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PUC/15709 6357.

*M. E. Randall Ltd*

**REPORTED ON BY COMMITTEE.**

27 FEB. 1917

*Insurance Policy Retd. hwt  
(No 6937945).*

WALTER HUME & Co.

FIRE LOSS ASSESSORS.

TELEGRAMS: "CLAIMS, DUBLIN"  
TELEPHONE: NO 275.

BELFAST,  
TELEGRAMS: "SETTLEMENT"  
TELEPHONE: NO 2683.

*16. College Green.*

*Dublin.* 12th February 1917

AND AT 2 DONEGAL SQUARE EAST, BELFAST.

J. J. Healy, Esqr,  
Secretary,  
Property Losses (Ireland) Committee, City.

Dear Sir:-

Claim No. 6357., Messrs Randall Ltd, 25 Henry Street.  
-----

In reply to your letter of the 10th inst., we beg to say that before completing our figures we conferred with Messrs Wm. Montgomery & Son and ascertained that they had included the Plate Glass &c in the Contents Loss. We accordingly did not allow in the Building Assessment of £2,330 any items dealt with by Messrs Montgomery.

We are, Dear Sir,

Yours faithfully,

*Walter Hume*

Nov York Library

on

the

Library

10th February, /7.

No. 6357 - H. E. Randall Ltd.  
25 Henry Street.

Messrs. Hume.

Your report of 30th January 1917 in above

The claim for "Contents" in this case

No. 1491, was dealt with by Messrs. Montgomery

It included £200 in respect of plate glass for

shop front and return and glass shelves, for

which £160 was allowed. The building claim

dealt with by you included an item of

£652. 10. 0 for shop front. In making your

valuation did you take into account the £160

already allowed? If not should a reduction,

and if so, how much, be made in your figures

of £2330 for building including shop front?

# Assessors Report.

30th January 1917

Claim No. **6 3 5 7** Name of Claimant **Henry Randall (Managing Director of Messrs H.E.Randall Ltd, Boot & Shoe Manufacturers.)**  
 Situation of Property **25 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
<b>Building</b>	<b>2806:6:10</b>	} 1500	1273	2,330	1,500	830
<b>-do- Shop Front</b>	<b>652:10:0</b>					
<b>Rent (12 Months Claimed)</b>	<b>350:0:0</b>	} 175 ( 6 Months)		175 ( Six Months )	175	
<b>Loss of Profits</b>	<b>250:0:0</b>	<b>Nil</b>				
<b>TOTALS, £</b>	<b>405816:10</b>	<b>1675</b>	<b>1273</b>	<b>2,505</b>	<b>1,675</b>	<b>830</b>

The Building was destroyed by Fire. Photo

Interests in the buildings. **Messrs H. E. Randall Limited, are Lease-holders.**

Lessors:- **Robert William Strahan and George Strahan (Claim No. 4197 )**  
 Owner in Fee Simple:- **George Henry Pentland ( Claim No. 3185 )**

The Insurance Policy on Building is in names of:- **Robert Wm.Strahan, George Strahan, & Messrs H.E.Randall Ltd.** The names of **James Wright Salisbury and Theodore Howard Lloyd** are also in the Policy as **Trustees for Debenture Holders.**

The Insurance Policy on Rent is in names of:- **H.E.Randall Ltd, James Wright Salisbury, and Theodore Howard Lloyd.**

Award of Committee: Contents

do. Buildings

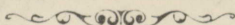
[2505 WM]

Walter James Coy

**REPORTED ON BY COMMITTEE.**

27 FEB. 1917

PROPERTY LOSSES (IRELAND) COMMITTEE, 1916.



51 ST. STEPHEN'S GREEN, E.

DUBLIN,

1916.

no 6357 Randee

To assess it for full assessment

gms

1671710

# Assessors Report.

14th November 1916

Claim No. **6 3 5 7** Name of Claimant **Henry Randall, Managing Director of Messrs H.E.Randall Ltd, Boot & Shoe Manufacturers.**

Situation of Property **25 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	2806: 6:10	} 1500	1273		1500	
-do- Shop Front	652:10: 0					
Rent (12 Months claimed)	350: 0: 0	175 (6 Months)			175	
Loss of Profits	250: 0: 0	Nil				
TOTALS, £	4058:16:10	1675			1675	

The Building was destroyed by Fire. The loss exceeds the insurance. No special circumstance to report as regards under-insurance.

Messrs H.E.Randall Ltd are Lease-holders.

Interests in the buildings

Lessors:- Robert William Strahan and George Strahan. ( See Claim No.4197)  
 Owner in Fee Simple:- George Henry Pentland (See Claim No.3185)

The Insurance Policy on Building is in names of:- Robert William Strahan George Strahan and Messrs H.E.Randall Ltd. The names of James Wright Salisbury and Theodore Howard Lloyd are also in the Policy as Trustees for Debenture Holders.

The Insurance Policy on Rent is in names of:- H.E.Randall Ltd, James Wright Salisbury, and Theodore Howard Lloyd

*Walter James Coy*

Award of Committee: Contents

Refer back

do. Buildings



JOHN L. SCALLAN & CO  
SOLICITORS.

JOHN L. SCALLAN.  
FRANCIS J. SCALLAN.

TELEGRAMS: "SCALLANS, DUBLIN"

TELEPHONE 306.

A.J.B. 'R.M.O.

Encl.

25, SUFFOLK STREET,

6354

DUBLIN, Octr. 3rd 1916. 19

The Secretary,  
Property Losses Committee,  
Stephens Green.

*Ackd  
20/10/16*

Dear Sir:--

re Randall, Henry Street.

We enclose formal Claim on behalf of Messrs H.E. Randall in connection with the destruction of their Premises 25 Henry Street. Kindly acknowledge same.

Yours truly,

*John L. Scallan*

*Who has the Viny. el. for 25 Henry St.?*

6354: Bldgs re sequential loss *27/10/16*  
Claim recd. 6<sup>th</sup> 10. 16 (herewith)

247: J. Fabry 26 Henry St bldgs.  
Dealt with by Messrs Home  
Recommend to Govt 16.9.16 *20/14/10/16*

3185- ~~revised~~ claim from G.H. Penland in  
respect of 1/25: Claim recd 22.7.16 *20/14/10/16*

2010

*247  
3185  
6354*

JOHN L. SCALLAN & CO  
SOLICITORS.

