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Robert Ross

REPORTED ON BY COMMITTEE.

25 AUG. 1916

Jas J Carroll

Angelo J Carroll

Hamilton Long

Insurance Policies & recs. ret'd  
in case of Nth. Insee Co. &  
copy of Policy & recs in case  
of Commercial Union Co.

my 23.9.16

14th Novr.,

re Claim No. 715.  
Robert Ross.

Dear Sir,

In reply to your letter of the 7th inst., I beg to state that Mr Ross is evidently under a misapprehension in this matter as no statement was made to him here indicating that he would receive additional compensation.

The claim was most fully and carefully considered by the Committee, and in the circumstances they cannot re-open the matter.

Yours faithfully,

Secretary.

J. McCormick, Esq.,  
37 Molesworth Street,  
Dublin.

H. J. M. CORMICK.  
SOLICITOR.  
COMMISSIONER FOR OATHS.  
Telephone No 1981.

37. Molesworth St. 715

Dublin 7th Novr. 1916

*Claims for damages  
& contents attached 18/11/16*

re Claim Mr. Robert Ross.

Dear Sir,

Mr. Ross has asked me to state that he saw you personally about the matter and complained that the amount of compensation was inadequate and has delayed re-opening the matter in the expectation that he would have heard from you on the subject intimating that he would get additional compensation.

*Mr Ross is evidently under a misapprehension in his belief as to the value of his claim. He says that his valuation was made to have been increased so that he would receive more compensation.*

Yours faithfully,

*J. J. Healy*

*The cl. was most fully & carefully considered by the Chairman*  
J. J. Healy Esq., & in the circumstances cannot be the Secretary *the matter.*

Property Losses Committee

51 Stephen's Green,

D U B L I N.

*JWH*  
17/11/16

Copy

Eyre Square, Galway

25th September 1916

---

R. Ross Esq.,

Kingscourt House, Clontarf.

Dear Sir,

We have your favor to hand and note that you have been paid £3450. in connection with your claim. We need hardly say this sum will not by any means replace the furniture etc. which was destroyed as our valuation though made for insurance was a fair and accurate valuation of the property at the time we valued it, and since then, as we have already informed you, an increase of 25% to 50% would be necessary as a minimum to replace the goods. If you were allowed 33 and a third per cent. over our valuation we question whether this sum would replace all the goods and stock destroyed. It seems rather an extraordinary thing that when you presented an absolutely fair and straight claim it should have been whittled down in the way it was. We, of course, quite understand that in cases of insurance, the Insurance Cos. usually assume that a claim is excessive, but in your case you had absolute evidence to work on, and we think you would be quite justified in appealing against the settlement, as we gather from information we have received other parties have been paid for their losses in full though it may be possible in these cases that the claims were excessive originally. This, however, we cannot say, but confidently affirm that no such remark applied to your claim based on our valuation.

Yours faithfully,

Joyce Mackie & Co.

37. Molesworth St.

Dublin 7th Novr. 19 16

Enc.

re Claim Mr. Robert Ross 715

Dear Sir,

Mr. Ross has consulted me with reference to the payment of £3450 made in connection with this claim and has instructed me to request the reconsideration of the claim with a view to his being allowed adequate compensation in respect of the losses therein mentioned.

There are one or two matters of importance which I would like to bring before the Committee. In the first place I think it is quite possible the Valuer may have fallen into the error of assessing Mr. Ross's claim by reference to the claim of other Hotels of a similar size and nature. It is a matter of common knowledge that the majority of hotels are managed by a Manager or Manageress who owing to the terms of their employment may not have been possessed of more than an ordinary furnished apartment containing perhaps comparatively little in the way of personal belongings. Mr. and Mrs Ross and their children resided on the Waverley Hotel premises and they brought there and accumulated in the course of 20 years a considerable quantity of personal belongings and their apartments were extremely well furnished. This one fact should distinguish Mr. Ross's case from those of other Hotels similarly circumstanced as to size and business. As I have already suggested it is quite possible that the Valuer may have omitted to take these facts into consideration when making his assessment.

