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6749

Herbert Sharman Crawford

REPORTED ON BY COMMITTEE

18 JAN. 1917

Insee Policy direct  
as per cl. subd.

Jan 22/21/17

STEWART & ORR,  
SOLICITORS.

M. SYDNEY ORR,  
Commissioner for Affidavits.

TELEGRAMS: "STEWART, DUBLIN."

TELEPHONE DUBLIN 521.

J. J. Healy Esq.  
Secretary

Property Losses (I) Committee 1916  
51 St Stephens Green, E.

*Chambers:-*

*7, Great Brunswick Street,*

*(Opposite Trinity College)*

*Dublin.*

28th day of Febry. 1917

Dear Sir, Re - Building claim of Mr. H. Sharman  
Crawford & Ors relating to  
69-70 Mid Abbey St

We beg to acknowledge receipt of your  
Memo dated the 22nd inst. enclosing us Fire  
Policy No. 5285876 with the Northern Assurance  
Co. Ltd.

Yours faithfully,

For file  
*Stewart & Orr*

# Assessors Report.

30th Decr 1916

Claim No. 6749 Name of Claimant Herbert Sharman Crawford, Wine Mercht.

Situation of Property 69/70 Middle Abbey 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
Buildings	9522:16:0	2,000	2,521	6,200	2,000	4,200
Electric Meter &c	7: 4:0	Dublin Corporation Property				
<i>Transfer to "Contents" claim</i>						
TOTALS, £	9530: 0:0	2,000	2,521	6,200	2,000	4,200

The Buildings were destroyed by Fire.

Interests in the buildings Claimant is Lease-holder.

For other Interests See Typewritten Statement enclosed herewith.

Also See Claim No. 4582 (Constance Macran., Intermediate Lessee).

The Insurance Policy is in Names of:- The Trustees of the late William Henry, Humphrey Minchin Bourne, and Dr. Gordon Henry.

Award of Committee: Contents 6200  
do. Buildings WJ

REPORTED ON BY COMMITTEE.

18 JAN 1917

STEWART & ORR,  
SOLICITORS.

M. SYDNEY ORR,  
Commissioner for Affidavits.

TELEGRAMS: "STEWART, DUBLIN."

TELEPHONE DUBLIN 521.

Chambers:-  
7, Great Brunswick Street,  
(Opposite Trinity College)

Dublin.

30th day of NOV 19 16

The Secretary  
Property Losses (I) Committee  
51 St Stephens Green, *Each.*

Dear Sir, Re - Compensation claim  
Mr H. Sharman Crawford & Ors.  
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Referring to the claim of Mr H. Sharman  
Crawford lodged on the 18th August last  
which contained a provisional Estimate in  
relation to the rebuilding of the premises  
69/70 Mid Abbey Street. We now send you  
Supplemental Claim for £9530 in duplicate con-  
taining detailed Specification of Mr Henry J.  
Lyons M.S.A. also a Statement as to the different  
parties interested in the premises.

We also enclose you Original Fire Policy

2481

6749

No. 5285876 with the Northern Assurance Co Ltd  
for £2000 referred to in the Particulars  
annexed to the Declaration.

Kindly acknowledge receipt of above.

Yours faithfully,

*Stewart & Orr*

① Ack  
② attach 2481  
For 1/12/16

- 1.
2. R to Court 17<sup>th</sup> 11<sup>th</sup> 12<sup>th</sup> 16

Supplemental Claim

6749

*Original*

# Property Losses (Ireland) Committee, 1916.

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

*Duplicate Claim*

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

I *Adm 1916*  
We Herbert Shawan Crawford now residing

at 147/8 Sycamore Street in the City of Dublin  
County of Dublin

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

1916, damage was done to the undermentioned Property, namely:—\* 699 40

\* State situation of property damaged.

Middle Abbey Street Dublin

and such damage was occasioned to the best of <sup>my</sup>our belief by\*\* Fire arising

\*\* Here state cause of damage.

out of the recent Rebellion

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

<sup>as</sup>† on behalf of myself & several of the other and that no persons ~~is~~ interested in the said property ~~except~~ ‡

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

‡ 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:—

Northwestern Assurance Company, Policy No. 525587, Amount £ 2000. 0. 0

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

..... " " ....., " £ .....

..... " " ....., " £ .....

And <sup>I</sup>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 Thirtieth day of

November 1916, at 17

Sycamore St. in the said City, of Dublin  
County,

before me, a Justice of the Peace for the said  
City County County County  
Commissioner for oaths for the Supreme Court of Judicature in Ireland  
Edmund Healy

Signature of Claimant } Herbert Shawan Crawford  
of Claimants }

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.

**STEWART & ORR,**  
**SOLICITORS,**  
**7 GREAT BRUNSWICK 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.
<p>To amount of cost of rebuilding N<sup>o</sup> 69 &amp; 70 Middle Abbey Street Dublin held as per Statement submitted</p>												
<p>See Specification of Mr. Henry D. Lyons M. D. A. Architect assessed.</p>										9530 0 0		
<p style="text-align: right;">Carried forward.</p>												





RE -- 69 MIDDLE ABBEY STREET

-----

£4: 12: 5      Mr. R. Hunt (for whom Messrs Lett & Fetherstonhaugh Solicitors of Ely Place act) receives a rent of £4:12:5 paid to her by Mrs Julia Twoomey (for whom Mr Randall Howe Solicitor of Eustace Street acts)

£38: 3: 0      Mrs Julia Twoomey (represented by Mr Randall Howe Solicitor) receives a rent of £38: 3: 0 from the Henry Family (represented by Messrs Montgomery & Chaytor Solicitors of 13 Molesworth Street)

RE -- 70 MIDDLE ABBEY STREET

-----

£4:12: 4      Mrs G.E. Cornwall <sup>Barrow</sup> Barry Hartstonge Weld (for whom Mr E.S.Maffett Solicitor of Carlow acts) receives a rent of £4:12:4 paid to her by Mrs Maunsell (represented by Messrs Maunsell Darley & Orpen Solicitors of Stephens Green.)