A. J. B. / R. M. O.

Encl.

25, SUFFOLK STREET,

JOHN L. SCALLAN,  
FRANCIS J. SCALLAN.

Novr. 8th 1916.

TELEGRAMS: SCALLANS, DUBLIN.

DUBLIN. \_\_\_\_\_ 19\_\_

TELEPHONE 306.

Messrs W. Hume & Son,  
College Green,  
Dublin,

re H. E. Randall Ltd.

Dear Sir:--

We enclose copy item for shop front of the above Company's premises, which we understand Mr. Mirdock struck out of the estimate of Fixtures and Fittings, stating they should have been incorporated with the building claim. Please add same to the building claim and oblige.

Yours truly,

*John Scallan*

6357

# 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 Henry Randall Knt. Managing Director of H.E. Randall Ltd.  
We Whose registered Office is at Lady's Lane, Northampton in the City of Northampton, aforesaid  
County of Northampton residing

do hereby solemnly and sincerely declare that on or about the 25th day of April 1916, damage was done to the undermentioned Property, namely:—\* house, Shop &

\* State situation of property damaged.

Premises 25 Henry Street Dublin the property of H.E. Randall Ltd.

and such damage was occasioned to the best of <sup>my</sup>our belief by\*\* fire which completely destroyed said premises during recent rebellion

\*\* Here state cause of damage.

And <sup>I</sup>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 <sup>me</sup>us as† on behalf of H.E. Randall Ltd.; and that no person is interested in

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

the said property except ‡ Messrs R.W. & G. Strahan of St. Stephens Green Dublin, Landlords of said premises & Rens. of P.E. McInerney, 26 Henry Street as tenant of upper part of 25 Henry Street.

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

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

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

L.L. & G. Insurance Co. Company, Policy No. 6957945, Amount £ 1500

Do. " " 6942595, " £ 2100

Losses of Profit " " =, " £ 250

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 30<sup>th</sup> day of September 1916, at Guildhall Northampton in the said City, County,

before me, a Justice of the Peace for the said City and I know Deponent County.

Signature of Claimant } Henry Randall Knt J. E. Pearse Mayor

NOTE—This Claim 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.
Shop house and premises 25 Henry Street Dublin (as per detailed statement)	2806	6	10	2806	6	10	—	—	—	2806	6	10
12 Months Rent	350	0	0	350	0	0	—	—	—	350	0	0
Loss of Profits, 12 Months	250	0	0	250	0	0	—	—	—	250	0	0
	<u>3406</u>	<u>6</u>	<u>10</u>	<u>3406</u>	<u>6</u>	<u>10</u>	—	—	—	<u>3406</u>	<u>6</u>	<u>10</u>
<i>Carried forward,</i>												

Provide for Mahogany Shop Front, with moulded caps, glazed and gilt lettered stallboard with movable cover, glazed and gilt lettered name facia. Plate glass front and return to Porch, wrought Iron entrance gates to Porch with fastenings etc. moulded fluted and carved pilasters, consoles moulded cornice lead lined gutter back of facia with outlet and down pipe to do. Mahogany doors to Shop & Hall fitted with hinges locks, ball catch and handles glazed with ornamental embossed and gilt lettered glass, Interior of Shop Window Pine box fittings with mahogany fronts and enclosed above do. to ceiling with mahogany sash work the lower portion having 5 doors with plate glass bevelled mirrors both sides, and brass fitting, upper portion glazed with Polished plate glass window board on framed bearers covered with canvas, mirror, wall end of enclosure and glass shelf fitting etc. £ 652-10-0

J.P.M.

H. Randall  
87

6357

Detailed Statement  
of  
Claim for Rebuilding Premises  
No. 25, Henry Street, Dublin,  
destroyed by Fire during the Disturbances, April 1916.  
The property of  
Messrs H. E. Randall Limited.

Measured from Plans prepared by  
Edwin Bradbury, Esq. C.E.  
Architect, F.R.I.A.S.  
College Park Chambers,  
Nassau St., Dublin.

Messrs John L. Scallan & Co.  
Solicitors,  
25 Suffolk Street,  
Dublin.

T. F. Hevin,  
Quantity Surveyor & Valuer,  
23 Stephens Green, N.,  
Dublin.

8th September 1916.

Detailed Statement  
 of  
 Claim for rebuilding Premises  
 No. 25 Henry Street, Dublin.  
 destroyed by Fire  
 during the disturbances, April 1916  
 the Property of  
 Mess<sup>rs</sup> H. E. Randall Limited

Measured from Plans prepared by:  
 Edwin Bradbury Esq C.E. F.R.I.A.S.  
 Architect

Mess<sup>rs</sup> John L. Scallan & Co.  
 Solicitors  
 25 Suffolk Street, Dublin.

College Park Chambers  
 Nassau Street Dublin

Preliminary Works Excavation and  
 Drainage

See Sketch for reference next page

	£	s	d
Item Amount of Contractors account (Mess <sup>rs</sup> Wm Beckett & Son Limited) for taking down dangerous portion of building	6	7	7
Item Amount of Contractors account Mess <sup>rs</sup> C. Jones & Sons Limited) for removing portion of debris including cartage	12	12	10
Item Provide for removing materials & remainder of debris, including cartage	35	"	"
Item Provide for taking down remaining portion of walls & remove, including cartage	13	"	"
Item Provide for taking up & removing basement floor containing 155 yards supl.	11	12	6
Item Provide for grubbing up all old foundations and remove	2	10	"
Item D <sup>o</sup> d <sup>o</sup> all old drains & d <sup>o</sup>	1	10	"
Item Provide for hoarding to front of premises with gates fastenings &c.	14	"	"
Forward	96	12	11