Another matter of importance is this, that in the year

J. J. Healy Esq.,

1.

*37. Molesworth St.*

*Dublin 7th Novr. 19 16*

(2)

1913 an actual Inventory of all the contents and effects belonging to my Client and then in the Hotel premises, with the exception of the personal belongings of Mr. Ross and his family, was made by Messrs. Joyce Mackie & Co., of Dublin and Galway, a Firm as to whose competency and integrity there cannot be any question, so that in this case the Committee have an actual Inventory with a valuation made by competent and upright Valuers. In addition to the effects mentioned in Messrs. Joyce's Inventory there were other personal belongings of Mr. Ross and his wife and family, the details of which are stated in the claim under an appropriate heading and Mr. Ross if an opportunity were afforded him could verify the statement of his personal belongings so far as personal testimony can go.

On the question of value of all the effects included in the claim I suggest that compensation should be allowed upon the basis of replacement value. At any rate surely it is reasonable to ask that in a case of this kind where the evidence of an actual inventory is forthcoming and the claim is an honest and straightforward one that at the very very least the amount of compensation should be ~~for~~ the amount for which the effects are insured. The amount of the insurances of these effects is £4000. My Client of course does not make any claim for consequential damage although this is one of vast importance to the sufferers but as this question does not arise the sufferers have understood all along that they were to be generously dealt with on the basis of insurance. My

J. J. Healy Esq.,

2.

H. J. Mc CORMICK.  
SOLICITOR.  
COMMISSIONER FOR OATHS.  
Telephone No. 1981.

*37. Molesworth St.*

*Dublin 7th Novr. 19 16*

(3)

Client does not ask for generous terms but merely asks for bare justice and he has asked me to suggest to you that if ever there was a case in which reasonable and proper compensation should be made it is the present one.

If an opportunity were afforded us of appearing before the Committee and giving such explanation as may be required my Client would very gladly avail himself thereof. I trust however that the Committee will reconsider this claim and give the compensation to which my Client thinks he is reasonably and honorably entitled.

I enclose for your information copy of a letter received by my Client from Messrs. Joyce Mackie & Co. and dated 25th Sept. 1916 to which my Client respectfully invites the attention of your Committee.

Yours faithfully,

*H. J. McCormick*

J. J. Healy Esq.,  
Secretary,  
Property Losses Committee  
51. Stephen's Green,  
DUBLIN.



# Assessors Report.

96

Claim No. 715 Name of Claimant Robert Ross, Hotel Proprietor,

Situation of Property 3 & 4, 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
Household Furniture Fixtures, Linen, Wearing apparel, Stocks of Eatables and perishables &c &c.	£5511-11-8	£3700		£3448 -8-7	£3448-8-7	Nil
Preparation of Claim.	21-0-0	Nil		Nil	Nil	Nil
2 years Rent of 3 & 4 Lr. Sackville Street.	£ 540-0-0	£ 270		£ 270-0-0	£270-0-0	Nil
TOTALS, £	6072-11-8	£3970		£3718-8-7	£3718- 8-7	Nil

~~Interests in the buildings~~

Rent. See Memorandum attached hereto.

*Wm Montgomery Low*

Assessor.

5th August 1916.

Award of Committee: Contents £3718. 8. 7

do. Buildings W/L

MEMORANDUM.

ROBERT ROSS.

Rent.

The Claimant who is the Lessee holds the premises under 3 separate leases as follows:-

	Annual Rent.
Jas. J. Carroll & Angelo J. Carrol to Robert Ross, 4 Lower Sackville Street.	£ 150
Hamilton Long & Co. to Robert Ross, portions of 3 Lower Sackville Street.	70
Hamilton Long to Robert Ross, portions of 3 & 4, Lower Sackville St.	50
Total Annual Rent payable by Robert Ross.	<u>£ 270</u>

In one instance (not the present case) we have found both Lessor & Lessee claiming for the same Rent; and possibly the Committee may in order to protect all parties decide to draw their cheque for Rent in the joint names of Lessor & Lessee.