£19: 8: 2      Mrs Maunsell (represented by Messrs Maunsell Darley & Orpen Solicitors) receives a rent of £19: 8: 2 paid to her by the Henry Family (represented by Messrs Montgomery & Chaytor, Solicitors)

RE -- 69/70 MIDDLE ABBEY STREET

-----

- £200: 0: 0      The Henry Family received from Mr.H.Sharman Crawford  
in respect of the ground floor of both houses  
with stores at rere a rent of £200 per annum. \*
- £35: 0: 0      Rent paid by Messrs O'Neill & Collins to the Henry  
Estate for their offices.
- £30: 0: 0      Rent paid by Mr Thomas Early Solicitor to the Henry  
Family for his offices.
- £25: 0: 0      Rent paid by Mr W.T.O'Sullivan Solicitor to the  
Henry Estate for his offices.
- £30: 0: 0      Rent paid by Mr Michael Dalton to the Henry Estate  
for his offices.
- £25: 0: 0      Rooms formerly occupied by Mr Howard Henry (vacant)  
Estimated letting value    £25.

CHARGES ON THE HENRY ESTATE

- - - - -

Charge of £1000 with interest at 5 per cent per annum in favor of Edith Charlotte Gorman (formerly Henry) to which Dr. Charles Gorman (represented by Messrs Stanuelli & Son Solicitors) is entitled for his life.

Charge of £1000 with interest at 5 per cent per annum in favor of Dr Pagan Lowe (represented by Messrs Montgomery & Chaytor Solicitors) Agents in Ireland for Messrs Fuller Whittington & Fielding of Bath.

Messrs O'Neill & Collins, Solicitors, Mr Thomas Early, Mr Dalton and Mr O'Sullivan all represent their own interests in the tenancies.

Messrs Lett & Fetherstonhaugh have lodged a separate claim on behalf of their client, Mr R. Hunt.

*No cl. need*  
*was 1917*  
*?) Mrs. Harrison*

H E N R Y      E S T A T E

M E M O R A N D U M

— as to —

PREMISES NOS. 69 & 70 MIDDLE ABBEY ST. DUBLIN

NO. I.      INTEREST OF HENRY FAMILY

The premises 69 MIDDLE ABBEY STREET are held under Lease dated 25th February 1862 from Walter Bourne to William Henry for 77 years from 29th September 1861 at a rent of £38: 3: 0.

The Premises 70 MIDDLE ABBEY STREET are held under Lease dated 25th November 1861 from the Revd. George Peacocke to William Henry for 76 years from the 24th June 1861 at a rent of £20: 6: 2 now adjusted to £19: 8: 2.

The Premises were sub-let as follows : --

- (a) Ground floor of both houses with stores at rere leased to Mr H. Sharman Crawford for 69 years from 1st October 1867 for a rent of £200.
- (b) Offices let to O'Neill & Collins at £35 per annum
- (c) Offices let to Thomas Early at £30 per annum.

- (d) Offices let to W.T.O'Sullivan at £25 per annum.
- (e) Offices let to Michael Dalton at £30 per annum
- (f) Rooms formerly occupied by the late Mr Howard Henry (vacant)  
Estimated letting value £25.

The premises were insured in the Northern Assurance Company  
for £2,000 Policy No. 5285876.

The legal Estate in the premises is apparently outstanding  
in the personal Representative of the surviving Trustee of the  
Settlement of Dr. Gorman set out on next page. - The Trustees were  
John White Mullins and William Howard Henry. Mr. William Howard  
Henry survived his Co-Trustee and died on the 5th day of March 1915.  
His Exor. is Dr. Gordon George William Henry.

NO. 2 -- CHARGES ON HENRY INTEREST

(a) BY SETTLEMENT made the 7th July 1886 subsequent to the marriage of Charles Gorman with Edith Charlotte Henry in pursuance of Agreement of 21st September 1885 William Henry assigned the premises Nos. 69 & 70 Middle Abbey Street to Trustees by way of Mortgage to secure £1000 for his daughter Edith Charlotte Gorman (formerly Henry) with Int. at 5%.

Both Trustees of the Settlement are dead and no new Trustees have been appointed.

The said Edith Charlotte Gorman (otherwise Henry) died intestate without issue on the 25th April 1893 and her husband Charles Gorman is now entitled to the interest on said Charge for his life. On his death the same reverts to the next of kin of the said Edith Charlotte Gorman, as if she had died unmarried.

(Dr. Gorman is represented by Messrs Stanuelli & Sons, Solicitors).

(b) By Deed of 9th May 1888 said William Howard Henry further charged the premises with £1000 for his daughter Blanche Henry with interest at 5% in contemplation of her marriage with Doctor Pagan Lowe.