*Front Elevation*

*1/8" Scale.*



		Brought forward		£	96	12	11
Item	Provide for Copies of all Plans for new premises & Specifications for Contractors own use the Architect supplying one set only for the use of the Foreman in charge of the Works				2	2	
Item	Provide for copies as last & deposit with the Municipal Authorities				2	2	
Item	Provide water for the use of the Works, paying the necessary charges for same				5		
Item	Provide for the protection of persons or property during the carrying out of the Works, the Contractor being held responsible for same.				4		
Item	Insure the Buildings against loss by fire in the joint names of Employers and Contractors				5		
Item	Provide all the necessary materials and attendance of any trade required by the other cutting out for & making good after				2	10	
Item	Provide for all protective covering to the Walls &c during inclement weather				3	10	
Item	Keep foundation trenches free from water					15	
24	Yards Cube Excavation for foundations & remove earth measured nett width of concrete			3/4	3	12	
29	" " D: d: but below basement level & d: d:			3/6	5	1	6
79	" Supl Level & consolidate bottom of trenches for foundations			3		19	9
Item	Allow for Drainage				25		
<u>Amount for Preliminary Works</u>							
<u>Excavation and Drainage</u>							
forward to Summary				£	156	5	2

# Concrete and Brickwork

			£	s	d
39	Yds Cube	Cement Concrete 6 to 1 in foundations	29/-	56	11
330	Feet Supl	Damp course	3	4	2 6
350	Yds Cube	Brickwork in walls of superstructure	33/-	577	10
11 1/2	" "	D <sup>o</sup> d <sup>o</sup> in chimney shafts above roof	35/-	20	2 6
1 1/3	" "	Firebrick in Piers	84/-	5	12
16	" "	Extra on brickwork for Cement mortar	8/-	6	8
37 1/3	" "	Labour to opens	36/-	6	10 8
91	" Supl	Extra on cube of brickwork for best quality red brick facing & pointing	5/-	22	15
138	" "	D <sup>o</sup> d <sup>o</sup> for picked stock brick facing & pointing	16/-	10	7
44	Feet "	Extra on brick facing for gauged flat arches measured on face & soffit	1/-	2	4
88	" "	Extra on Stock brick facing for fair axed arches measured as last	8	2	18 8
19	" Lin	Fair cutting on red brick facing to skewes	6		9 6
30	" "	Rough d <sup>o</sup> on stock brick to d <sup>o</sup>	4		10
N <sup>o</sup> 32		Extra on cube of brickwork for discharging arches, over lintels, including all cutting to ditto	36/-	5	12
N <sup>o</sup> 14		Make good under window sills	1/-		14
N <sup>o</sup> 4		Brick corbels	36/-		14
70	Feet Line	Extra for brick set projecting	47	1	3 4
687	" Supl	Bond new with old work	1/-	34	7
230	" Lin	Rough birdsmouth cutting to brick-work	6	5	15
34	" Supl	Raking cutting to d <sup>o</sup>	6		17
41	" Supl	Splay brick in cement mortar, weathering to top of rere wall	9	1	10 9
N <sup>o</sup> 9		Form opens to fire places, gather in and parget to flues	57	2	5
N <sup>o</sup> 1		D <sup>o</sup> d <sup>o</sup> to kitchen d <sup>o</sup>	76/-		7 6
N <sup>o</sup> 8		Half brick trimmer arches including centring d <sup>o</sup> to d <sup>o</sup>	76/-	3	
Forward			£	772	6 5

		Brought forward	£	772	6	5
441	Feet Lin <sup>l</sup>	Extra on cube of brickwork not deducted for fireclay blue lining	6	11	"	6
	N <sup>o</sup> 11	Fireclay chimney cans and cement quiring round d <sup>o</sup>	7	4	8	"
	N <sup>o</sup> 7	Labour and materials including fire-brick setting grates & mantels	13	4	11	"
	N <sup>o</sup> 1	D <sup>o</sup> d <sup>o</sup> kitchen range	50	2	10	"
	N <sup>o</sup> 2	Fireplaces closed in	5	10	"	"
	N <sup>o</sup> 8	Hearths and setting	7	3	"	"
	N <sup>o</sup> 2	Form opens through 9" thick parapet wall for passage of R. W. P &c	1	2	"	"
194	Feet Lin <sup>l</sup>	Rake out Joints of brickwork wedge & cement point flashings	8	6	9	4
52	" "	Diagonal groove wedge & cement point d <sup>o</sup>	1	2	12	"
155	Yds Sup	4" thick cement concrete floor finished with fine floated surface to Basement on & include 4" thick bed of broken brick	7	54	5	"
6 <sup>1</sup> / <sub>3</sub>	" "	4" thick cement concrete finished for mosaic pavement on & include counter flooring to Entrance Porch	10	3	3	4
6 <sup>2</sup> / <sub>3</sub>	" "	Mosaic Pavement laid complete	35	11	1	8
	Item	Provide for making good vaulted area and partition in d <sup>o</sup>		10	"	"
27	Feet Lin <sup>l</sup>	10" x 7" Cement concrete steps including bench under d <sup>o</sup>	2	2	14	"

Amount for Concrete & Brickwork forward to Summary £ 883 13 3

# Cut Stone

The following Granite chiselled on exposed faces

				£	s	d
66	Feet Lin	15" x 5" rebated weathered and throated window-sills . . . . .	3/9.	12	7	6
	N <sup>o</sup> 28	Raised seats to 4 1/2" plain jambs	6		14	"
	N <sup>o</sup> 28	Fair Ends . . . . .	6		14	"
62	Feet Lin	15" x 4 1/2" twice throated coping to parapet walls . . . . .	4/	12	8	"
	N <sup>o</sup> 1	Extra on d <sup>o</sup> for angle to splay	2/6.		2	6
	N <sup>o</sup> 1	Fair end . . . . .	1/		1	"
	N <sup>o</sup> 1	Splay cut d <sup>o</sup> . . . . .	1/		1	"
	N <sup>o</sup> 1	Circular perforation for passage of vent pipe . . . . .	2/6.		2	6
	N <sup>o</sup> 5	Templates 18" x 14" x 6" to ends of R. S. Joists	9/	2	5	"
	N <sup>o</sup> 2	Base Stones 14" x 14" x 6" to Stanchions . . . . .	9/		18	"
7	Feet Lin	Polished marble steps with splay cut ends and bedding in cement mortar . . . . .	10/	3	10	"
	Item	Make good flagging to footpath . . . . .		2	10	"
		Amount for Cut Stone forward to Summary	£	35	13	6