Property Losses (Ireland) Committee, 1916.

51 ST. STEPHEN'S GREEN, EAST, DUBLIN.

715

Claim for Damages caused during the Disturbances on the 24th April, 1916, and following days.

20 JUL. 1916

I Robert Ross now residing

at Kingscourt House Clontarf in the City of Dublin County

do hereby solemnly and sincerely declare that on or about the 26th day of April

1916, damage was done to the undermentioned Property, namely:—\* furniture utensils wearing apparel, motors, effects and moveable property on the premises known as The Waverley Hotel 3 & 4 Lr. Sackville St. in the City of Dublin

and such damage was occasioned to the best of my belief by\*\* total destruction by fire

And I 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† Owner; and that no person is interested in the said property except‡

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

Table with 4 columns: Insurance Company, Policy No., Amount, and Term. Includes Northern Assurance and Commercial Union Assurance.

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 14th day of July 1916, at

40 Fleet St. in the said City, County,

before me, a Justice of the Peace for the said City County.

Signature of Claimant Robert Ross

Handwritten signature of the Justice of the Peace

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.

H. J. McCormick, Solicitor, 37 Molesworth St. DUBLIN

# PARTICULARS OF THE CLAIM.

(TO BE GIVEN IN DETAIL.)

DESCRIPTION OF PROPERTY DESTROYED OR DAMAGED.	Cost Price.			Value of Property at time of Destruction or Damage.			Value of Salvage.			Amount Claimed		
	£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.
<u>WAVERLEY HOTEL</u>												
<u>Top Floor, No. 30 Store-room</u>												
5 D. Beds, 3 S. Beds, Springs, 10 Hair Mattresses, 18 Bolsters & 27 Pillows	38	0	0	See end	None							
<u>= No. 28. Room =</u>												
2 Iron Beds, Springs and hair Mattresses, Mahog. Toilet and Wash- stand, Set of Ware, Curtain, Pole, 2 chairs, Oilcloth, Rug	10	17	6	of List								
<u>= No. 27. Room =</u>												
2 D. Brass mounted Beds, Springs and hair Mattresses, Mahog. Duchess Pair D. Set of Bedroom Ware, Carpet, Rug 3 Chairs, Curtains & Pole, Picture	26	9	0									
<u>= No. 26. Room =</u>												
2 D. Brass mounted Beds, Springs & Hair mattresses, Mahog. Duchess Pair D. Set of Bedroom Ware, Carpet & Rug 3 Chairs, Curtains & Pole, Towel Rail	25	11	0									
<u>= No. 25. Room =</u>												
D. Brass Mounted Bed. Spring & Hair Mattress, Walnut Duchess Pair & D. Set of Ware, 2 Chairs, Lino, Rug, Fender, Curtains & Pole, Picture	15	5	0									
<u>= No. 24. Room =</u>												
S. Brass mounted Bed, Spring & Hair Mattress, Mahog. Pair, Toilet Ware, Lino, 2 Chairs	11	16	0									
<i>Carried forward,</i>												
<b>£ 127 18 6</b>												



