

To the Chairperson and Members
of the South East Area Committee

Addition of '190a Rathmines Road Lower, Rathmines, Dublin 6' to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000.

| Recommendation | |
|----------------|--|
| Proposed Entry | 190a Rathmines Road Lower, Rathmines, Dublin 6 Front exterior only of the late Georgian house, the exterior of the early 20 th century former fire station and its associated wrought-iron gate. |

Photo of Structure



Introduction

It is proposed to initiate procedures under Section 55 of the Planning & Development Act 2000 to add No. 190a Rathmines Road Lower, Rathmines, Dublin 6 to Dublin City Council's Record of Protected Structures.

Request for Addition

Conservation Section, Development Department, Dublin City Council.

Background:

In 2012 it came to light that No. 190a Rathmines Road Lower was not listed on the 2011-2016 Record of Protected Structures. Apparently it was omitted in error from the Record of Protected Structures as the building was referred to as No. 192 Rathmines Road Lower. However, No. 192 is actually the modern coffee shop in the former front garden of No. 194 Rathmines Road Lower. The omission of the structure is also supported by the inclusion of the other principal buildings in this terrace on the Record of Protected Structures.

Similar numbering errors have been investigated elsewhere along Rathmines Road Lower, particularly along the eastern side of the road. The street numbering has been subject to changes over the years, probably due to development over time in the original front gardens of the houses. This has led to a certain amount of confusion.

In 2012 the Conservation Section assessed the structure and recommended *that given the past interventions and the loss of internal fabric it is recommended that the protection is limited to the front exterior of the Georgian house and the later fire station building.* This recommendation was not brought forward at the time.

This report is a review of the 2012 report, with a site inspection undertaken on the 2nd of November 2015.

Summary of Applicants Reasons for Seeking Addition

More recently in July and September 2015, the building was proposed for addition.

25/06/2015: Ciara Scanlan and Matthew Nevin from MART, 190a Rathmines Road Lower submitted a request to add the building to the Record of Protected Structures. Their letter states: *We have gone to great lengths in preserving; protecting and bringing this building back to life. We would like your support by insuring its protection. We are very surprised this has not been done and obviously should be immediately.*

14/09/2015: Motion 396 from Councillor Patrick Costello: *To include 190a, the Rathmines Fire Station on the list of protected buildings. - Number 190 is a protected structure, but the firehouse which is an important landmark in the village is not included in this.*

14/09/2015: Motion 390 Councillor Claire Byrne: *That this Area Committee asks the Area Manager to put measures in place to protect the fire station on Rathmines Road Lower, Dublin 6 such as placing it on the Record of Protected Structures, and to work to ensure that the creative collective Mart that currently occupy the building are also supported and protected in any development proposals that are planned for the site.*

Site Location & Zoning Map

190a Rathmines Road is located on the east side of Rathmines Road Lower in a Z4 area: 'To provide for and improve mixed-services facilities'. The development plan shows a protected star on the structure in question. This is an error on the Dublin City Development Plan map.



Recent Planning History:

| Planning Ref | Location & description of Works | Decision |
|---------------------|---|-----------------|
| 2350/13 | To change from its current use of disused fire station to office space, gallery space, workshop space with associated ancillary retail with associated signage at ground floor and 8 no. artists' studio spaces over first and second floors. | Granted. |

Summary Description

Terraced two-bay, three-storey over basement late Georgian house, built circa 1830, with single-storey early 20th century extensions to front and rear sites. This building had been derelict and unmaintained for a number of years. As a result the building was subject to extensive roof and structural repairs carried out by Dublin City Council in circa 2004/2005. Since July 2012 the building has been occupied by MART, an artist-led organisation which provides gallery and studio place to artists.

Front exterior: Brick elevation to original late Georgian house. Parapet obscures view of roof. Blue Bangor slates to roof with brick chimneystack. Square-headed window openings with granite cills. In 2012 there were the remains of timber sash windows to a number of windows and the remaining window opes were covered with Perspex sheeting. Windows have since been replaced with a mix of modern windows many of which are smaller than the original window openings so the window openings have been reduced in size. Early 20th century extension to front elevation comprising single-storey, red-brick, former fire station with pedimented front gable. Modern corrugated roof. Flat-panelled, multiple-leaf doors to

front opening surmounted by three-paned arched window ope. There is an integral carriage arch/lane on the south side of the building which gives access to the rear site. There is an attractive wrought-iron gate on the lane, incorporating the letters large, central 'R' with subordinate 'D' and 'C', presumably standing for '*Rathmines District Council*'.