This Charge was not settled on the marriage. Mrs Pagan Lowe died intestate on the 17th day of May 1909 and her husband Dr. Pagan Lowe as her next of kin is entitled to the Charge on obtaining Administration of her Estate.

Messrs Montgomery & Chaytor act as Agents in Ireland for Dr Pagan Lowe's Solicitors - Messrs Fuller, Whittington & Fielding of Bath.

NO. 3 INTEREST OF MRS JULIA TWOOMEY IN THE PREMISES (No. 69 only)

Mrs Julia Twoomey (for whom Mr Randall Howe acts) is entitled to the rent of £38: 3: 0 payable by the Henry Family under the above mentioned Lease of 25th Febry. 1862. She holds the premises under Lease of 28th September 1758 for 180 years from 29th September 1758 at a rent of £5: 5: 0 Irish now £4:12:5. This rent is payable to Mr. R. Hunt for whom Messrs Lett & Fetherstonhaugh act. The latter firm have lodged a separate claim in respect of their clients Interest.



NO. 4 INTEREST OF MRS MAUNSELL IN THE PREMISES (No. 70 ONLY)

Mrs Maunsell (for whom Messrs Maunsell Darley & Orpen act)  
is entitled to receive the rent of £19: 8: 2 payable by the Henry  
Family under the above mentioned Lease of 24th June 1861. She holds  
the premises under Lease dated \_\_\_\_\_ for  
years from \_\_\_\_\_ at a rent of £4: 12: 4 payable to  
Mrs G.E. Cornwall Barry Hartstonge Weld for whom Mr E.S. Maffett of  
Carlow acts as Solicitor.

Messrs O'Neill & Collins, Mr Thos. Early, Mr Dalton and Mrs O'Sullivan  
all represent their own interest in their Tenancies.

PARTICULARS OF CLAIM

made by

MR H. SHARMAN CRAWFORD & OTHERS

in respect of

Nos. 69 & 70 Middle Abbey Street, Dublin.

(as destroyed by fire and riots about

April 24th to 30th 1916)

— and —

DETAILED ESTIMATE

— of —

COST of RESTORATION

Prepared by:

Henry J. Lyons M.S.A.

Architect

14 South Frederick Street,

Dublin.

November 1916.

BILL of QUANTITIES  
of

Materials and Workmanship required to  
restore premises No. 69 & 70 Middle  
Abbey Street, Dublin.

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PRELIMINARIES TAKING DOWN etc.

Item		in prices		
"	Provide for all plant and scaffolding for the new building			
"	Protect new work during progress against frost snow or heavy rains	6	10	0
"	Provide the sum of £4:4:0 for copies of plans & specification and lodge with the Corporation and obtain their con- sent to new building	4	4	0
"	Provide copies of plans and specification for own use	3	0	0
"	Provide for erection of necessary latrine accommodation for workmen and remove on completion	5	0	0
"	Provide necessary sheds for storage of material and office for foreman	20	0	0
"	Provide for office for Clerk of works, with boarded floor, desk, drawers, table, wash basin etc., and also for fire light and attendance, during progress and remove on completion	20	0	0
"	Provide separate W.C. and urinal accom- modation for Clerk of Works & do.do.do.	3	0	0
"	Serve necessary and legal notices upon adjoining owners		10	0
"	Provide for erection of sheeted boarding in Middle Abbey Street (43 ft. frontage)			

	Forward	£	62	4	0
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		Forward	£	62	4	0
		with all necessary headguards gateways footpaths etc., complete to the Corpor- ation requirements & remove on completion		17	0	0
Item		Do. do. in Lotts Lane at rere (41 feet) frontage and do. do.		15	0	0
"		Provide for taking down remaining walls, grubbing up old foundations floors etc and removing all rubbish and debris on site and carting away		250	0	0
		Forward to Summary	£	344	4	4

CONCRETE MASONRY & BRICKWORK

155	Yds. Sup.	Level & consolidate trench bottoms	2d	1	5	10
93	"	Cube Concrete (6 to 1) in foundations finished level	25/-	116	5	0
345	"	" Concrete bed 6" thick finished level to take brick paving	4/6	77	12	6
15	"	Sup. Do. do. do. finished fine and smooth	5/6	4	2	6
39	"	" Filling up over launching of vaulting with concrete about 9" thick levelled off for tiles	6/3	12	3	9
39	"	" Do. do. av. 3" thick finished fine for tiles	2/3	4	7	9
42	"	lin. Concrete course 18" x 14" roughly shaped to take cement cornice and including casings B.S.	4/3	8	18	6
	No. 500	Breeze concrete fixing blocks	3d	6	5	0
82	Yds. sup.	Damp course of Graves or other approved damp course	3/6	14	7	0
253	"	cube Rubble masonry in walls of basement	21/-	265	13	0
773	"	" Stockbrickwork in superstructure from ground level up av. height 49 feet	40/-	1546	0	0
10	"	" do. do. in jambs of opes and piers in Basement	42/-	21	0	0
32 <sup>2</sup> / <sub>3</sub>	"	" do. do. in chimney shafts over roof line (measured solid)	42/-	68	12	0
		Forward	£	2146	12	10