# 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>												
<u>= Lavatory =</u>												
Lino, Mirror, Rollers,	5	0	0									
Stairs to Roof - Lino and Rods	2	10	0									
<u>= Corridor =</u>												
Lino, Matting, Long Mirror,	12	10	0									
Stairs to next Landing - Carpet & Rods	8	0	0									
<u>= No. 17 Room =</u>												
D. Brass mounted Bed, Spring & Hair Mattress, Walnut 3.6. Suite, Towel Rail, Carpet, Bedside Table, 3 Chairs, Fender & Irons, Curtains, Poles and 2 Pictures	25	7	0									
<u>= No. 16 Room. =</u>												
Maple Duchess Pair, 2 Chairs, Towel Rail, Lino, Carpet, Curtains & Pole Set of Bedroom Ware	12	16	0									
<u>= No. 15 Room. =</u>												
2 D. Beds, Springs & Hair Mattresses, 3'6" Walnut Suite, heavy Axminster Carpet, Table, Bedside Pedestal, 3 Chairs, Fender & Irons, 2 Sets Ware, 2 Slop Pails, Curtains & Pole, Walnut Mantle Mirror	42	15	0									
<u>= No. 14 Room =</u>												
S. Bed, Spring & Hair, Satin Walnut												
	£ 311 56											

































# 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>												
Large Ornamental Mirror with shelves	14	10	0									
Window Mirror and large do. in porch	11	15	0									
Barlock Typewriter	21	10	0									
Cash Register	55	0	0									
10 Maps in cases	10	0	0									
Barometer	2	0	0									
Mahog. Letter Box	2	0	0									
Magnificent Spanish Bullock Horns mounted	5	0	0									
Deer's head	2	10	0									
Goat's head mounted on Mahogany	2	10	0									
Pitch Pine marble-top Counter	36	0	0									
Telephone Office	5	0	0									
Serving Table with drawers and shelves	16	15	0									
Couch	4	10	0									
Rugs 20/- Pictures 25/- Plants and Pots £2.	4	5	0									
Wire mat 5/- Brass Umbrella stand £2:2:0	2	7	0									
8 Hat and coat racks various designs	11	15	0									
Outside Linen shade	4	0	0									
Vice		15	0									
<u>= Still Room =</u>												
13 gal. Solid nickel urn	12	15	0									
White enamel urn	2	10	0									
Solid Nickel Kettle	3	0	0									
				2157	10	0						















# 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.
Forward £												
1 Cloth suit	4	5	0									
1 pair riging breeches	1	2	6									
4 Cloth & tweed overcoats	10	10	0									
4 Waterproofs	9	0	0									
3 Pair Leggins	1	10	6									
3 Pair Boots & Shoes	10	0	0									
3 Pair Slippers	1	4	6									
Underclothing- shirts, collars - socks	34	12	0									
Umbrellas	3	0	0									
Walking sticks	1	2	6									
Razor straps, brushes and toilet requisites	7	10	0									
1/2 H. P. Motor	3	15	0									
Photographic dark room with dust proof, plates pigeon hole cupboard dishes Tylar washer etc.	21	0	0									
Evinrude Outboard motor	21	10	0									
Cameras	40	0	0									
Opera & Field glasses	10	0	0									
Bicycles (Boys and Gents)	26	0	0									
Dagger		12	6									
Breach loading gun	10	0	0									
Coins	12	3	0									
Waders	1	16	0									
Travelling rugs	5	0	0									
Portmanteaus, Bags, Suit Cases	32	0	0									
<i>Carried forward,</i>												
				3857	9	4						



# 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>	3926	17	11										
Boys Silver watches	3	17	0										
Two complete sets of Boxing gloves	1	12	0										
3 School desks	4	10	0										
	<u>£ 3936</u>	<u>16</u>	<u>11</u>										
Amount required to replace property lost ascertained by adding 50 % to Cost prices less 10% for depreciation by use	<u>1574</u>	<u>14</u>	<u>9</u>										
	<u>£ 5511</u>	<u>11</u>	<u>8</u>							<u>£ 5511</u>	<u>11</u>	<u>8</u>	
Messrs. Joyce Mackie & Co's fee for preparing from notes taken in June 1913 complete and detailed valuation of Furniture and effects, stock-in-trade etc. at Waverley Hotel, Sackville Street, Dublin and furnishing 3 bound copies thereof											21	0	0
2 years rent of the premises The Waverley Hotel, 3 & 4 Lower Sackville Street Dublin @ £270 per annum											<u>540</u>	<u>0</u>	<u>0</u>
											<u>£ 6072</u>	<u>11</u>	<u>8</u>

H. J. Mc CORMICK.  
SOLICITOR.  
COMMISSIONER FOR OATHS.  
Telephone No 1981.

37. Molesworth St. 715

Dublin 18th July 19 16

Encs.

