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6120.

Mrs. J. Salouette

PWC/1/5539

REPORTED ON BY COMMITTEE.

13 NOV. 1916

The claim of Mrs Laoulette
No. 6120

Messrs. Hume stated (by
telephone) that their assessment
included No. 13 N. Princes St,
which is now ^{known as} 16/18 N. Princes St.

886.

25/5/14.

Mrs Loubell (who closed no 13)
is interested in this business. Mr. Hume no
referred in reply to reference.

JMH
25/5/14

PROPERTY LOSSES (IRELAND) COMMITTEE, 1916.

51 ST. STEPHEN'S GREEN E.,

DUBLIN,

1916.

No. _____

SIR,

I am returning herewith the Policy of
Policies

Insurance and Receipt furnished in connection
with the above Claim.

Your obedient servant,

J. J. HEALY,

Secretary.

6120

"
Excess Case

On 18th Case

Assessors Report.

12th January 1917

Claim No. 6 1 2 0 Name of Claimant Thomas Corry, Manager for Mrs Isabella Lalouette, Livery Stables.

Situation of Property North Princes 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, including Fixtures and Fittings	2586:8:5	800	821	1,967	800	1,167
TOTALS, £	2586:8:5	800	821	1,967	800	1,167

Property destroyed by Fire.

Interests in the buildings

Mrs Lalouette is Lease-holder.

Lessors:- Alexander Thom & Company Ltd, Dublin.

We enclose letter from Claimant dated 3rd October 1916 regarding under-insurance.

The Insurance Policy is in Names of:- Mrs Isabella Lalouette & Thos.J.Corry

Walter James Corry

Award of Committee: Contents

do. Buildings £1967 WJC

2
The Insurance Bonus

Is this a case for report of these
circumstances?

No special circumstances

Quite agree
but just £1000

WLO

Assessors Report. 9th October 1916

Claim No. 6120 Name of Claimant Thomas Corry, Manager for Mrs Isabella Lalouette, Livery Stables.

Situation of Property 16/18 North Princes 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, including Fixtures & Fittgs.	2586:8:5	800	821		800	
TOTALS, £	2586:8:5	800	821		800	

Property destroyed by Fire.

Interests in the buildings.

Mrs Lalouette is Lease-holder.

L e s s o r s :- Alexander Thom & Co Ltd., Dublin.

The loss is far in excess of the sum insured (£800). The Policy is in names of Mrs Isabella Lalouette and Thomas J. Corry.

We enclose letter from Claimant dated 3rd October 1916 regarding under-insurance.

*2 warrants for full amount of loss
1916 27/10/16*

Walter Stewart Coy

Award of Committee: Contents £800 WM

do. Buildings

REPORTED ON BY COMMITTEE

Assessors Report. 9th October 1916

Claim No. 6 1 2 0 Name of Claimant Thomas Corry, Manager for Mrs Isabella Lalouette, Livery Stables.

Situation of Property North Princes 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, including Fixtures & Fittgs.	2586:8:5	800	821		800	
TOTALS, £	2586:8:5	800	821		800	

Property destroyed by Fire.

Interests in the buildings.

Mrs Lalouette is Lease-holder.

L e s s o r s :- Alexander Thom & Co Ltd., Dublin.

The loss is far in excess of the sum insured (£800). The Policy is in names of Mrs Isabella Lalouette and Thomas J. Corry.

We enclose letter from Claimant dated 3rd October 1916 regarding under-insurance.

Walter Francis Long

*20 minutes H for full insurance
2nd 2/10/16*

Award of Committee: Contents.....

do. Buildings.....

6120

No. 6120. Buildings & Contents.?
16/18 W. Princes St.
claim recd. from Messrs. H. 27/9/16.

copy. cl. not yet advised of ^{recd.} 4/10/16.

10, Blessington Street,
DUBLIN.

I call recd. Ackd. ^{recd.} 6/10/16.

II Refer to Messrs. Home. ^{John A.} 5/10/16

3rd October, 1916.

