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58194

Franc

~~Capt~~ O'Farrell

PZ1C/1/5323

La

ORTED ON BY COMMITTEE

5 OCT. 1916

32 Lr Sandwich St.

I

Has a ch been read from Miss L. Powell, re Chn Estate of R. H.

Reservations?

II

In what sense is this recommended for contents in this case?

gmA
25/9/46

I recorded

II = 1245 Rtd for mortgage

16.9 N. 20.10

Assessors Report.

Claim No. 5894 Name of Claimant Francis O'Farrell Limited, Tobacconists & Landlords,

Situation of Property 32, Lower Sackville 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 & Fixtures (Claimants' own)	£3871-16-3	£3500	£1160	£ 2780 ~~195.12~~	£ 2780	Nil
Rent.	342-10-0	Nil	Nil	Nil	Nil	Nil
TOTALS, £	4014- 6-3	£3500	£1160	£2780 12-0	£2780	Nil

Interests in the buildings.

Miss Lilian Purcell, (Lyceum Club, London) } Lessors.
The Exors. of R.H. Beauchamp decd. (5 Foster Place, Dublin. } Lessors.

c/o Beauchamp & Co

Francis O'Farrell Limited. Lessees.

Munster & Leinster Bank Ltd. Mortgagees.

Dunn & Co., Hatters, are Lessees under Francis O'Farrell Ltd. of a section of the premises for a term of 21 years from July 1913 at a yearly rental of £ 375.

Rent } See Report on Dunn & Company's Claim No. 1245.
Shop Front }

Wm Montgomery & Son
Assessors

23rd September 1916.

Award of Committee: Contents £2780 WD

do. Buildings

5894

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 Patrick O'Farrell now residing at 6 Wyndham Park, Bray in the ~~City~~ County of Wicklow Managing Director of the firm of Francis O'Farrell, Limited do hereby solemnly and sincerely declare that ~~on or about the~~ ~~day of~~ between the 24th day of April 1916 and Monday the first day of May 1916, damage was done to the undermentioned Property, namely :—* the house 32 Lower Sackville street in the City of Dublin was wholly destroyed and such damage was occasioned to the best of my ~~our~~ belief by** fire during the Rebellion

* 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† Managing Director of Francis O'Farrell Ltd and that no person is interested in the said property except‡ the said Francis O'Farrell, Limited, the Munster & Leinster Bank, Ltd, who are mortgagees; the tenants thereof as set out in the Schedule hereto; and the Landlords, the Beauchamps estate, 5 Foster Place, Dublin 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.

The Royal Insurance Company Limited Company, Policy No 11948651, Amount £2,500 : 0 : 0

Do. Do. " " 11946226 " £1,000 : 0 : 0

The tenants may have their stocks and fittings insured

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 20 Essex Quay in the said City, ~~County~~, before me, a Justice of the Peace for the said City ~~County~~.

Signature of Claimant / Claimants } Patrick O'Farrell

William Henry Burke J.P. for Dublin City

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.

(192) Wt. 1922. 6000 7. 1916

1129

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.
The house 32 Lower Sackville street in the City of Dublin, as set out in the Schedules hereto annexed			as in details given in Schedule	
Particulars Schedule No 1				
Amount of Building Claim as Schedule No 2				3671 16 . 3
Loss of Rents as per Schedule No 3				342 10 0
				£4014 6 - 3

Patrick O'Farrell

"

Carried forward,

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,												
Claim of Mrs. Francis O'Farrell Nee										Property losses (Rebellion) Committee 1916		
Re 32 Lower Sherrville Street. Dublin												
Philip J. Smith, Solicitor. 32 Lower Ormond Quay. Dublin												

Mt Bank 578

No claim in respect of these premises from Mt Bank or Beauchamp Estate

Schedule No 2

(Particulars of Building claim) lent to Mr. P. O Farrell at his request

R.T. 12.9.16

This claim might go to Montgomery who has Messrs Dunns' claim for fixtures fitting &c

R.T. 15/9

Regd. No. 6628/16.

Carndonagh Railway.
Removal of Crossing Gates.

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is directed).	
to state	
ted to them agh Railway gh Swilly	worked by the Londonderry &
d crossing	
ed for	
this Dept	
ted 1st Sept that	
"	

2887

See if policies
and rects are
with earlier
claim for stock.
A/ If not – ask Sol
for them.

from Montgomery 9/8/16
recommended on 25/8/16

A acted on
1/9/16

Royal Insurance Company Limited.

R.Y. MURRAY WRIGHT.
LOCAL MANAGER.
TELEPHONE No. 501.
ADDRESS FOR TELEGRAMS.
"ROYAL. DUBLIN".