		Brought Forward	£	2146	12	10
133	Yds.cube	Labour to opes	3/-	19	19	0
39	" Sup.	9" Segmental brick vaulting pointed on soffit	12/-	23	8	0
79	Ft.Linl.	Cut and form skewback	4d	1	6	4
9	" "	Make good old vaulting to new work	1/-		9	0
39	" Sup.	Bond to old	6d		19	6
11	" Sup	4½" brick in cement mortar partition	6/-	3	6	0
357	" "	Extra for labour to cut and gauged flat arches measured on face and soffit	9d	13	7	9
35	" "	Do. do. to semicircular do.	1/-	1	15	0
	No. 44	Do. do. 2 ring rough relieving arches 9" on soffit av. 5 span	2/6	5	10	0
	No. 5	Do. do. do. do. do. 14" on soffit and do. do.	3/6		17	6
	No. 43	Ends of wood beams av. 12" x 12" built in	4/-	8	12	0
	" 18	Do. do. do. 9 x 6 av.	2/-	1	16	0
295	Yds.lin.	Screed and point in cement wood frames	9d	11	1	3
60	" "	Bed sills in read lead	1/3	3	15	0
	No. 45	Make good under stone sills when set	6d	1	2	6
706	Ft.Linl.	Plumming to quoins and piers	1d	2	18	10
42	" "	Coring out for cornice 18" x 15" in brick and flags	1/-	2	2	0
650	" "	Extra on brickwork for 10" internal dia. fireclay flue liners	8d	21	13	4
	No. 9	30" plain pattern Buff chimney cans and setting	8/6	3	16	6
94	Ft.Sup.	Cement rendering to tops av. 3" thick	6d	2	7	0
108	" Linl.	Extra for labour coring out to take cement mould 9" x 9"	9d	4	1	0
84	" "	do. do. do. for brick set projecting on edge to take cement weather course	4d	1	8	0
	No.12	Arching to Fire opes and gathering to flues	4/-	2	8	0
	No. 12	Brick trimmed arches include for centering and for levelling up for hearths in fire concrete to take tiles	12/-	7	4	0
	" 1	Do. do. as last but with fine cement finish to form hearths	14/-		14	0
384	Yds.sup.	Extra on brickwork for picked stocks and pointing	1/6	28	16	0
			Forward	2321	6	4

		Brought Forward	£	2321	6	4
731	Yds.sup.	Flat pointing Brickwork	1/-	36	11	0
520	" "	do. do. Masonry walls	1/6	39	0	0
21	" "	Tiles P.C. 20/- a yard and setting	27/-	28	7	0
26	" "	9" x 9" fireclay tiles and setting	7/6	9	15	0
371	" "	Common Brick paving and pointing	5/6	102	0	6
	No. 12	Tile Hearths and Tile Curbs P.C. £3 and setting	3/18/-	46	16	0
	No. 12	Set grates and mantels with all necessary firebrick fireclay etc.	12/-	7	4	0
	No. 1	Do. self setting 3' 6" range	20/-	1	0	0
79	Yds.Sup.	4½" brick in cement pointed B.S. in Wine bins	6/-	23	14	0
126	" "	4½" do. do. forming flat arches and including centering	7/6	47	5	0
		Forward to Summary	£	2662	18	10

### CUT STONE

The following of Glencullen or other approved Granite neatly chiselled on exposed faces and set and pointed in cement.

No. 7	12" x 12" x 9" base stones with holes jumped for bolts	6/-	2	2	0
" 21	18" x 12" x 6" templates	6/-	6	6	0
" 24	24" x 12" x 10" Corbels shaped as sketch	14/-	16	16	0
" 4	42" x 12" x 10" do. do. as sketch	28/-	5	12	0
47	Ft.Linl. 12" x 7" door sills	5/-	11	15	0
No. 11	Steps 10" on tread 7" clear riser chiselled on tread and riser 5' 0" long	25/-	13	15	0
No. 1	Do. 18" on tread 7" riser shaped to curve and 2' 3" long	20/-	1	0	0
11	Ft.Sup. Landing 7" thick	8/-	4	8	0
5	Ft.Linl. Extra for fair riser	2/-	10	0	0
	Forward	£	62	4	0

		Brought Forward	£	62	4	0
196	Ft.Linl.	14" x 4½" rebated weathered and throated window sills	5/-	49	0	0
	No. 90	Fair ends	9d	3	7	6
301	Ft.Linl.	14" x 4" weathered and twice throated parapet coping	4/9	71	9	9
	No. 28	Mitres	2/6	3	10	0
41	Ft.Linl.	10 x 9" coping splayed in back	7/-	14	7	0
	No. 2	Fair ends	2/-		4	0
40	Ft.Linl.	Plinth 9" thick 28" high deeply moulded one side and steeply chamfered on the other	20/-	40	0	0
10½	" "	Do. do. as last but circular on plan to 3' 3" radius	26/-	13	13	0
	No. 4	Fair junctions circular with straight	5/-	1	0	0
	No. 2	Mitred angles	10/-	1	0	0
	No. 1	End cut to curve	5/-		5	0
	" 33	Holes jumped in stone for C.I. balustrade railing	1/-	1	13	0
5	Yds.Sup.	Take up reset and replace all damaged flagging with new and leave perfect on completion	10/-	2	10	0
		Forward to Summary	£	264	3	3

CARPENTER & JOINER

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Materials generally to be as described