CLAIM FOR COMPENSATION IN RESPECT OF
MESSRS. LALOUETTE'S PREMISES, 16 & 17, PRINCES STREET.

Dear Sir,

If my claim for above has not yet been adjudicated on, I would respectfully request you to place before your Committee for sympathetic consideration the following Supplementary statement:-

Messrs. Lalouette's premises were insured in the year 1800 for the sum of £1,000. They were then situated at the opposite side of Princes Street on the site of the present G.P.O. extension. The Policy was continued for about 95 years with the Atlas Insurance Company at the original figure of £1000. although in the long interval many adaptations and internal improvements had been effected. In 1900 the old premises were required by the Post Office Authorities, and new premises (those recently destroyed) taken. A sum of £800. 0.0. was spent in the renovation and adaptation of the new Buildings, which, when completed, were much more commodious and valuable than the old. The Policy of Insurance was, however, continued with the Atlas Company for a further period of 10 years at the original figure of £1000. Since 1910 it has been insured with the Caledonian

3rd October, 1916.

Caledonian Co. for the same sum, viz., £1,000.

The amount of the Policy, which was unchanged during all these years, was sufficient for the old premises, but was altogether inadequate in respect of the new. In not increasing the amount of the Insurance the firm were actuated by the following motives, viz:-

Premium of Insurance had been paid for a period of 100 years and during that very long time only one small fire, costing the Insurance Company less than £5, had occurred. Every precaution was taken to secure the safety of the building, and the risk from fire was reduced to a minimum. Apart from the supervision of the owners and myself, there was a man constantly on duty by day, and a night man, or Caretaker, slept on the premises at night. There were hose, buckets, &c. and a telephone in the place and the Fire Brigade Stations were quite adjacent. Furthermore, I was always on duty there at night, and saw personally that everything was in order before I left. The property too (horses, carriages, fodder and stable requisites) could, in the event of an outbreak of fire be expeditiously removed.

In normal times therefore, the risk of the occurrence of a conflagration costing anything like £1000. was extremely remote. In the very exceptional circumstances of Easter week however all the foregoing precautions against fire were nulli-

(3).

3rd October, 1916.

nullified, and no steps of any kind whatever could be taken to extinguish the fire.

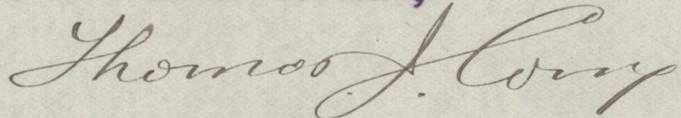
I would respectfully submit that in face of the foregoing my claim for Compensation should be dealt with as an exceptional one, and quite apart from the amount of the Insurance. The Policy of £1000. which was taken out 100 years ago for entirely different, and much less valuable premises, would, I venture to submit, not form any reliable or equitable basis for valuing the premises recently destroyed, and would be obviously unfair to my firm.

The Estimate of the cost of re-building prepared by the Architect and Quantity Surveyor would appear to be the only equitable Basis of assessment.

I should feel deeply grateful if you would place the foregoing facts before your Committee. On their consideration will depend the future existence of my firm, which has now been in existence in Dublin for a period of 120 years.

I am,

Your obedient servant,



Manager.

J. J. Hely, Esq.,
Secretary,
Property Losses Committee,
51, St. Stephen's Green,
D U B L I N.

D E T A I L E D C L A I M

-----in connection with-----

THE DESTRUCTION OF THE LIVERY STABLES &c., PRINCES STREET,

Dublin.

-----The property of-----

MRS. LALOUETTE.