Rear exterior: Concrete rendered rear elevation with red-brick single-storey extension with lean-roof. In 2012 there were the remains of timber sash windows visible to two window openings. Windows have since been replaced with a mix of modern windows many of which are smaller than the original window openings so the window openings have been reduced in size. Former arched opening to half landing gave access to cantilevered toilet extension which was removed circa 2005.

Interior: The ground floor interior had been substantially gutted as a result of the insertion of the fire station in the early 20th century. The upper floors display very little original fabric as the interior has been altered and damaged over recent years. The structural works carried out in 2005 involved the removal of original plasterwork and the strengthening of floor/roof joists and the rebuilding of a spine wall. The location of the former firemen's pole is visible in the ground floor ceiling and the first floor. The stairs is intact but sections have been removed and it displays damage in places.

Historic Background

According to Deirdre Kelly, Rathmines village comprised a group of thatched cottages alongside the Swan River, until the early 19th century (Kelly, 2001, 171).

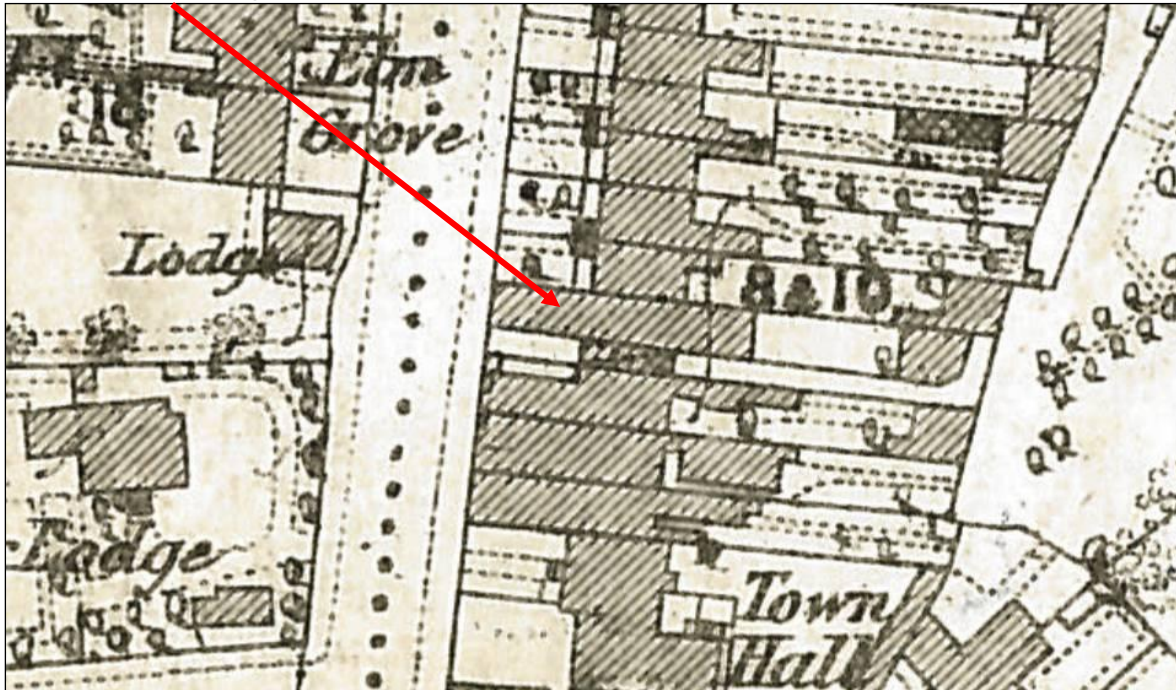
By 1850, the eastern side of Lower Rathmines Road had largely developed to its present form. Lewis's Topographical Dictionary of 1837 describes Rathmines as a considerable village and suburb of 1600 inhabitants which had been an obscure village twelve years previously. It forms a fine suburb commencing at Portobello Bridge and continuing in a line of handsome houses, with some pretty detached villas, about one mile and half (Ryan 2001, 232-233).

No. 190a Rathmines Road Lower is one of a terrace of houses along the east side of Rathmines Road Lower which were 'built speculatively in the 1830s and 40s, on individual or groups of plots, giving rise to the groupings of the houses. They were initially occupied as single residences by middle class families, with service areas in the basements and stables in a mews to the rear. The houses are typically two bays wide and three-storey over basement, the entrance elevated by a half level over a rendered basement'. (Dublin City Council 2005, 19).