185	Ft.Lin.	Deal turning piece to flat arches 4½" on	3d	2	6	3
	No.2	Centres to 3 ft semicircular arch 18" on soffit	12/6	1	5	.
335	Ft.Sup.	Centering & horsing to semicircular barrel vaulting	4d	5	11	8
170	" Cube	Red deal rough in lintols	6/-	51	.	.
<u>ROOF</u>						
445	Ft.Cube	Red deal rough in rafters 5½" x 2" at 12" centres: Ceiling joists 4½" x 2" hangers and stretchers 4½" x 2" Ridge 9 x 1½ & wall plates 4½ x 3	6/6	144	12	6
120	" "	Red pine do. in 12" x 6" purlins & 9 x 4 hips	6/3	37	10	.
33	" "	do in wrot King post trusses	7/6	12	7	6
97	" lin.	Cutting & waste both sides & hips	4d	1	12	4
	No.4	Ends of purlins secured to hips with & including wrot iron straps & heavy coach screws	5/-	1	.	.
	" 5	Extra labour trimming to chimneys	3/-		15	.
	" 2	do do skylight & Dormer	3/-		6	.
249	Ft.Lin.	Extra on rafters & ridges being wrot	1d	1	.	9
220	" "	3" x 2" twice rebated glazing slips	4d	3	13	4
29	" "	2" roll on ridge	4		9	8
45	Ft.Sup.	Red deal layer boards	7d	1	6	3
645	" "	1½ do do gutter boards & 3" x 2" do bearers	9d	24	3	9
515	" "	Snow boards	1/-	25	15	.
	No.16	Extra for drips	1/-		16	.
	" 2	Short rolls on gutter	6d		1	.
	" 7	Cesspools	2/-		14	.
411	Ft.Lin.	Tilting fillet	2d	3	8	6
	Item	Studding and sheeting forming duct to skylight		2	10	.
	"	Trap door in ceiling & dormer for access to roof	£5	5	.	.

Forward

£ 327 4 6



		<u>Floors</u>	Brought Forward	£	327	4	6
563	Ft.Cube	Memel in 18" x 9" & 12" x 12" bearers		8/6	239	5	6
359	" "	do in 6 x 3 & 6" x 2" joists and plates		8/-	143	12	.
435	" "	do in 9 x 3 & 9 x 2 do do		8/6	184	17	6
1554	" "	do in 14" x 4 joists @ 15" centres		8/6	660	9	.
	No.6	Trim joists to stairs		7/-	2	2	.
	" 18	do to hearths and breasts		5/-	4	10	.
	" 13	Fir under hearths		2/-	1	6	.
384	Ft.lin.	4" solid bridging to 14" joists		2/8	51	4	.
144	" "	3" do do to 9" do		1/6	10	16	.
58½	Squares	Counter flooring over & including fillet spiked to sides of joists & covered with 3" of haired mortar		62/6	181	5	.
3½	"	do do do do as last to take concrete for tiles separately returned		40/-	7	.	.
52	"	1" red deal boarding to ceilings of Wine cellar & stores		48/-	124	16	.
58	"	1½" red deal flooring & laying		66/-	191	8	.
41½	"	1½" do do & do		80/-	166	.	.
143	Ft.Lin.	4" x 1½" margins to hearths		6d	3	11	6
307	" "	7" x 1½" moulded skirtings to ground floor & including mitres and housings		8d	10	4	8
1131	" "	8" x 2" do do as last		9d	42	8	3
89	" Sup.	2" x 1½" rough bracketting on bearers spaced 12" centres		5d	1	17	1
10.3/5	Squares	Red deal stud partitions formed of 4½" x 3" studs spaced 12" centres with 3" sills, heads and braces		68/-	36	.	9
	No.15	Form door cpes		2/-	1	10	.

WINDOWS

No.15 Sashes, sheet glass frames, shutters, full panelled trimmings and ironmongery complete av. size 3' 9" x 7' 6"

£8 120 . .

Forward £ 2511 7 9

		Brought Forward	£	2511	7	9
No.7		do do all as last av.size 3' 9" x 5' 0"	£5/10/-	38	10	.
" 2		do do but with plain linings and Architraves av. size 3' 6" x 5' 0"	£3/10/-	7	.	.
9		do do as last but av.size 1'6" x 4' 0"	£2	18	.	.
13		do do but without linings or architraves av.size 4' 0" x 6' 0"	£3	39	.	.
		<u>Solid frame windows</u>				
117	Ft.Linl.	5" x 4½" moulded & rebated frames and including 2" x ¾" moulded glazing slips & screws	1/10	10	14	6
27	" "	5" x 4½" do & twice do transoms & do	2/-	2	14	.
57	" Sup.	2½" moulded sashes & glazing slips	1/-	2	17	.
No.4		Fit and hang with pair of 4½" brass butts & including gear and cords P.C. 20/-	40/-	8	.	.
45	Ft.Sup.	1" wrot linings	9d	1	13	9
32	" Lin.	1½ x 9" moulded window board & mould	10d	1	6	8
No.8		ends checked and returned	6d	2	8	.
108	Ft.Lin.	5½" x 2" moulded architraves	7d	3	3	.
		<u>Screens</u>				
275	Ft.Lin.	4½" x 3" moulded and rebated framing	1/-	13	15	.
135	" "	4½" x 2" do twice do bars	9d	5	1	3
167	" "	2" x 1½" mould & mitres	4d	2	15	8
		<u>Stairs</u>				
Item		Principal stairs 4' 6" wide formed of 1½" x 12" treads 1" risers on strong carriages housed into 3" heavily moulded & capped strings 2½" turned balusters (2 to each tread) 5" x 5" turned newels at each junction, 4½ x 4" moulded handrail ramped and mitred at Newels and with wall rail to correspond (twenty steps)	30/-	30	.	.
"		do do all as last but 3' 6" wide (Fifty five steps)	25/-	68	15	.
		Forward	£	2767	1	9