	Brought Forward	£90	0	0
ITEM	Provide for copies of Drawings and Specification for Contractors own use, the Architect supplying one set of Drawings and one copy of the Specification only for the use of the Foreman in charge of the works.	3	0	0
ITEM	Provide water for the use of the works	5	0	0
ITEM	Provide proper protection for the work during frost, snow, or heavy rains	2	0	0
ITEM	Remove all surplus materials or rubbish that may accumulate during the progress of the work	5	0	0
ITEM	Provide proper latrine accommodation for the use of the men and remove at completion	3	0	0
ITEM	Provide all necessary plant, scaffolding tackle and machinery for works and maintain and remove on completion	10	0	0
ITEM	Provide attendance and necessary materials of trade upon trade, cutting out for, and making good after as required in all trades	4	0	0
	(2)	Forward	122	0 0

Brought Forward £122 0 0

ITEM Serve all necessary notices on adjoining owners or occupiers and pay all fees 1 0 0

ITEM Allow for erecting a close boarded hoarding about 8'0" high to a frontage of 39'0" with return ends, gates, etc. and remove on completion and pay all fees in connection with same 9 0 0

CONCRETOR & BRICKLAYER

293 Yds. Cube Brickwork in mortar in walls including extra labour to rough arches and all cuttings 36/- 527 8 0

12 Yds. Cube Do. in cement mortar in chimney shafts above roofs 42/6 3 3 9

21 Yds. Cube Labour to opens 3/6 3 13 6

370 Yds. Supl. Extra on brickwork for picked stock facings and pointing 2/- 37 0 0

532 Yds. Supl. Extra on brickwork for pointing and twice limewhitened 1/3 33 5 0

Forward 736 10 3

Brought Forward £736 10 3

81 Ft. Supl.	Extra on facings for guaged arches including all cuttings and setting in cement mortar (measured on face and soffite)	1/-	4	1	0
527 Ft. Supl.	Level and prepare walls for building upon	4d.	8	15	8
58 Yds. Supl.	Fibrous asphalt damp course laid on walls (measured nett)	2y6	7	5	0
39 Ft. Linl.	Extra on brickwork for fireclay flue linings including cuttings	1/-	1	19	0
No. 2.	Ends set projecting and cement quiring	2/-		4	0
32 Ft. Linl.	Extra for bricks set projecting to chimney shafts	2d.		5	4
No. 78.	Ends of timbers cut and pinned in walls in cement mortar and making good	1/-	3	18	0
No. 8.	Screed and point window frames and bed sills	2/-		16	0
No. 8.	Window sills made good to	1/-		8	0
No. 2.	Form fireplace opens gather in and cement parget to flue linings	4/6		9	0

Forward £764 11 3

	Brought Forward	£ 764	11	3
No. 2.	Labour and material setting only gates and mantels	10/6	1	1 0
No. 1	cement concrete hearth on and in- cluding centering and grounds	10/-	10	0
No. 30.	Concrete foundations to posts about 18" x 18" x 18" including breaking through concrete floor and excava- tion and tarring ends of posts	6/6	9	15 0
506 Yds.Supl.	3" (avg.) Concrete paving laid to falls over present concrete and finished with 1½" additional thick- ness of granolithic with grooved surface	5/6	139	3 0
ITEM	Allow for cleaning out debris from gulleys &c. and renewing broken gulleys, grids &c. and connection and leaving drainage system in proper working order at completion		15	0 0
29 Ft.Linl.	14" x 4½" Granite weathered and throated window sills	3/-	4	7 0
	Forward		£934	7 3

	Brought Forward		£934	7	3
No. 14.	Fair ends with raised seats	1/-		14	0
No. 4.	18 x 14 x 12 Hings stones for gates including letting in hinges and running with lead	20/-		4	0 0

AMOUNT FOR PRELIMINARY WORKS,

BRICKLAYER & CUT STONE

£939 1 3

FORWARD TO SUMMARY.

CARPENTER & JOINER

52 Ft. Supl.	Centering to segmental arches and horsing	7d.	£1	10	4
26 Ft. Linl.	Turning pieces to do. 4½" soffite and do.	6d.		13	0
14 Ft. Cube	White deal rough and fixed in lintols etc.	5/-	3	10	0

ROOFS.