Royal Insurance Buildings.
45, DAME STREET,
Dublin 13th September 1916

I hereby certify that the Premium of £7 - 10 - 0 for the Insurance by Policy No.11948651 for £2,500, applying to No. 32 Lower Sackville Street, Dublin, was duly paid, and the Insurance renewed in the books of the Company from the 24th June, 1915 to 24th June 1916.

R Y Murray Wright

Local Manager.
Royal Insurance Co.Ltd.

Name of Insured :— Policy No. 11948651

Francis O'Farrell, Ld.
29 Lr Sackville St. Dublin.
Tobacconists

23.164. 217

ROYAL INSURANCE CO. LTD. 15 SEP. 1916 DUBLIN.

ITEM.	PROPERTY INSURED.	SUM INSURED.	RATE.
	On the building of the house & shop, No 32. Lr Sackville St Dublin, and including the Returns building connected therewith. The said building is stone or brick built, with small portion of Timber, and is roofed with slates & glass, occupied as follows :—	2,500	6/=
	Basement. By the Insured as Store & partly by Dunne & Co, Hatters & Clothiers.		
	1st Floor. By Dunne & Co. Hatters & Clothiers		
	2nd Floor. By Mrs Garrett (Front Room). Servants. Registry office (a well secured gas heated Asbestos stove therein), Back room & retiring by Mrs Brady, Ladies Costumier & Ladies & Children's Outfitter. A well secured gas stove allowed therein.		
	3rd Floor. Dwelling rooms by Miss Brady.		
	4th Floor. By Brown, Ticket writer. Permission is given for ½ pint of turpentine & compressed air Machine. Hand printing only being done.		
	Subject to the official Assistants Clause (5) in respect of the portion of the premises occupied by Miss Brady		
	Cancelling Pol No 11941676 (Mr Cummins) £2500 & 12 months.		
	Returns allowed £4.10.0		
	Assistants Clause.		

This is a copy of the original policy No. 11948651.
Chief Local Manager
Royal Insurance Co.

Royal Insurance Company Limited.

R.Y. MURRAY WRIGHT.
LOCAL MANAGER.
TELEPHONE No 501.
ADDRESS FOR TELEGRAMS.
"ROYAL. DUBLIN."

Royal Insurance Buildings.
45, DAME STREET,
Dublin. 13th September 1916

I hereby certify that the Premium of £3 - 0 - 0 for the Insurance by Policy No. 11946226 for £1,000, applying to No. 32 Lower Sackville Street, Dublin, was duly paid, and the Insurance renewed in the books of the Company from the 24th June, 1915, to 24th June, 1916.

R Y Murray Wright

Local Manager.

Royal Insurance Co.Ltd.

Name of Insured :— Pol. No. 11946226.

Francis O'Farrell, Limited ..
29 Lower Sackville St, Dublin.

Tobacconists'

23.164. 217

ROYAL INSURANCE CO. LTD.
15 SEP. 1916
DUBLIN.

ITEM.	PROPERTY INSURED.	SUM INSURED.	RATE.
	On the building of the house & shop, No 32 Lr Sackville Street Dublin, and including the return building connected therewith, in addition to fittings (unless otherwise only) therein.	1000	6/-
	The said building is stone or brick built ~~[illegible]~~ with small portion of timber, and is roofed with slates & glass, occupied as follows:—		
	Basement: by insured as Store		
	1st floor. by Dunne & Co as Hatters' shop.		
	2nd floor. by Mrs Garvey (Front room) as Servants' Registry Office, and the back room & return portion by Miss Conway. Dressmaker, doing a retail trade		
	3rd floor. By Brown. Ticket writer as an office		
	4th floor. By Brown, Ticket writer.		
	Permission is given for the use of a Bunsen Burner and a well secured Electric radiator for heating by Miss Conway. The Bunsen Burner is securely set on metal stand, resting on sheet of asbestos.		
	Subject to the Affixed Assistants Clause (3) in respect of the portion of the premises occupied by Miss Conway.		
	Assistants Clause (Ireland) April 06.		

This is a Copy of the original policy No. 11946226
Abt Local Manager
Royal Insurance Co. Ltd

SCHEDULE. No. 1.