Brought Forward

£ 2767 1 9

Item	Stairs to Wine cellar 5' 6" wide formed of 2" x 12" wrot treads housed into 2" strings and with cast iron perforated risers housed to treads and strings and including guard rail and newels (sixteen steps)	30/-	24	.	.
	do to stores 3' 6" wide formed of 2" x 9" treads housed to 2" strings (open stairs) with guard rails and newels (forty two steps)	14/-	29	8	.
30	Ft. Sup. 1½" solid moulded O.S. spandril panelling and moulds	2/-	3	.	.
	<u>Doors</u>				
No. 4	Doors to Basement & ground floor 2" framed and sheeted 3' 0" x 6' 6" av. complete with frames & furniture	57/-	11	8	.
" 2	do do to loft stores 4' 0" x 8' 0" & do do	96/-	9	12	.
" 28	do to Main House, 2" 6 panel solid moulded B.S. 2" frames, 5½" x 2" moulded architraves B.S. with projecting ears, furniture and saddle complete 3' x 7' 0"	5/5/-	147	.	.
" 2	do do as last 3' 6" x 7' 0"	6/5/-	12	10	.
" 6	do do 2" 4 panel doors frames etc. 2' 9" x 6' 6" av.	4/10/-	27	.	.
Item	Pair of Entrance doors 2½" thick solid moulded with circular panels hung to 5" x 4½" frames with transom sash, trimmings, furniture etc. complete size 6' x 11' 6"		19	.	.
"	Entrance Screen and doors 8' x 12' 6" formed of 5" x 4½" frames, transom and double rebated mullion 2½" doors, upper part glazed with 2" hinged transome gear and furniture complete all in <u>Mahogany</u> French polished		42	.	.
	9	Forward	£	3091	19 9

			Brought Forward	£	3091	19	9
Item		Pair of Gates 2½" framed braced and sheeted hung to 6 x 4½ frame with transom & mullions over head with furniture complete 12' 6" x 13' 0"			20	.	.
No.6		Coal boxes formed of 1½" wrot and dove-tailed framing 4' x 2' 6" x 3' 0" with hinged lids hasp and padlock (containing 57 ft.sup.)		5/-/	30	.	.
258	ft.sup.	1" wrot shelving and bearers		9d	9	13	6
38	" lin	1" wrot pipe casing 14" girth		1/-	1	18	.
			Forward to Summary	£	3153	11	3
<u>SLATING, LEAD &amp; IRONFOUNDER</u>							
33 $\frac{9}{10}$	Squares	1st quality slates battens and rendering		62/-	105	1	10
20	Ft.lin.	Double eaves		6d		10	.
411	" "	do do & including cuttings to line of lead gutter		9d	15	8	3
214	" "	Raking cuttings		4d	3	11	4
	No.5	Fit to chimneys		2/-		10	.
	" 2	do to skylight etc.		2/-		4	.
200	Ft.lin.	Ridge & hip tiling		1/2	11	13	4
	No.2	Three way cutting		1/6		3	.
	" 6	Hip hooks		2/-		12	.
72 $\frac{7}{11}$	Cwts	Lead and laying		85/-	199	15	.
	No.1	Boss to 3 way intersection		5/-		5	.
	7	Lead socket pipes through walls		20/-		7	.
	7	Labour and solder to cesspools and including gratings to outlets		10/-	3	10	.
			Forward	£	348	3	9

		Brought Forward	£	348	3	9
232	Ft.Lin.	Rake out, wedge with cast lead wedges & point in cement	6d	5	16	.
189	" "	do do as last in groove raking	8d	6	6	.
20	Ft.Lin	Half round eaves gutters 6" dia	1/-	1	.	.
	No.6	Step ends	1/8		10	.
	3	Outlets	2/8		8	.
205	Ft.lin	3½" dia R.W.P.	1/4	13	13	4
	No.4	Extra for swan necks	2/6		10	.
	No.10	Toes	2/6	1	2	6
	" 3	Hopper P.C. 7/6	10/-	1	10	.
40	Cwts	Cast iron in plain pattern cols.	22/-	44	.	.
	No.1	Model for do	100/-	5	.	.
	" 8	Bases fixed with & including No.4 ¾" rag bolts 4½" long	6/-	2	8	.
2	Cwt	Wrot iron in belts and straps to principals	50/-	5	.	.
17	"	do do in ½" flitch plates and belts	46/-	39	2	.
	No.3	do do Window grilles P.C. 12/6 <sup>s d</sup>	18/-	2	14	.
	Items	do do Grille Gates 11 feet wide 5½ ft wide P.C. £10.10	13/-	.13	.	.
	No.3	Cast iron vent grids 12" x 8"	5/-		15	.
40	Ft.lin.	Heavy pattern cast iron ornamental railing P.C. 17/6 a foot	21/-	42	.	.
10½	" "	do do curved P.C. 22/6 a foot	27/-	14	3	6
	No.1	Gate in do P.C. £3	4/-	4	.	.
		<u>Galv.Wine bins</u>				
154	Ft.sup.	20 B.W.G. galv.iron	10d	6	8	4
135	" "	1/8" sheet iron	6d	3	7	6
36	" lin	1½" x 1½" T iron and belting to galv.iron with ¾" belts @ 9" centres	1/6	2	14	.
72	" "	1½" x 1½" L iron & do. do sheet iron & galv.iron with do	1/8	6	.	.
	Item	Provide the sum of £85 for mantels & Register Grate Interiors & add profit		97	15	.
		Forward	£	667	6	11