527 Ft. Cube	White deal rough in rafters plates etc.	5/6	144	18	0
290 Ft. Cube	Red deal wrot and framed in roof principals and hoisting	7/6	108	15	0
140 Ft. Cube	Do . wrot and framed in 6" x 6" posts under principals &c.	7/6	52	10	0
71 Ft. Cube.	Do. rough and fixed in 9 x 4 purlins	6/6	23	1	6
104 Ft. Linl.	Diagonal cutting and waste on rafters to hips.	4d.	1	14	8
300 Ft. Linl.	Tilting fillet.	4d.	5	0	0

Forward

£341 12 6.

	Brought Forward		£341	12	6
No. 6.	Trim rafters to skylights	5/-	1	10	0
No. 1.	Do. to roof light on both sides	20/-	1	0	0
120 Ft. Linl.	Rebated and weathered sill to roof light	1/6	9	0	0
120 Ft. Linl.	4½" x 3" Do. and bevelled head.	1/-	6	0	0
60 Ft. Linl.	9" x 1½" Chamfered ridge	1/-	3	0	0
38 Ft. Linl.	4½" x 3" Rebated posts in short lengths	1/6	2	17	0
915 Ft. Linl.	4½" x 2" Rebated glazing bars	9d.	34	6	3
240 Ft. Linl.	6" x 1¼" Louvres fitted to framing.	1/-	12	0	0
223 Ft. Cube.	White deal rough and fixed in joists and tassels to loft office and caretaker's rooms.	5/6	61	6	6
No. 1.	Trim joists to staircase	8/-		8	0
No. 2.	Do. Do. to angle hearths	6/6		13	0
No. 1.	Do. Do. to trap door.	8/-		8	0
15½ Squares	1¼" White Norway flooring to loft etc.	57/-	44	3	4
	Forward		£518	4	7

		Brought Forward	£518	4	7
25 Ft. Supl.	1½" Ledged and sheeted trap door	1/-	1	5	0
No. 1.	Fit and hang trap door with pair of strong T. hinges	4/6	4	6	
No. 1.	Ring bolt and fixing	1/9	1	9	
200 Ft. Linl.	Chamfered skirting and grounds and mitres	6d.	5	0	0
1317 Ft. Supl.	1½" Tongued grooved and beaded B.S. sheeting to stalls etc.	10d.	54	17	6
144 Ft. Linl.	Raking, cutting and waste on do.	4d.	1	18	0
264 Ft. Linl.	9" x 1½" Chamfered ledges planted on sheeting	1/-	13	4	0
512 Ft. Linl.	4½" x 3" Framed and grooved heads, sills etc.	1/-	25	12	0
24 Ft. Supl.	1½" Ledged and sheeted loose box doors in two heights	1/6	3	3	0
No. 4.	Fit and hang do. with pair of T. hinges.	3/6	14	0	
No. 4.	Barrel bolts and fixing.	2/-	8	0	
236 Ft. Linl.	4½" x 3" Wrot and framed bearers for mangers &c.	1/-	11	16	0
Forward.			£636	8	4

Brought Forward £636 8 4

No. 12.	Clean down mangers and hay racks, treat with patent composition and refix including bolts and screws	25/-	15	0	0
No. 6.	Do. horse pots and do:	7/6	2	5	0
ITEM	Allow for replacing or repairing any of the above that may be too badly damaged to refix		5	0	0
No. 24.	Ring bolts and fixing	2/6	3	0	0
No. 24.	Harness brackets and screwing to posts &c.	4/-	4	16	0
No. 2.	Saddle racks for 4 saddles each and fixing to walls.	50/-	5	0	0
ITEM	Allow for Sundry fittings and contingencies.		30	0	0

WINDOWS.