# Carpenter and Joiner

				£	s	d
55	Feet Lin	Turning pieces to 4 1/2" flat arches and horsing to ditto	6	1	17	6
74	" Cubic	Red pine or memel rough in lintels and jamb blocks	8/6.	31	9	"
12	" "	D <sup>o</sup> d <sup>o</sup> in beam . . . . .	8/	4	16	"
236	" "	White deal rough in rafters plates &c	5/3.	61	19	"
	N <sup>o</sup> 2	Trim rafters & ceiling joists to chimneys.	5/		10	"
		Forward	£	100	11	6

		Brought forward	£	100	11	6
N <sup>o</sup> 1	D <sup>o</sup> d <sup>o</sup>	for skylight and include for wrot & beaded d <sup>o</sup> casing to d <sup>o</sup>	} 7/6		7	6
N <sup>o</sup> 1	D <sup>o</sup> d <sup>o</sup>	for large size roof light and include for d <sup>o</sup> d <sup>o</sup>	} 10/6		10	6
N <sup>o</sup> 1	D <sup>o</sup> d <sup>o</sup>	for dormer & include d <sup>o</sup>	} 7/6		7	6
N <sup>o</sup> 1	Dormer	with flat roof sheeted sides and ledged door fitted with luniges and fastenings	} 45/-	2	5	"
N <sup>o</sup> 1	Trap door	with bearing fillets and barrel bolt	} 10/-		10	"
18	Feet Lin	4 1/2" x 1 1/2" red deal rebated and moulded glazing rafters	} 6		9	"
108	" "	4 1/2" x 1 1/2" d <sup>o</sup> twice rebated and moulded d <sup>o</sup>	} 7	3	3	"
21	" "	4 1/2" x 3" d <sup>o</sup> moulded plate	8		14	"
21	" "	9" x 1 1/2" d <sup>o</sup> grooved & moulded ridge	10		17	6
21	" "	3" x 1 1/2" d <sup>o</sup> weathered & throated capping	} 5		8	9
22	" suppl	3" thick red deal moulded sash- light	} 1/-	1	2	"
268	" Lin	Diagonal cutting & waste on rafters to line of hips measured both sides	} 2	2	4	8
182	Feet Sup	1" thick gutter boarding and bearers	} 1/-	9	2	"
N <sup>o</sup> 12		Short rebated drips to gutters	1/6		18	"
N <sup>o</sup> 1		6" x 6" x 6" Dovetailed cesspool in gutter	} 4/6		4	6
N <sup>o</sup> 3		Short summit rolls	9		2	3
7	Feet Lin	9" x 1 1/2" red deal rounded edge fascia & grounds to gutter	} 9		5	3
119	" Sup	3/4" thick liev boarding	8	3	19	4
159	" Lin	Tilting fillet	2	1	6	6
53	" "	7" x 1 1/4" Red deal wrot fascia to ends of rafters	6	1	6	6
			Forward	£	130	15 3

Brought forward

£ 130 15 3

Floors

601	Feet Cube	White deal rough in joists & tassels	5/6	165	5	6
	N <sup>o</sup> 8	Trim 11" x 2" joists to chimney breasts	5/7	2	.	.
	N <sup>o</sup> 5	D <sup>o</sup> d <sup>o</sup> to stairs	7/6	1	17	6
	N <sup>o</sup> 1	D <sup>o</sup> 9" x 1 1/2" d <sup>o</sup> to d <sup>o</sup>	6/6		6	6
278	Feet Lint	Herringbone bridging to 11" joists measured thorough	4/	13	18	.
28	" "	D <sup>o</sup> d <sup>o</sup> to 9" d <sup>o</sup> d <sup>o</sup>	10	1	3	4
27	Squares	Counter flooring on narrow fillets nailed to sides of joists	52/6	70	17	6
34	"	1" thick white Norway flooring cleaned off on completion	60/	102	.	.
108	Feet Lint	Diagonal cutting & waste to d <sup>o</sup>	3	1	7	"
	N <sup>o</sup> 6	Sets of red deal sunk glued & mitred curbing to hearths	5/7	1	10	"
	N <sup>o</sup> 18	Red deal bevelled saddles with ends scrubbed to door jambs	3/6	3	3	"
14	Squares	White deal framed & studd partitions studds & ties 4 1/2" x 1 1/2" sills & heads 4 1/2" x 3"	20/	14	.	.
9	Feet Lint	Making cutting & waste to d <sup>o</sup>	3		2	3
	N <sup>o</sup> 6	Extra on partitions forming opens for door frames deducted	1/6		9	"
	N <sup>o</sup> 3	D <sup>o</sup> d <sup>o</sup> for sash frames deducted	1/6		4	6
	N <sup>o</sup> 1	D <sup>o</sup> d <sup>o</sup> for fanlight d <sup>o</sup> d <sup>o</sup>	1/		1	.
1084	Feet Lint	Moulded and mitred skirting and grounds plugged to walls &c	7	31	12	4
274	Feet Lint	Keyed angle staves plugged to walls &c	3	3	8	6

Doors

144	Feet Super	2" thick red deal framed & sheeted sash doors	1/6	10	16	"
296	" "	2" thick red deal framed 4 panels & moulded both sides doors	1/6	22	4	"
		Forward	£	577	1	2

			Brought forward	£	577	1	2
57	Feet Supl	D <sup>o</sup> d <sup>o</sup> , as last, but folding (12 panel the pair)		24	5	14	"
15	"	"	2" thick sash door	18	1	5	"
28	"	"	D <sup>o</sup> d <sup>o</sup> sash doors folding	10	2	11	4
18	"	"	2" thick red deal moulded fan sashes	10		15	"
348	"	Line	4½" x 2" wrot rebated & grooved door frames	8	11	12	"
3½	"	"	Twice rebated & transome	9		2	8
126	"	"	6" x 2" D <sup>o</sup> rebated and twice grooved on back for key of plaster	9	4	14	6
3	"	"	Twice rebated & transome	10		2	6
290	"	Supl	¾" thick wrot jamb & soffite linings	8	9	13	4
707	"	Line	Moulded & mitred architraves	8	23	11	4
216	"	"	3" x 1" twice chamfered & mitred ditto	4	3	12	"