		Brought Forward	£	667	6	11
Item		Provide the sum of £50 for Hand Crane and steel bearers and fixings complete add profit		57	10	0
"		Provide the sum of £40 for Hand Light 4' x 2'6" with all necessary gear trimmings etc., fixed complete add profit		46	0	0
		Forward to Summary	£	770	16	11
<u>INTERNAL PLUMBING &amp; DRAINS</u>						
No. 6		W.Cs. complete P.C. £5 add for profit and fixing	6/10/-	39	0	0
" 2		Lavatory Basins complete with traps etc., P.C. £3:10:0 and do do	4/10/-	9	0	0
" 1		Sink and do. do. do. P.C. £7:10:0 and do. do.	9/-/-	9	0	0
" 6		3½" Heavy drawn lead bend connections from W.C. to soil pipe	20/-	6	0	0
" 3		2½" do. do from Lavatorys etc., to waste pipe	15/-	2	5	0
155 Ft.Linl.		½" Vartry supplies throughout house including soldered joints	1/6	11	12	6
76 "	"	4" dia. soil pipe with leaded joints and fixing	3/2	12	0	8
No. 3		Extra for Swan neck bends	10/-	1	10	0
" 6		Do. for splay junctions	10/-	3	0	0
" 1		Cowl	4/-	4	0	
62 Ft.Lin.		2½" dia. Metal waste with leaded joints	2/-	6	4	0
No. 3		Extra for Swan neck bends	8/-	1	4	0
" 3		Do. do. splay junctions	8/-	1	4	0
" 1		Cowl	3/-	3	0	
" 1		Galvanized iron Tank 4' x 3' x 2'6" complete with ball cock cover and bearers	80/-	4	0	0
		Forward	£	106	7	2

		Brought Forward	£	106	7	2
Item	Independent Boiler complete with all accessories P.C. £10 add for profit and fixing					
				13	0	0
"	Galvanized iron cylinder 50 gallons with all necessary couplings complete and fixed					
				4	0	0
"	Provide the sum of £5 for floor and return pipes between Boiler and cylinder and cold supply from tank with drain off taps Drains					
				5	0	0
57 Ft. Linl.	5" drain laid complete and jointed and including concrete bed, 6" concrete casing round pipes and excavations	2/8		7	12	0
49 "	" 6" do. do. all as last	3/-		7	7	0
9 "	" 5" dia. heavy cast iron coated cascade pipe and fixing	4/-		1	16	0
No. 1	Extra on do for bend and cleaning cap	15/-			15	0
" 1	Do. for deep socket to take c.w. pipe	5/-			5	0
Item	Manhole complete 3' x 3' x 2'3" with cover and channel bends	6/10/-		6	10	0
No. 1	5" Buchan trap with heavy cover and frame and fresh air inlet with grid	30/-		1	10	0
" 5	Eyelets in 18" stone walls	5/-		1	5	0
Item	Connect to existing street connections in Vaults	10/-			10	0
"	Provide for Testing Drains with Water and Smoke	30/-		1	10	0
Forward to Summary			£	157	7	2

P L A S T E R E R

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1603	Yds. Sup.	Render float set Walls	1/3	100	3	9
14	Ft. "	Do. do. to semicircular soffit	4 $\frac{1}{2}$ d		5	3
236	Yds. "	Lath plaster float and set Partitions	2/2	25	11	4
767	" "	Do. do. do. & do. ceilings	2/3	86	5	9
89	Ft. "	Do. do. do. on bracketting to beams	4d	1	9	8
66	" "	Do. and counter lath and do. do. on lintols	4d	1	2	0
250	" Linl.	Arris to plaster	2d	2	1	8
9	" "	Do. but circular	4d		3	0
	No. 12	Make good plaster to chimney pieces	2/6	1	10	0
	" 1	Do. do. round flue pipes	1/-		1	0
424	Ft. Linl.	Plaster moulded cornice 27" girth	3/-	63	12	0
	No. 37	Mitres	3/-	5	11	0
686	Ft. Linl.	Do. do. do. 22" girth	2/6	85	15	0
	No. 80	Mitres	2/6	10	0	0
194	Ft. Linl.	Do. do. do. 18" girth	2/3	21	16	6
	No. 27	Mitres	2/3	3	0	9
	" 2	Mitred and returned ends	3/6		7	0
369	Yds. Sup.	Render and float in Portland cement and sand finished fine and lined out	3/3	59	19	3
78	" "	Do. do. to chimney stacks	3/6	13	13	0
286	Ft. Linl.	Arris	3d	3	11	6
419	" "	5" cement reveals and arris	9d	7	17	3
108	" "	9" x 9" cement moulded cappings	1/8	9	0	0
	No. 20	Mitres	1/8	1	13	4
80	Ft. Linl.	6" cement chamfer	10d	3	6	8
	No. 16	Mitres	10d		13	4
42	Ft. Linl.	Cement moulded cornice 13" x 9"	2/3	4	14	6
	No. 2	Mitred and returned ends	3/-		6	0