118 Ft. Supl.	2" Chamfered bar window sashes	1/2	6	17	8
162 Ft. Linl.	4½" x 3" Rebated and chamfered frames sills and transomes	1/2	9	9	0
			<hr/>		
Forward			£717	16	0

			Brought Forward	£717	16	0
23 Ft. Linl.	1½" Rounded Window boards and bearers	1/-		12	3	0
No. 12	Checked and returned ends.	1/-		12	0	0
No. 14.	Fit and hang sashes with pair of 3" butts	3/-		2	2	0
No. 14.	Iron stays and pins &c. and fixing.	3/-		2	2	0
25 Ft. Supl.	2" Framed and sheeted door to loft	2/-		2	10	0
19 Ft. Linl.	4½" x 3" Rebated frame to do.	1/2		1	2	2
4 Ft. Linl.	9" x 4" Weathered and rounded sill to do.	2/-		8	0	0
No. 1.	Fit and hang door with pair of 4" butts.	3/9		3	9	0
No. 2.	9" Barrel bolts and fixing	2/6		5	0	0
156 Ft. Supl.	2½" Framed braced and sheeted folding gates	2/9		21	9	0
No. 1.	Extra for forming wicket in do.	20/-		1	0	0
No. 1	Extra Fit and hang wicket with pairs of 4" butts	3/9		3	9	0
No. 2.	Do. Gates with pair of 36" gatchinges and hooks and bolting.	60/-		6	0	0
			Forward	£756	16	8

	Brought Forward		£756	16	8
ITEM	Allow for bolts, locks etc. to Entrance Gates and fixing		4	10	0
6 Squares	Framed stud partition with heads, sills and braces	52/-	9	12	0
ITEM	Allow for glazed screen with door and steps to do. in office complete		12	0	0
ITEM	Allow for enclosure to W.C. with door etc.		6	10	0
ITEM	Allow for stairs to first floor with strings handrail balusters etc. complete.		11	10	0
			<hr/>		
<u>AMOUNT FOR CARPENTER & JOINER</u>			£800.	18	8.
<u>FORWARD TO SUMMARY.</u>			<hr/> <hr/>		

SLATER & PLUMBER-

50 Squares	Bangor Slating on and including sawn laths and rendering in haired mortar	60/-	£150. 0. 0.
26 Ft. Linl.	Extra for thorough undereaves	1/-	14.16. 0.
152 " "	Diagonal cutting and waste to hips etc.	6d.	3.16. 0.
108 " "	Blue Staffordshire ridge and hip tiling and setting	1/2	6. 6. 0.
No. 1	Three way intersection.	1/-	1. 0.
No. 2.	Splay cut ends.	1/-	2. 0.
No. 2.	Galvanized hip hooks and fixing.	1/-	2. 0.
92 Ft. Linl.	Cement fillet to Verges.	9d.	3. 9. ⁰ R.
226 " "	Slate in cement flashing to gutters and rakes with cement fillet over.	1/3	14. 2. 6.
15 Cwts.	Milled lead and laying in flashings to roof lights &c.	54/-	40.10. 0.

FORWARD

2
£33. 4. 6.

Brought Forward

£233 4 6

200 ft. Linl.	$\frac{1}{2}$ " Lead pipe to Corporation requirements and fixing including Wall Hooks and soldered joints.	1/4	£13. 6. 8.
No. 1.	Connection to existing pipe	5/-	5. 0.
No. 4	$\frac{1}{2}$ " Brass bib cocks with hose couplings and soldered joints	8/-	1.12. 0.
No. 1.	$\frac{1}{2}$ " Screw down stop cock and soldered joints	10/-	10. 0.
No. 1.	W.C. with seat cistern brackets flush pipes and fixing including jointing flush pipe		5.10. 0.
26 Ft.Linl.	4" Heavy coated vent pipe and fixing.	2/3	2.18. 6.
No. 1.	Extra for bend	5/-	5. 0.
No. 1.	Ventilating cowl and fixing.	5/-	5. 0.
<u>AMOUNT FOR SLATER & PLUMBER</u>			£257.16. 8.
<u>FORWARD TO SUMMARY</u>			