### Ironmongery and Fixing to Doors.

N <sup>o</sup> 4	Fit & hang doors with 1½ pairs steel butt hinges	57	1	"	"
N <sup>o</sup> 23	D <sup>o</sup> d <sup>o</sup> with one pair d <sup>o</sup>	41	4	12	"
N <sup>o</sup> 14	Mortice locks with furniture and fixing	91	6	6	"
N <sup>o</sup> 2	Rebated d <sup>o</sup> with d <sup>o</sup> & fixing	111	1	2	"
N <sup>o</sup> 7	Iron rim locks with brass furniture and fixing	76	2	12	6
N <sup>o</sup> 2	Latch locks & fixing to w.c. doors	61		12	"
N <sup>o</sup> 2	12" Brass barrel bolts & fixing	76		15	"
N <sup>o</sup> 2	9" D <sup>o</sup> & d <sup>o</sup>	61		12	"
N <sup>o</sup> 2	6" D <sup>o</sup> & d <sup>o</sup>	46		9	"
N <sup>o</sup> 7	Thumb latches & fixing	31	1	1	"
	Forward	£	659	16	4

Brought forward £ 659 16 4

Windows.

336	Feet Supl	2" Red deal moulded sashes	10	14	"	"
	N <sup>o</sup> 52	Moulded Joggles	6	1	6	"
295	Feet Linl	Red deal cased frames for 2" sashes	11	14	15	"
	N <sup>o</sup> 26	Fixings in sash frames	9		19	6
22	Feet Linl	6" x 2' red deal rebated frames twice grooved on back for plaster	10		19	2
7	" "	9" x 4" red deal rebated weathered & throated framed sills	2		14	"
247	" "	3/4" narrow wrot jamb & soffite linings	5	5	2	11
73	" "	1 1/4" thick narrow rounded nosed window boards & bearers	8	2	8	8
	N <sup>o</sup> 30	Checked and mitred return ends to d <sup>o</sup>	4		10	"
71	Feet Linl	6" x 1" wrot & beaded apron lining with small bed moulding under list	6	1	15	6
	N <sup>o</sup> 30	Return ends to d <sup>o</sup>	4		10	"
242	Feet Linl	Moulded & mitred architraves	8	8	1	4
61	" "	3" x 1" twice chamfered & mitred d <sup>o</sup>	4	1	"	4

Ironmongery & fixing to Windows

N <sup>o</sup> 26	Fit & hang sashes with lines weights & axle pullers	4/9	6	3	6	"
N <sup>o</sup> 2	D <sup>o</sup> d <sup>o</sup> with pivot centres and include for mitred slips to d <sup>o</sup>	57		10	"	"
N <sup>o</sup> 13	Brass sash fastners & fixing	1/9	1	2	9	"
N <sup>o</sup> 2	Wrot iron stays & d <sup>o</sup>	3/9		7	6	"
N <sup>o</sup> 52	Brass lifts & pullo & d <sup>o</sup>	6	1	6	"	"

Forward £ 721 8 6



Brought forward £ 721 8 6

Stairs.

275	Feet Supl	1 1/4" thick red deal nose moulded treads & 1" white Norway risers, glued blocked and bracketted on and include 5 1/2" x 4" rough carriages	24	27	10	
31	" "	D <sup>o</sup> d <sup>o</sup> but in winders	34	4	13	
	N <sup>o</sup> 56	Moulded & mitred return nosings to treads	24	5	12	
	N <sup>o</sup> 7	D <sup>o</sup> d <sup>o</sup> but circular to cylinder	34	1	1	
	N <sup>o</sup> 2	Circular nose moulded quadrant ends to treads with veneered risers to d <sup>o</sup>	10 1/6	1	1	
65	Feet Linl	Moulded wall strings	19	5	13	9
13	" Linl	D <sup>o</sup> d <sup>o</sup> but extra wide to winders	76	1	12	6
	N <sup>o</sup> 12	Ramped mitres to d <sup>o</sup>	36	2	2	
62	Feet Linl	Double face moulded outer strings	73	6	19	6
	N <sup>o</sup> 3	Cylinders to d <sup>o</sup>	10 1/6	1	11	6
	N <sup>o</sup> 1	D <sup>o</sup> to set of 6 winders	157		15	
	N <sup>o</sup> 3	Quadrant D <sup>o</sup>	7 1/6	1	2	6
	N <sup>o</sup> 11	Ends of strings framed to d <sup>o</sup>	16		16	6
	N <sup>o</sup> 62	Ends of treads & risers housed and wedged into strings	9	2	6	6
	N <sup>o</sup> 8	D <sup>o</sup> d <sup>o</sup> winders	16		12	
	N <sup>o</sup> 132	Turned 1/2" balusters	16	9	18	
76	Feet Linl	Mahogany moulded and French polished handrail	44	15	4	
	N <sup>o</sup> 3	Extra on d <sup>o</sup> for twists including butt joints and handrail screws	157	2	5	
	N <sup>o</sup> 1	D <sup>o</sup> d <sup>o</sup> but wreathed to set of 6 winders and d <sup>o</sup>	27 1/6	1	7	6
	N <sup>o</sup> 3	D <sup>o</sup> d <sup>o</sup> for quadrant d <sup>o</sup> & d <sup>o</sup>	10 1/6	1	11	6
	N <sup>o</sup> 1	End of handrail secured to stud partition & L & plaster made good to d <sup>o</sup>	14		1	

Forward £ 815 4 3.

		Brought forward	£	815	4	3.
	N <sup>o</sup> 2	Ends cut and punned into brick-work and wall plaster made good to d <sup>o</sup>	1/-		2	"
13	Feet Linl	Nose moulded apron lining	1/4.		17	4
187	" Supl	Grounds to R.S.J.	8		6	4 8
70	" "	3/4" thick wrot casing & grounds to pipes	1/-		3	10 "

Amount for Carpenter & Joiner forward to Summary

£ 825 18 3

Slater & Plumber.

