TELEPHONE 166.

TELEGRAPHIC ADDRESS,
"FRYMOUNT, DUBLIN."

Encs.

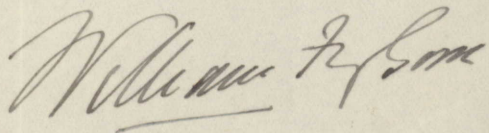
14, Lower Mount Street,
Dublin 11th Augt. 1916.

Claim of Lafayette Ltd.

Dear Sir,

We send herewith Claim on behalf of Messrs. Lafayette Limited in duplicate, also bill of quantities, accounts, estimates and particulars therein referred to. We also enclose Fire Policy No. 18721371 with the London & Lancashire Fire Insurance Co. Ltd. with receipt for payment of last premium attached. Kindly acknowledge safe receipt.

Yours faithfully,



J. J. Healy, Esq.,

Secretary, Property Losses
Committee.

51 Stephen's Green.

From

ERW

MEMORANDUM.

14th November, 1916.

*London and Lancashire
Fire Insurance Company, Ltd.*

18 & 19, College Green,

Dublin,

TELEGRAPHIC ADDRESS;
"POLICY, DUBLIN."

TELEPHONE NO 813.

To Messrs. William Montgomery & Son,

Dublin.

Buildings 22 Westmoreland St. £3000.

re Fire Policy No. 8721982 - London & Lancashire Fire
Insurance Co., Ltd.,

We hereby certify that the Renewal Premium on above Policy was
duly paid to Michaelmas 1917.

Gary J. J.
Local Manager.