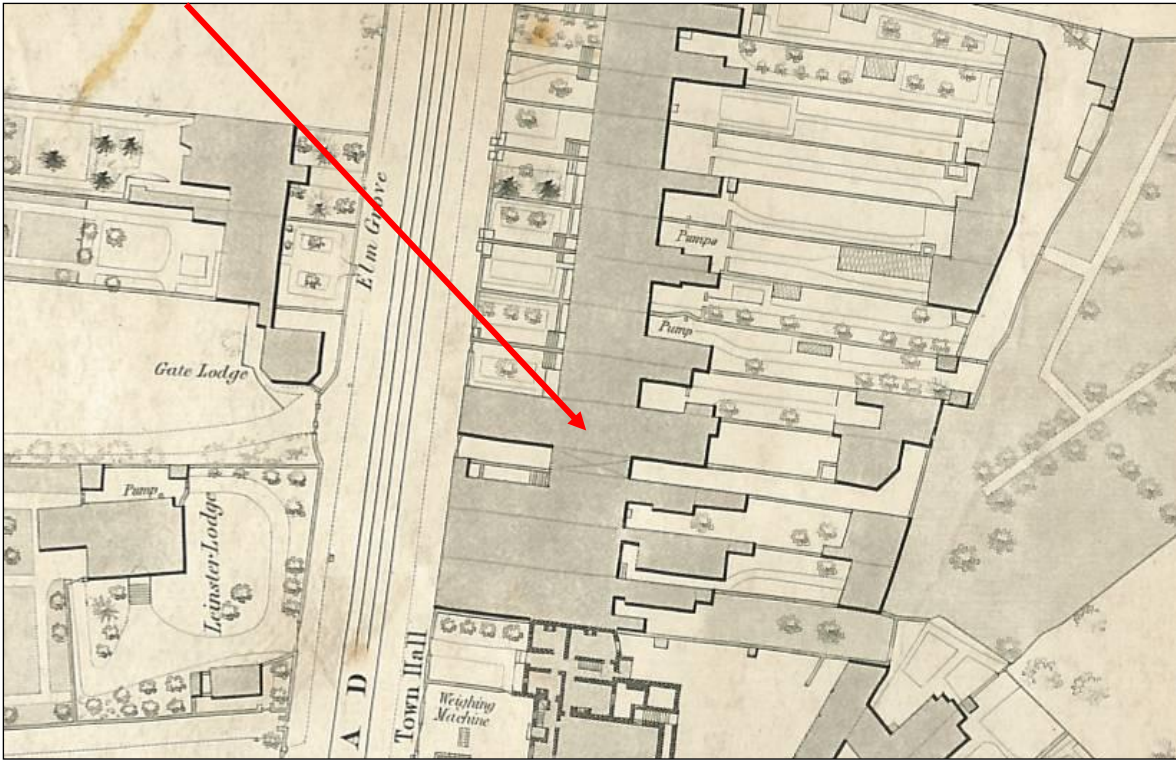
The house is shown on the 1837 OS map. By 1870, the front garden was already constructed upon and the rear had also been constructed upon. In 1899, Rathmines Public Library moved into the building and stayed here until 1913, when it moved to a new purpose built library on the corner of Rathmines Road Lower and Leinster Road on the site of Leinster Lodge (Kelly 2001, 198). Shortly after the library moved out, number 190A was reconfigured again and used as a fire station. The fire station to the front site dates from this period. The building has not been in use as a fire station since the 1980's (*ibid*, 192). This was following the City Managers decision in 1975 to build a new station at Donnybrook to replace Rathmines (Geraghty & Whitehead 2004, 274). Donnybrook Fire Station was opened in 1982 (*ibid*, 281). No. 190a then housed the civil defence for some years (Kelly 2001, 192). In 1993, according to a Dublin City Council valuation file, the building was occupied by the Civil Defence Auxiliary Fire Service, a rents office for the Housing Department and a monitoring station for the Civil and Engineering Department. It is likely that the building became vacant shortly after this. The building has been derelict for some years.