				£	s	d
11	Squares	Slating on sawn laths rendered	57.	30	5	"
191	Feet Linl	Extra on d <sup>o</sup> for thorough undercoaves	8		6	7 4
252	" "	Diagonal cutting & waste to line of hips measured both sides	4		4	4 "
21	" "	Cement-fillet to verge	9			15 9
139	" "	Fireclay ridge & hip tiles bedded in mortar and pointed in cement	10		5	15 10
	N <sup>o</sup> 6	Splay cut ends to d <sup>o</sup>	6			3 "
	N <sup>o</sup> 2	Three way d <sup>o</sup>	1/6.			3 "
	N <sup>o</sup> 8	Hiphooks & fixing	1/8.			13 4
36 3/4	Cuts	Milled lead & laying in gutters & flashings &c	56.		102	18 "
22	Feet Linl	Copper nailing	6			11 "
	N <sup>o</sup> 10	Copper D <sup>o</sup> & soldered dots to heads of nails	1/-			10 "
	N <sup>o</sup> 1	Extra labour & solder to sunk cess-pool in gutter	6.			6 "
	N <sup>o</sup> 1	Strong galvanized wire domical covering to d <sup>o</sup>	4.			4 "
		Forward	£	152	16	3

		Brought forward	£	152	16	3
N <sup>o</sup> 1	3 1/2" diameter lead drawn shaped branch pipe about 2 1/2 feet long with one end tinned & soldered to bottom of cesspool		13/-		13	"
N <sup>o</sup> 2	Pedestal W.Cs with mahogany seats, syphon cisterns on brackets, chain pull & lead shaped service pipes fixed complete		£64/-	12	"	"
72 Feet Lead	4" diameter metal coated soil pipe with molten lead joints & fixing with iron hooks		7/3.	8	2	"
N <sup>o</sup> 2	Branch pieces to d <sup>o</sup>		7/6.		15	"
N <sup>o</sup> 3	Swannecks		5/-		15	"
N <sup>o</sup> 2	Cowls		7/6.		15	"
N <sup>o</sup> 2	4" Lead shaped branch pipes with brass spigots & soldered joints &c		15/-	1	10	"
N <sup>o</sup> 2	Lavatory basins with brackets & brass fittings fixed in position		60/-	6	"	"
N <sup>o</sup> 2	Lead traps with brass cleansing screws & soldered &c joints		7/6.		15	"
N <sup>o</sup> 1	2" Lead shaped waste about 3ft long		7/6.		7	6
N <sup>o</sup> 1	D <sup>o</sup> d <sup>o</sup> about 8 ft long		20/-	1	"	"
Item	Provide for cold supply pipe		£64/-	6	"	"
Item	D <sup>o</sup> for stop cocks and connectors with main in street		£74/-	7	"	"

Amount for Slater and Plumber

Forward to Summary £ 198 8 9

# Smith & Founder

				£	s	d
43	7 <sup>1</sup> / <sub>2</sub> Linl	6" Half round cast iron eave gutter & fixing including brackets	14.	2	17	4
	N <sup>o</sup> 3	Extra on ditto for nozzles	29.		8	3
	N <sup>o</sup> 4	Stop ends	1		4	"
32	Feet Linl <sup>6</sup>	4 <sup>1</sup> / <sub>2</sub> " Half round gutter and fixing as before	13.	2	"	"
	N <sup>o</sup> 2	Extra on ditto for nozzles	28.		5	4
	N <sup>o</sup> 4	Stop Ends	1		4	"
42	Feet Linl <sup>6</sup>	5" x 4" Cast iron rectangular down pipe & fixing with approved bands	10	3	17	"
	N <sup>o</sup> 1	Joe & fixing	36		3	6
	N <sup>o</sup> 1	Hopper & d <sup>o</sup>	101.		10	"
51	Feet Linl	4" diameter cast iron down pipe and fixing with hooks	16.	3	16	6
	N <sup>o</sup> 1	Extra for swanneck to 12" projection	56.		5	6
	N <sup>o</sup> 1	D <sup>o</sup> D <sup>o</sup> 3" d <sup>o</sup>	46.		4	6
	N <sup>o</sup> 1	Joe	3		3	"
36	Feet Linl	3" diameter down pipe and fixing as before	13.	2	5	"
	N <sup>o</sup> 3	Joos	29.		8	3
383	Feet Supl	Galvanized corrugated iron roofing properly lapped & bolted &c	5	7	19	7
12	" Linl	Diagonal Cutting & waste to d <sup>o</sup>	4		4	"
6	" "	Ridge covering to corrugated iron	16.		9	"
30 <sup>3</sup> / <sub>8</sub>	Cwts	In three Rolled Steel joists 21' 0" long x 12" x 6" x 54 lb per foot linl & setting about 10 feet above ground floor.	29.	44	"	11
5 <sup>1</sup> / <sub>8</sub>	"	In 8" x 4" x 18 lbs D <sup>o</sup> d <sup>o</sup> in one 8 and two 12 ft lengths	286.	7	6	1
	N <sup>o</sup> 1	Connection of 8" x 4" with 12" x 6" R.S. Joists including angle irons and rivets to d <sup>o</sup>	11.		11	"
		Forward	£	78	2	9

		Brought forward	£	78	2	9
N <sup>o</sup> 2	Cast iron	Stanchions about 9' 6" long x 8" x 6" x 1" and fixing ground floor level	£57-1	10	"	"
N <sup>o</sup> 2	Connections of 12" x 6" R.S. Joists with d <sup>o</sup> including drilling & bolts		4/6	9	"	"
N <sup>o</sup> 9	Wrot iron arch bars with flanged ends & fixing		5/-	2	5	"
N <sup>o</sup> 1	D <sup>o</sup> d <sup>o</sup> extra long & d <sup>o</sup>		6/6	6	6	"
N <sup>o</sup> 1	Metal Skylight with frame & fixing		25/-	1	5	"
N <sup>o</sup> 1	Prismatic light about 5' 0" x 3' 0" & d <sup>o</sup>			7	10	"
N <sup>o</sup> 7	Grates & Mantels		60/-	21	"	"
N <sup>o</sup> 1	5' 0" Kitchen range			16	"	"