SMITH & FOUNDER

169 Ft.Linl.	6" Half round eaves gutter & jointing and fixing	1/4.	£11. 5. 4.
No. 9.	Extra for outlets &c.	2/6	1. 2. 6.
134 Ft.Linl.	Heavy boundary wall gutter with socketted joints and fixing including bearers.	3/-	20. 2. 0.
No. 6	Extra for outlets, etc.	3/9	1. 2. 6.
83 Ft.Linl.	4" diameter down pipes and jointing and fixing	1/8	6.18. 4.
No. 6	Toes and fixing	2/6	15. 0.
No. 6	Metal hinged skylight about 36 X 24 and fixing.	37/6	11. 5. 0.
No. 2	Grates and mantels (setting before taken)	£3.	6. 0. 0.
No.80	Wrot iron forged straps to roof principals drilled for bolts average weight about 14 lbs. each and fixing.	5/-.	20. 0. 0.
No.196	1/2" Screw bolts about 6" long with heads nuts and washers and fixing including drilling	1/-	9.16. 0.
ITEM	Allow for Gas or Electric Light installation		55. 0. 0.

£143. 6. 8.

AMOUNT FOR SMITH & FOUNDER

FORWARD TO SUMMARY.

PLASTER.

180	Yds. Supl.	Rinder float and set walls finished white	1/6	£13.10. 0.
133	" "	Lath plaster float and set partitions finished white	3/-	19.19. 0.
53	" "	Lath plaster float and set ceilings finished white	3/-	7.19. 0.

AMOUNT FOR PLASTERER

£41. 8. 0.

FORWARD TO SUMMARY

GLAZIER & PAINTER

118 Ft. Supl.	21 oz. Sheet glazing in sashes	1/-	£5.18. 0.
936 " "	3/16" Ribbed plate glazing in roof lights etc.	1/-	46.16. 0.
No.132	Glazing chips and screws and fixing.	6d.	3. 6. 0.
256 Yds.Supl.	Prepare and paint three coats on woodwork	1/3	16. 0. 0.
13 Yds.Supl.	Do. Sashwork on both sides	1/-	- 13. -
139 " Linl.	Paint eaves gutters and down pipes	6d.	3. 9. 6.
6 " Linl.	Do. Skylights	2/6	- 15. 0.
<u>ITEM</u>	Remove all rubbish, clean down and leave premises clean and perfect at completion.		5.10. 0.
	<u>AMOUNT FOR GLAZIER & PAINTER</u>		<hr/> £82. 7. 6. <hr/>
	<u>FORWARD TO SUMMARY.</u>		<hr/> <hr/>

S U M M A R Y

	Page	<u>£</u> <u>s</u> <u>d</u>
Amount for Preliminary Works, Bricklayer & Cut Stone.	6	939. 1. 3.
" " Carpenter and Joiner	12	800.18.10.
" " Slater and Plumber	14	257.16. 8
" " Smith and Founder	15	143. 6. 8.
" " Plasterer	16	41. 8. 0.
" " Glazier and Painter	17	82. 7. 6
		<u>£2264.18.11.</u>
ITEM Provide for Insuring the works against fire		1.15. 0.
ITEM Provide for Workmen's Compensation Act	}	67.10. 0.
ITEM Provide for National Health Insurance Act.)	}	
		<u>£2334. 3.11.</u>
ITEM Architect's Fees	@ 1½%	29. 3. 1.
ITEM Surveyor's Fees, measuring on Site and pricing	@2½%	58. 6. 3
ITEM Cost copies of claim		3. 3. 0.
ITEM Architect's fees on Reconstruction	@ 5%	116.12. 6.
ITEM Surveyor's Fees on do.	@ 1½%	34.19. 8.
ITEM Cost copies of Bills and Lithography		<u>10. 0. 0.</u>
<u>TOTAL AMOUNT OF CLAIM</u>		<u>£2586. 8. 5.</u>

Fras. B. O'Rourke,
Surveyor,
1 Suffolk Street,
Dublin.