1837 OS Map (not shown): The terrace of late Georgian houses on the east side of Rathmines Road Lower is shown as constructed. This includes No. 190a Rathmines Road Lower. The house is shown set back from the road with a garden to the front. There is a return to the rear elevation. The rear site is shown as subdivided with a side access lane and associated boundary on the southern side of the rear site (accessed via the integral arch from Rathmines Road Lower). This gives access to the mews building of the neighbouring 190 Rathmines Road Lower to the north. There is a separate mews building for 190A Rathmines Road Lower.

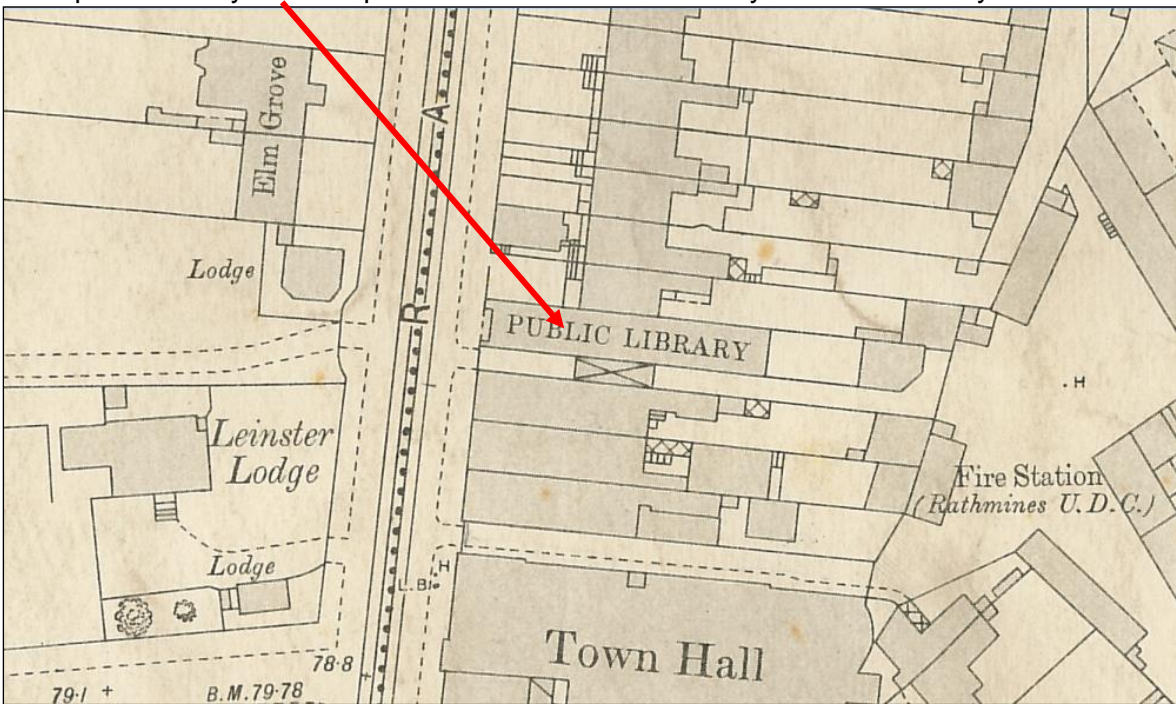
1870 OS Map: By 1870 the entire front garden of No. 190a Rathmines Road Lower has been constructed upon. The rear has also been extended.