Amount for Smith and Founder  
forward to Summary

£ 136 18 3

## Plasterer

			£	s	d
1042	Yards Sup <sup>d</sup>	Wall plaster, finished white	1/6	78	3
484	" "	Lath (lath & half) & plaster ceiling	1/10	44	7 4
256	" "	D <sup>o</sup> d <sup>o</sup> Partitions	1/10	23	9 4
19	" "	D <sup>o</sup> d <sup>o</sup> undersides of stairs	2/-	1	18 "
18	Feet Sup <sup>d</sup>	D <sup>o</sup> d <sup>o</sup> but wreathed to winders	5/-		7 6
158	" "	Expanded metal lath & plaster narrow	6/-	3	19
53	Yards "	Lath (lath & half) and cement-plaster external side of studding	3/6	9	5 6
N <sup>o</sup> 1		Cement Plaster face of chimney breast and jambs to kitchen range			18 "
744	Feet Sup <sup>d</sup>	Plaster moulded cornice & bracketting to d <sup>o</sup>	1/3	46	10 "
		Forward	£	208	17 8

		Brought forward	£	208	17	8
	N <sup>o</sup> 26	Mitred angles to 18" girt moulded cornice	1/6.	1	19	"
	N <sup>o</sup> 16	D <sup>o</sup> d <sup>o</sup> to 15" girt d <sup>o</sup>	1/3.	1	"	"
	N <sup>o</sup> 11	D <sup>o</sup> d <sup>o</sup> to 9" girt d <sup>o</sup>	9	8	3	
28	Feet Lin <sup>e</sup>	Plaster moulded angle	6	14	"	
	N <sup>o</sup> 4	Stops to d <sup>o</sup>	6	2	"	
	N <sup>o</sup> 4	Plaster centres	30/-	6	"	"
	N <sup>o</sup> 7	Make good wall plaster round mantels	1/6.	10	6	
	N <sup>o</sup> 12	Screed & point sash frames and bed sills in white lead.	2/6.	1	10	"

Amount for Plasterer  
forward to Summary

£ 221 1 5.

## Glazier and Painter

			£	s	d
206	Feet Supl	Hartley's rolled plate glazing	1/-	10	6
15	" "	Ground obscure glazing	1/6.	1	2
364	" "	26 oz sheet glazing	1/-	18	4
548	Yards "	Painting to woodwork	1/-	27	8
39	" "	D <sup>o</sup> d <sup>o</sup> sashwork both sides measured O.S. only	1/-	1	19
57	" "	D <sup>o</sup> corrugated iron roofing	8	1	14
45	" "	D <sup>o</sup> R.S. Joists & stanchions	6	1	2
69	" Lin <sup>e</sup>	D <sup>o</sup> Eaves gutters & R.W. pipes	4	1	3
	N <sup>o</sup> 1	D <sup>o</sup> Skylight	2/-		2
	N <sup>o</sup> 1	D <sup>o</sup> underside of Tromatic light	3/-		3
	Item	Provide for wall papering		11	"
	Item	Remove all rubbish on completion of the work, wash floors & clean glass		2	"

Amount for Glazier and Painter  
forward to Summary

£ 76 4 "

# Summary

	Pages	£	s	d
Amount for Preliminary Works, Excavations, and Drainage	3	156	5	2
D <sup>o</sup> " Concrete and Brickwork	5	888	13	3
D <sup>o</sup> " Cut Stone	6	35	13	6
D <sup>o</sup> " Carpenter and Joiner	12	825	18	3
D <sup>o</sup> " Slater and Plumber	13	198	8	9
D <sup>o</sup> " Smith and Founder	15	136	18	3
D <sup>o</sup> " Plasterer	16	221	1	5
D <sup>o</sup> " Glazier and Painter	16	76	4	.
		£ 2539	2	9

Contractor is to provide here a sum to cover all liabilities arising under The Employers Liability & Workmen's Compensation Acts & all Acts amending same & for State Insurance

Total	£ 38	1	9
	£ 2577	4	4

Add Surveyors Fees $1\frac{1}{2}\%$ on above Total	£ 38	13	2
" Cost Copy of Bills & Lithography	£ 6	17	6
Total Amount of Estimate	£ 2622	15	.

Add Architects Fees $5\%$ on Total Amount of Estimate	£ 131	2	9
" D <sup>o</sup> " $2\%$ on Total Amount of Estimate for measuring & site & preparing Plans of the late Buildings	£ 52	9	1
Total Amount of Claim	£ 2806	6	10

J. F. Stevin  
 Quantity Surveyor & Valuer  
 23 Stephens Green N.  
 Dublin

8<sup>th</sup> September 1916

1899  
23rd Augt  
Registered  
30 Sept 1899  
1375 No 209

By Lease of this date made between Robert  
von Strahan and George Strahan both of 24 & 25  
Newry Street Dublin Cabinet Makers & upholsterers  
of the one part and H. C. Randall Ltd of Lady  
Lane Northampton Wholesale Boot & Shoe Manufacturers  
of the other part.

Witnesseth the Lessors demised to the Lessees that  
portion of the house and premises known as  
No 25 Newry St lying on the South of Newry St in  
the Parish of St Mary and City of Dublin bounded  
on the North by Newry St on the East by  
premises then occupied by & in the possession  
of P. F. McInerney and on the West by the premises  
24 Newry St in the possession of the Lessors &  
on the South by other premises of Lessors  
containing in front to Newry St 25 feet  
and in depth from front to rear 74 feet  
described on Map annexed.

To Hold unto H. C. Randall Ltd from the  
29th Sept 1899 for 21 years. Subject to a  
rent of £350 payable half yearly  
on every 25th March & 29th Sept over all  
taxes and charges whatsoever  
Landlords proportion of Income Tax  
only excepted.

Covenant for distress & re entry in  
case of non-payment of rent.