Forward to Summary £ 513 10 6



		Brought Forward	£	513	10	6
40	Ft.Lin.	do do do 16" x 12"	3/-	6	.	.
	No.2	Stopped ends	2/-	4	.	.
	" 2	Cast Consoles, moulded shaped panelled and enriched 9" on face 5' 3" long and 18" extreme projection from wall face	45/-	4	10	.
101	Ft.Lin.	Cement ovolo moulding 8" girth	1/-	5	1	.
	No.8	Mitres	1/-	8	.	.
	" 8	Stopped ends	9d	6	.	.
53	Ft.lin.	Cement mould 13" girth to panels	1/8	4	8	4
	No.12	Mitres	1/8	1	.	.
31	Ft.Lin.	Cement string course 6" girth	10d	1	5	10
	No.4	Stopped ends	6d	2	.	.
20	Ft.Lin.	Cement flat band course on sills 5" wide,	3d	13	4	.
	No.20	Cement panels or quoins 2 $\frac{1}{4}$ " thick (3 $\frac{1}{4}$ ft sup each) moulded all round outer edge and vermiculated inside panel to a depth of 1"	10/-	10	.	.
	" 30	do do as last (2 ft.sup. each) & do do as last	7/-	10	10	.
	" 12	do shaped Voussairs (2 $\frac{3}{4}$ ft.sup) & do do & do	10/-	6	.	.
	5	do do do (5 ft.sup) & do do. & do	15/-	3	15	.
	16	do do do (2 $\frac{3}{4}$ ft.sup.) plain without moulding or vermiculations	7/-	5	12	.
166	Ft.Sup.	Cement rendering to plain quoins 1 $\frac{1}{4}$ " thick and between moulded panels finished fine and smooth	6d	4	3	.
	Item	Provide the sum of £5 for cement panel with enrichments & modelled lettering		5	.	.
Forward to Summary			£	582	9	.

ELECTRIC LIGHTING & GAS FITTER

No.97	Wiring to points in screwed tubing and best English Wiring, with switch to each light, master switch, switch boards, fuse boards, distribution boards and enclosing cases complete	35/-	169	15	.
No.97	Pendants formed of flex cord, ceiling rose and holder and including lamp	11/-	53	7	.
Item	Pay Corporation charges for making good street connection & installing new meter etc. as per circular		7	4	.
"	Electric Bell to Caretakers rooms complete with Battery, bell push etc.	50/-	2	10	.

Gas Fitting

No.21	Laying on Gas to points in best compe piping including all necessary bends & elbows etc. & Pendant Fittings burners etc.	30/-	31	10	.
Item	Provide for all necessary attendance upon Electrician & Gas Fitter	£3	3	.	.

Forward to Summary £ 267 6 .

GLAZING, PAINTING & DECORATING

250	Ft. Sup.	¼" Best British polished plate in squares av. 19 ft. sup & glazing	3/6	43	15	.
79	" "	¼" do do ground plate with pattern in doors to offices & do	5/-	19	15	.
168	" "	21 oz. sheet glass in Screens & do	1/-	8	8	.
69	" "	Cathedral glass in Screen to Private office & do	1/2	4	.	6
198	" "	¼" Hartley's rolled plate & do	9d	7	8	6
26	" Lin.	Raking cutting and waste	3d		6	6

Forward £ 83 13 6

		Brought Forward	£	83	13	6
Item		Provide the sum of £20 for four glazed Reflectors and frames including cords chains and fixings complete - Add profit		23	0	0
Item		Provide the sum of £125 for Painting throughout the Building and add profit		143	15	0
1251 Yds Supl		Distempering on brick and Masonry Walls	4d	20	17	0
885	" "	Two coats do. on Plaster Walls	6d	7	2	6
1107	" "	Size and whiten Cornices and Ceilings	4d	18	9	0
Item		Provide the sum of £75 for papering Offices and Rooms of an average cost of 3/6 a piece and including Friezes Add profit		86	5	0
"		Wash out the premises on completion clean windows and leave habitable	£5	5	0	0
		Forward to Summary	£	388	2	0

S U M M A R Y

	Page	£	s	d
Preliminaries Taking down etc.,	2	344	4	4
Concrete Masonry and Brickwork	4	2662	18	10
Cut Stone	5	264	3	3
Carpenter & Joiner	10	3153	11	3
Slating Lead & Ironfounder	12	770	16	11
Internal Plumbing & Drains	13	157	7	2
Plasterer	15	582	9	0
Electric Lighting & Gas Fitter	16	267	6	0
Glazing, Painting & Decorating	16	388	2	0
		<hr/>		
		£ 8590	18	9
Provide for Insuring the Buildings	2/-%	8	11	0
"    Water for the Works		15	.	.
"    Artificial Light required		10	.	.
"    to cover cost of National Health & Employers Liability Acts	3%	258	14	7
		<hr/>		
		£8883	4	4
Architects Fees preparing Plans and Specification for the restoration of the premises 5% on £8883.	4. 4	444	3	2
Surveyor's Fees preparing Bills of Quantities 1½% on £8883.	4. 4	133	4	11
Cost of Lithography		10	10	0
Clerk of Works salary during the restoration		185	.	.
		<hr/>		
		9656	2	5
Less: Salvage		126	2	5
		<hr/>		
		£9530	0	0