1882 OS Map: There is little difference between the 1870 OS Map and the 1882 OS Map.



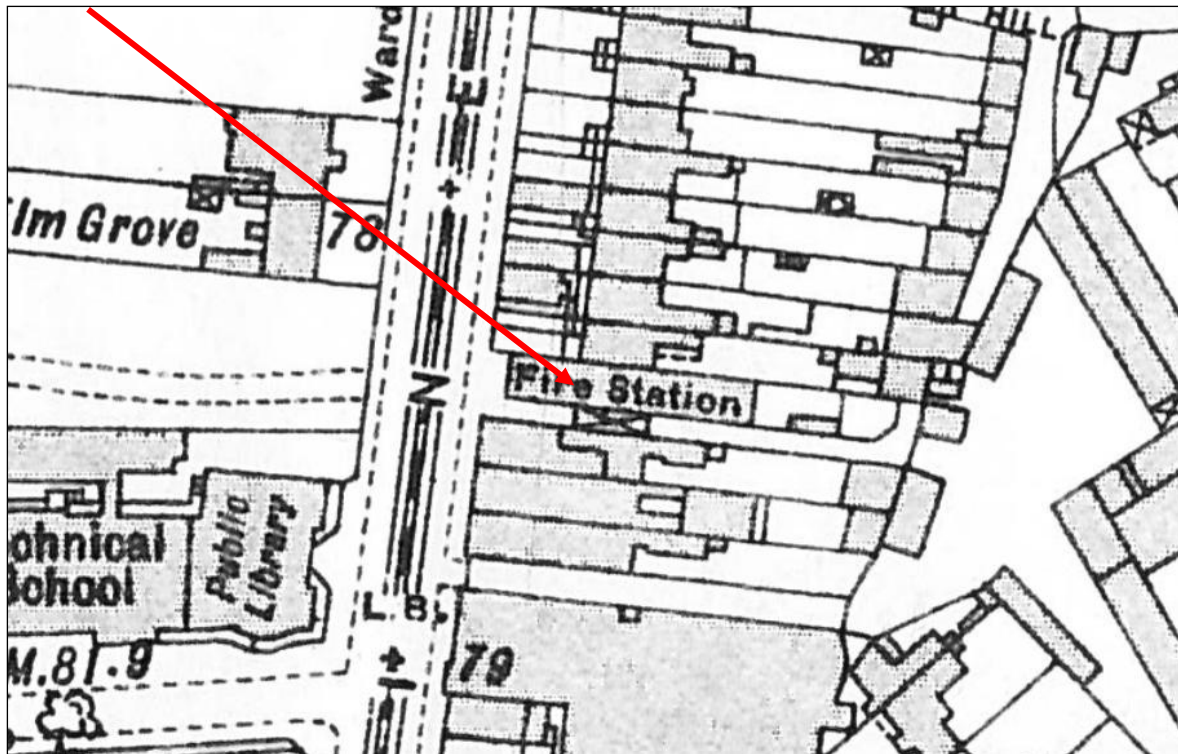
1908 OS Map: The building has been extended further to the rear. The building is now in use as a public library which opened here in 1899 and stayed here for 14 years until 1913.



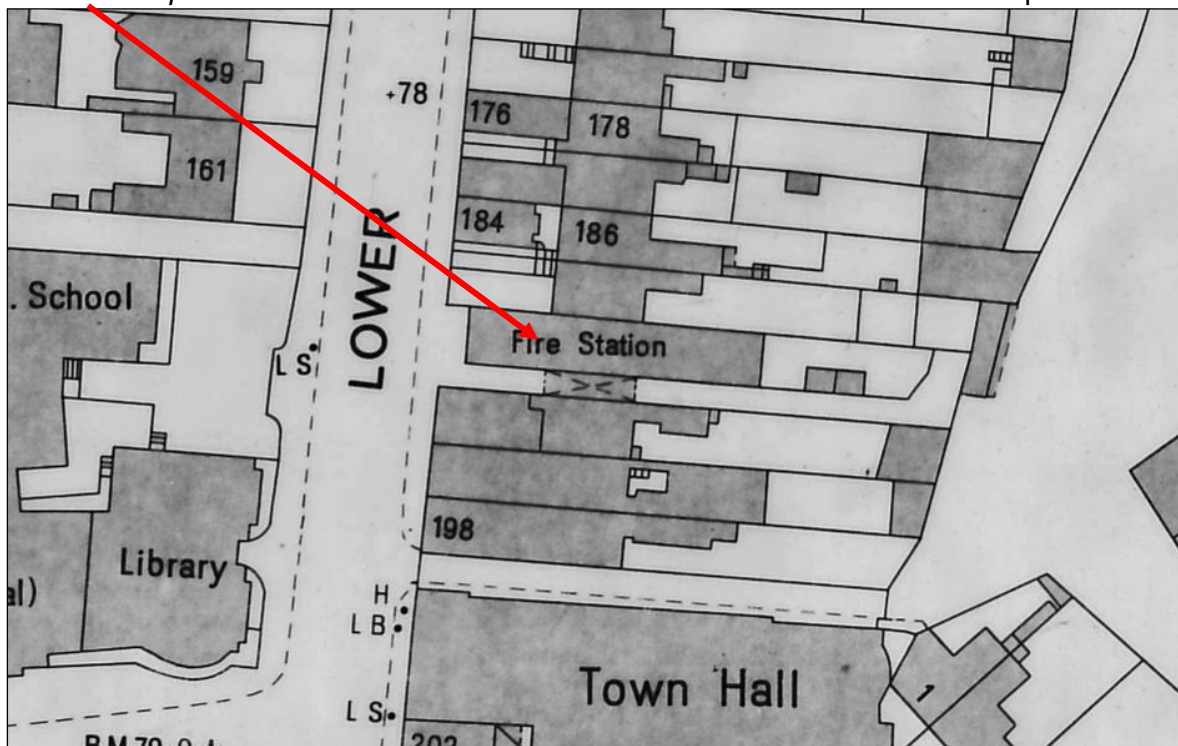
The Lawrence Photograph Collection 1880-1900. Town Hall, Rathmines Rd, Dublin. The former public library which predates the fire station can be seen.