Covenant by Lessees for payment of  
the rent during the term over taxes  
and during the continuance of the  
demise to preserve uphold support  
maintain and keep the demised  
premises & every part thereof and all  
improvements made & to be made  
thereon in good & sufficient order  
repair and condition and should



not make any alterations to the premises  
nor open any doors of communication  
therein without having first obtained  
the approval in writing of the Lessors  
and at the end of the term or other  
determination thereof and yield up  
the premises to the Lessors and insure  
the premises in £1500 in the names of the  
Lessors and Lessee in the Phoenix or  
some other Insurance office approved  
of by the Lessors and deposit the  
Policy with the Lessors & produce the receipt  
for the premiums & that as often as  
the premises or any part thereof should  
be damaged or destroyed by fire  
or other accident immediately lay  
out and apply the Insurance moneys  
and also such other sums as  
might be necessary for that purpose  
in as well & substantially rebuilding  
repairing and reinstating the same.  
& Lessee would upon every assignment  
of the premises or within 21 days thereafter  
deliver notice of such Assignment  
to the Lessors or their Solicitor giving  
names & description of the parties to  
every such Assignment.

Proviso that it should be lawful  
for the Lessors at all reasonable  
times during the term to enter the  
premises and inspect their state  
of repair and give notice of any  
want of repair and would  
within six months next after  
such notice expiring restore  
the premises and not to permit

any person in or upon the premises to carry on the trade or business of a draper in any shape or form or of a Cabinet Maker upholsterer or house furnisher in any shape or form without the consent of the Lessors but use same absolutely for carrying on the Boot & Shoe trade and not during the continuance of the demise sell sub-let or in any wise dispose of their interest in the premises or any part thereof for the purpose of enabling any other person or persons to carry on the said Trades except the Boot & Shoe trade.

Covenant by the Lessees that when selling the premises to procure the person or persons to whom they are so let to enter into a covenant with the Lessors that they would not enter into any of the aforesaid businesses or permit same to be carried on and that the Lessees their Successors & assigns should by Deed Conveyance or Assignment etc prohibit any persons from carrying on the aforesaid Trades and in the event of any breach of any of the Covenants contained in said Lease it should be lawful for the Lessors in addition to recovering damages to resume possession of the premises on giving 21 days Notice.

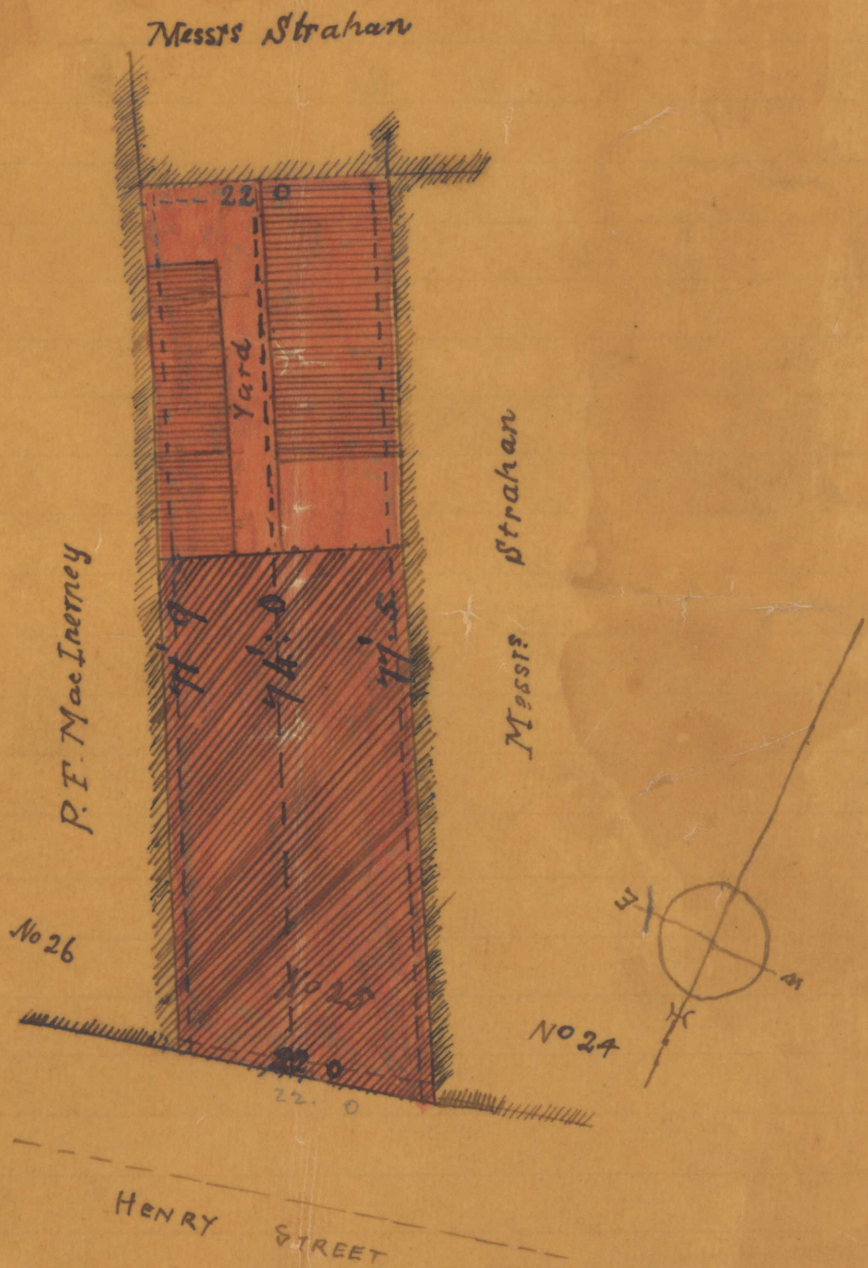
Covenant by the Lessors

for quiet enjoyment.

Duly executed by Messrs Strahan  
and Rouballs Ltd.

See tracing  
(over)

MAP REFERRED TO IN  
Lease of 23rd Augt 1899



SCALE 16 FT TO ONE INCH

0 10 20 30 40 50