20 JUL 1916

re Claim of Mr. Robert Ross.

Dear Sir,

I send this claim in duplicate also copies of three policies of assurance referred to in the claim and duplicates of receipts for premiums. The original policies were destroyed in the fire. Mr. Ross has asked me to annex the letter which you will see pinned to the first leaf of the original claim.

Mr. Ross will also have a claim in respect of the destruction of the building (Waverley Hotel) and his Architect and Quantity Surveyor are busily engaged in connection therewith. Perhaps in the course of a week I will be able to lodge this claim also. Mr. Ross is making the claim as Lessee of the premises having a considerable balance of ~~time~~ *term* vested in him and being bound under the Lease to restore them and his immediate Lessor has insisted upon my Client restoring the premises so that if any other claim comes in the Committee will kindly bear this in mind.

With reference to the present claim Messrs. Joyce  
in June 1913  
Mackie & Co. made an Inventory and valuation of the stock and  
effects then in the Waverley Hotel and evidence from them will  
be forthcoming if required.

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

Yours faithfully,

*Alfred Conell*

WAVERLEY HOTEL  
4 LR. SACKVILLE ST.  
DUBLIN.

PRESENT ADDRESS  
KINGSCOURT HOUSE  
CLONTARF,  
DUBLIN.

July 1916

Gentlemen

In presenting my Claim to you, I beg to draw your attention to a few facts to which I hope you will give due consideration, The Waverley Hotel was our home as well as our place of Business, so we have lost all our worldly possessions, we had to leave the Hotel with our five Children, walking out in what we stood up in, coming back a week after to find our Home a heap of ruins, In the majority of cases people have lost partly, we have lost all, for any money we made was spent in enlarging & improving the premises, to make matters worse our Trade has gone Customers going to other Hotels in the neighbourhood, we have made efforts to get suitable temporary premises but can do nothing for want of Capital I have to pay my rent as usual otherwise according to the terms of my lease I will lose



my holding, our only hope lies in getting  
reinstated as soon as possible in our original  
position, would it be too much to ask you to  
grant us relief as soon as possible, as every  
week things are getting worse with us, If  
we had this matter settled with you we would  
know how we stood & could make an effort  
to begin again, as it is, we are at a complete  
stand still

Hoping you will pardon the liberty  
I take in asking this favour

I am

Yours Respectfully

O Ross

To the Gentlemen  
of the Property Losses Committee  
51 Stephens Green, East  
Dublin

Reg No. 715

CHIEF SECRETARY'S  
7610 -- 8 MAY 1916  
OFFICE

Hand

Jungcourt  
Bloutat

Dublin

5 May 1916

Sir

I beg to give notice  
that I claim the sum of  
Eleven thousand pounds  
for loss sustained by me in  
the recent disturbances by the  
total destruction of my premises  
known as The Waverley Hotel  
Nos 3 and 4 Lower Sackville  
Street in the City of Dublin  
and of all the property  
and effects therein.

Robert Cross

I. Ask.

II. Sample.

How  
no  
8. V. 16

I desire  
May 10/5

REGISTERED,  
10 MAY 1916

re claim of Robert Ross

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Enclosures :-

- Duplicate
1. Policy with Northern Assur Co. No 4124537.
  2. " " Do No. 4124538.
  3. Copy Policy with Commercial Union No. 6203588

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$\frac{1750}{2500}$

Claim of  
Robert Ross

304 Sr. Sackville St.

Dublin.

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