1938 OS Map: The earlier extension to the front garden appears to have been removed and a new structure has been constructed which is set back slightly from the pathway. The rear mews building is no longer present. The new public library can be seen to the southeast on the corner of Leinster Road and Rathmines Road Lower.



1968 OS Map: There is little difference between the 1938 and the 1968 OS Map.



References:

- Dublin City Council (2005) *Lower Rathmines Road, Conservation & Urban Regeneration Study*. Dublin City Council
- Geraghty, T. & Whitehead, T. (2004) *The Dublin Fire Brigade*. Dublin City Council.
- Kelly, D. (2001) *Four Roads to Dublin*. O'Brien Press, Dublin.
Property Section Valuations File.
- Ryan, C. (2001) *Lewis' Dublin: A Topographical Dictionary of the Parishes, Towns and Villages of Dublin City and County*. The Collins Press.
- <http://www.dublincitypubliclibraries.com/dublin-buildings/rathmines-public-library>
<http://catalogue.nli.ie/Record/vtls000041128/Home>

Assessment of Special Interest Under the Planning & Development Act 2000

Architectural: Despite the loss of original fabric, the building is still considered to make a contribution to the streetscape as it forms part of a terrace of similar houses many of which still retain original fabric. The other houses on the terrace are included on the Record of Protected Structures. The later fire station is also of some architectural interest.

Social & Historical: This building is of social and historic interest as it was the former location of the Rathmines Fire Station and has an association with the former Rathmines District Council.

Significance/NIAH Rating:

The National Inventory of Architectural Heritage (NIAH) has not been carried out for the Rathmines area; however, its categories of special interest (architectural, historical, archaeological, artistic, cultural, scientific, technical & social) and its rating system has been used to assess the building in question. The NIAH identifies five categories of rating in seeking to rank buildings. The NIAH rating values are International, National, Regional, Local and Record Only (I, N, R, L, O). Structures which are considered of International, National, and Regional significance are deemed worthy of inclusion on the RPS.

Using the NIAH System of rating this structure is considered to be of 'Local' significance. *Local significance: these are structures or sites of some vintage that make a contribution to the architectural heritage but may not merit being placed in the RPS separately. Such structures may have lost much of their original fabric.*

Conclusion & Recommendation:

No. 190a Rathmines Road Lower has been subjected to significant interventions in the past which have resulted in the significant loss of internal fabric. Given the level of interventions the building is considered to be of Local significance. In the absence of an Architectural Conservation Area for the street which would provide protection to the front exterior of the building, it is recommended to add the building to the Record of Protected Structures, but limit protection to the front exteriors only including wrought-iron gate.

Therefore it is recommended to initiate procedures under Section 54 and Section 55 of the Planning & Development Act 2000 to add 190a Rathmines Road Lower to the Record of Protected Structures. The description should state: *Front exterior only: Late Georgian house, early 20th century former fire station & associated wrought-iron gate.*

| Recommendation | |
|-----------------------|---|
| Proposed Entry | 190a Rathmines Road Lower, Rathmines, Dublin 6 Front exterior only of the late Georgian house, the exterior of the early 20th century former fire station and its associated wrought-iron gate. |

**Paraic Fallon
Senior Planner**

Extent of Protected Structure Status & Curtilage

The protected structure status is limited to the front exterior of the late Georgian building, the exterior of the early 20th century former fire station and its associated wrought-iron gate.



Aerial Photograph



Short Photographic Record 02.11.2015

Exterior:



View of 190a Rathmines Road Lower with former fire station to ground floor.



View of side laneway and gate to lane with letters *DRC*. Probably stands for *Rathmines District Council*.



Rear elevation & rear extension with community garden to rear yard.