Premises	How held	How let	Yearly rent	Last gale day before Rebellion	Tenants rent paid to	Insurance
32 Lower Sackville Street	For 500 years from 22nd July 1856 at £80 a year	Messrs Dunne Hatters Shop and cellar for 21 years from July 1913 at £375 a year payable quarterly.	£375		No rent paid since Gale Day before Rebellion.	Francis O'Farrell Ltd. have the entire of their premises 32 Lower Sackville Street insured as follows:- With the Royal Insurance Company Ltd. Policy No.11948651 on the building for £2500 With the Royal Insurance Company Policy No. 11946226 on the building for £1,000
Same	Same	Mrs Garrity Servants Registry Front room first floor yearly tenancy at £40 a year payable monthly	£40	6th April	No rent paid since Gale Day before Rebellion.	Save the Insurances the tenants may have on Stocks and fittings Messrs O'Farrell know of no other insurance on the buildings.
Same	Same	Miss Brady Dressmaker Back room on first floor, second floor and return building yearly tenancy at £85 a year payable monthly	£85	1st April	No rent paid since Gale day before Rebellion.	
Same	Same	W.T. Brown Ticket Writer two top rooms yearly tenancy at £30 payable monthly.	£30	13th April	No rent paid since Gale Day before Rebellion.	

Patrick O'Farrell

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SCHEDULE No. 3.

32 Lr. SACKVILLE STREET

CLAIM FOR LOSS OF RENT

Ground Floor.	Shop and Cellar Messrs Dunn & Co. Hatters - Yearly Rent £375 Tenant liable by agreement for half year's rent - our Claim half year's rent	187	10	0
First Floor.	Miss Garrity front room first floor payable monthly -	40	0	0
" " Second floor	Miss Brady Back room on first floor - second floor and return Building payable monthly	85	0	0
Top floor	W.T. Brown Ticket writer two top rooms payable monthly	30	0	0
	Amount of Claim for Loss of Rent	£342	10	0

Patrick O'Farrell

SCHEDULE No. 3.

32 Lr. SACKVILLE STREET

CLAIM FOR LOSS OF RENT

Ground Floor.	Shop and Cellar Messrs Dunn & Co. Hatters - Yearly Rent £375 Tenant liable by agreement for half year's rent - our Claim half year's rent	187	10	0
First Floor.	Miss Garrity front room first floor payable monthly	40	0	0
" " Second floor	Miss Brady Back room on first floor - second floor and return Building payable monthly	85	0	0
Top floor	W.T. Brown Ticket writer two top rooms payable monthly	30	0	0
	Amount of Claim for Loss of Rent	£342	10	0

Patrick O'Farrell

SCHEDULE No. 2.

DETAILED CLAIM

FOR

RE-CONSTRUCTING PREMISES

AT

NO. 32 LR. SACKVILLE STREET, DUBLIN

FOR

MESSRS FRANCIS O'FARRELL LTD.

MESSRS DONNELLY MOORE KEEFE & ROBINSON
Architects,
11 FLEET STREET, DUBLIN.

Measured from Drawings and on site by :—

JAMES MACKEY,

Quantity Surveyor and Fire Loss Assessor,

58 DAME STREET, DUBLIN.

July, 1916.

Preliminaries, taking down & Clearing Site

	Item	Erect a proper hoarding, 7 feet high, for a length of about 36 feet, including return ends and gateway, and take out license for same	5/8/-	5	8	0
	Item	Provide water for the use of the works	3/10/-	3	10	0
	Item	Provide all necessary copies of Drawings and Specification	3/3/-	3	3	0
	Item	Take down portions of premises at present standing to ground level and remove		30	0	0
	Item	Excavate to basement and clear site of all debris of walls, floors, roof, &c. 316 y.c.	3/6	55	6	0
	Item	Thoroughly examine and test drains and overhaul and repair same if necessary, and leave in perfect order	10/-/-	10	.	.

Concrete and Brickwork.

95	Yds. Cube	Masonry or concrete in walls of basement to ground floor level (opes not deducted, but no labours measured)	27/6	130	12	6
430	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/-	752	10	0
		Forward £		990	9	6

		Carried forward £		990	9	6
40	Yds. Supl.	Brick and stud partitions	6/-	12	0	0
125	Yds. Supl.	Facing with selected stock bricks and neatly pointing, and include all labours and cutting to reveals, arches, gables, &c., &c.	1/-	6	5	0
41	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/-/-	287	0	0
994	Ft. Linl.	Molded skirting and mitres and grounds and fixing	9d	37	5	6
72	Yds. Supl.	Portland cement concrete floors, finished fine on and including ballast bed	5/6	19	16	0
20	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/-	175	0	0
		Forward £		1527	16	.

		Carried forward £		1527	16	0
774	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	2/-	77	8	0
	Item	Openers in last	10/-/-	10	0	0
314	Ft. Linl.	6lbs. lead gutters, avg. 3ft. 6in. wide, laid on strong gutter boards; and include all flashings, rolls, cesspools, &c., &c.	12/-	188	8	0
10	Ft. Linl.	Eaves, gutters and jointing, and fixing to and including wrot fascia, and include stop ends, angles, nozzles, &c.	1/6		15	0
132	Ft. Linl.	Down pipes and jointing and fixing, including toes, bends, swan necks, hopper heads, &c., &c.	1/6	9	18	0
—	Ft. Supl.	Studded and sheeted partitions				
	No17	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/-	80	15	0
	No. 2	Pairs of sash doors complete, all as last	7/-/-	14	0	0
	No. 15	Windows complete, average size 3ft. 6in. x 6ft. oin., 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/-	101	5	0
	No. 1	Staircase complete to front building from basement to top floor 92 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	161/-/-	161	0	0
	Item	Shop Front as per Messrs Dunn & Co's figures		200	0	0
		Forward £		2371	5	0

		Carried forward £		2371	5	0
		Smith & Founder.				
45	Cwts.	Rolled steel joists and stancheons and hoisting and setting, including all angles, plates, bases and caps, and drilling and bolting complete	25/-	56	5	0
	No. 8	Grates and mantels and setting, turning arches, and forming flues and gathering, and include concrete and tiled hearths	6/-/-	48	0	0
	Item	Wiring for Electric Light throughout, and include fittings, lamps. switches, &c., complete.		100	.	.
	Item	Laying on Gas Supply throughout, including fixtures, fittings, burners, piping, &c., complete		40	.	.
	Item	Kitchen range boiler cylinder and H & C. supplies		45	.	.
	No.2	Pavement lights 6'0" x 3'0" with granite curbs &c. complete	10/10/-	21	.	.
		Plumbing and Water Supply.				
	No.3	W.Cs. complete including closet, seat, cistern, flush pipe chain and pull and trap complete, and connecting to soil pipes	7/10/-	22	10	0
	No. 3	Lavatory basins and fittings, complete	6/10/-	19	10	0
50	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	3/-	7	10	.
	Item	Forming connection from water main in street including Corporation fees, stop cock, &c.	3/-/-	3	0	0
100	Ft. Linl.	½in. Diar. vartry lead supply pipe and fixing, including solder joints, stop cocks, &c., &c.	1/6	7	10	0
		Forward £		2741	10	.

		Carried forward £		2741	10	.

Plasterer.

1784	Yds. Supl.	Render float and set white on walls	1/4	116	18	8
636	Yds. Supl.	Lath render float and set white on ceilings, studding and soffites of stairs	2/-	63	12	.
240	Ft. Supl.	Do do around sides soffites of R.S. joists, and include grounds and bracketting	6d	6	0	.
292	Ft. Linl.	Portland cement skirting	6d	7	6	.
164	Ft. Linl.	Plaster molded cornice to shop, including mitres	2/6	20	10	.
459	Ft. Linl.	Do do to offices, &c., including do.	1/6	34	8	6
	No. 6	Fibrous plaster centre pieces and fixing	2/10/-	15	.	.

External.

84	Yds. Supl.	Portland cement plastering, and including for raking out joints	4/6	18	18	.
96	Ft.Linl.	Extra only on last for Md. cement architrave	1/6	7	4	.
64	" "	Do do for quoins	2/-	6	8	.
		Forward £		3037	15	2

		Carried forward £		3037	15	2

Painting and Decorating.

640	Yds. Supl.	Knot stop prime and paint work, 4 coats	1/2	37	6	8
50	Yds. Supl.	Two coat painting on ironwork	6d	1	5	.
	No.11	Rooms papered and decorated	3/10/-	38	10	.
	~~Item~~	Provide for Sundry items throughout				
	Item	Fitting up back of premises as Barbers shop as per John O'Reilly's A/c 1911		81	10	.
	Add	Increase in cost of materials since 1911	30%	24	9	.
				£ 3220	15	10
	Add	Contingencies 5%		161	0	9
		Forward to Summary, £		3381	16	7

Summary.

Amount for Building		3381	16	7
Amount for Shop Front, Fixtures, &c.				
Fire Insurance during re-construction :—	1/6 %	2	10	6
Employers' Liability and Workmen's Compensation / National Health Insurance	2%	67	12	9
Architect's Fees on re-construction @ 5%		169	1	10
Quantity Surveyor's Fees for preparing Bills of Quantities for re-construction @ 1½%		50	14	7
Total amount of Building Claim		£3671	16	3

Signed, James Mackey

Quantity Surveyor, Valuer and Fire Loss Assessor,

51 Dame Street,

Dublin.

10th August 1916.