View of rear elevation of 190a



View of mews building to rear of 192 Rathmines Road also in use by MART

Interior Ground Floor:



View W of ground floor of former fire station to front of main house.



View E of ground floor of former fire station. The cross beam marks the beginning of the original house.



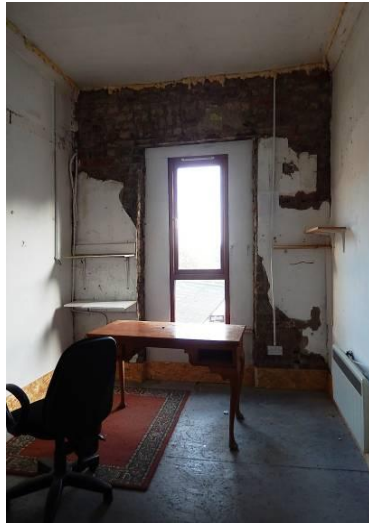
View of location of former firemen's pole for fire station

Rear extension; view east of interior.

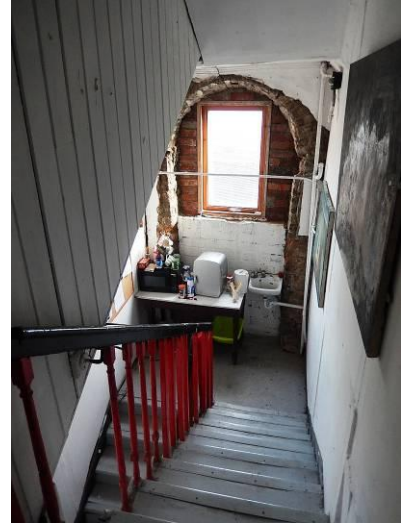
Interior First Floor:



Studio with recent subdivisions

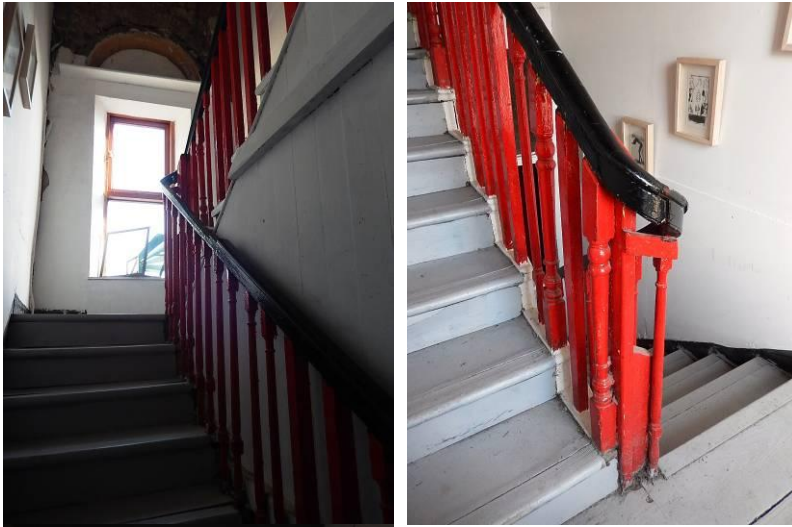


Studio with remnants of cornice



Stairs hall with original stairs and remnants of original cornice

Interior First Floor Half Landing:



View of original stairs and half landing

Interior Second Floor:



Views of second floor studios. Very little historic fabric survives at this level.



Views of second floor studios. Very little historic fabric survives at this level.

Short Photographic Record 13.04.2012

Exterior:



View of 190a Rathmines Road Lower with former fire station to ground floor.



View of side laneway and gate to lane with letters *DRC*. Probably stands for *Rathmines District Council*.



Rear elevation & rear extension.



View E of rear yard.



View of rear elevation of main house and detailed view of Blue Bangor slate roof.

Interior Ground Floor:



View W of ground floor of former fire station to front of main house.



View E of ground floor of former fire station. The cross beam marks the beginning of the original house.



View of location of former firemen's pole for fire station

Rear extension; view east of interior.

Interior First Floor:



First floor removed walls.



First floor location of security rail to firemen's pole.



First floor ceiling, recent structural repairs.

Interior First Floor Half Landing:



View of stairs and view up to second floor landing and new roof timbers.

Interior Second Floor:



View of damaged wall to front room and rebuilt spine wall.



View of front room. Joinery stored to floor. Rear room with repaired roof timbers & new felt.