

Property, Enterprise & Economic Development Department
Civic Offices, Wood Quay, Dublin 8

To the Chairperson and Members
of the South East Area Committee

Recommendation: Addition of Richview House, Palmerston Park, Rathmines, Dublin 6 in accordance with Section 54 and 55 of the Planning and Development Act, 2000. The description should read *Richview House, Palmerston Park, Rathmines, Dublin 6*.

Photo of Structure



Introduction

It is proposed to initiate procedures under Section 54 and Section 55 of the Planning & Development Act 2000 to add Richview House, Palmerston Park, Rathmines, Dublin 6 to the Dublin City Council's Record of Protected Structures (RPS).

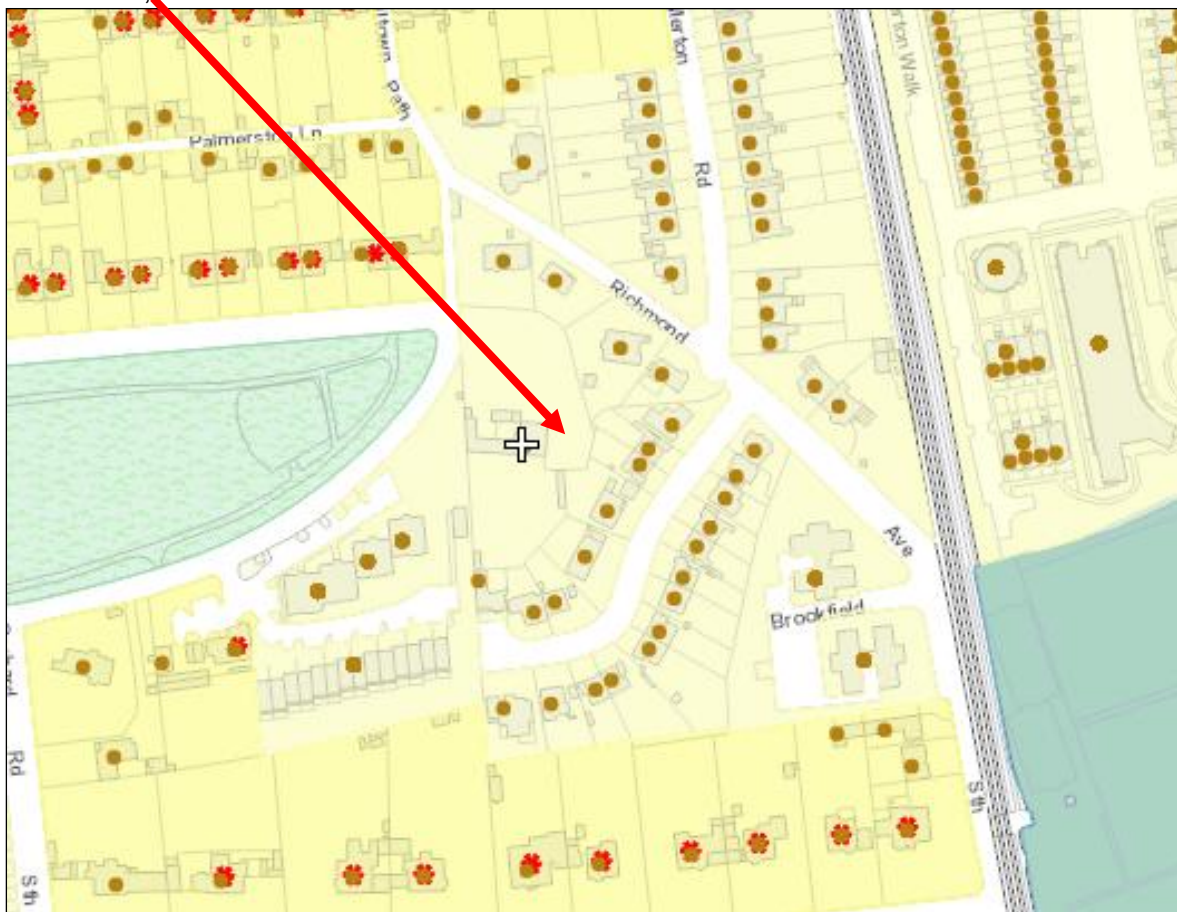
Name and Address of Owner: Mr Walter Beatty, Richview House, Palmerston Park, Rathmines, Dublin 6

Request for Addition: Conservation Section, Dublin City Council

Summary of Applicant's Reasons for Seeking Addition: It seems to be an oversight that this building is not listed. The residences on the North side of Palmerston Park and nearby Balnagown House to the southwest of Richview House are all on the RPS.

2016-2022: Development Plan Zoning: Z1: 'To protect, provide and improve residential amenities.'

2016-2022 Development Plan Zoning & location map: Richview House is a detached house set within its own grounds. It is accessed via entrance gates at the east end of Palmerston Park, Rathmines, Dublin 6.



Recent Planning History:

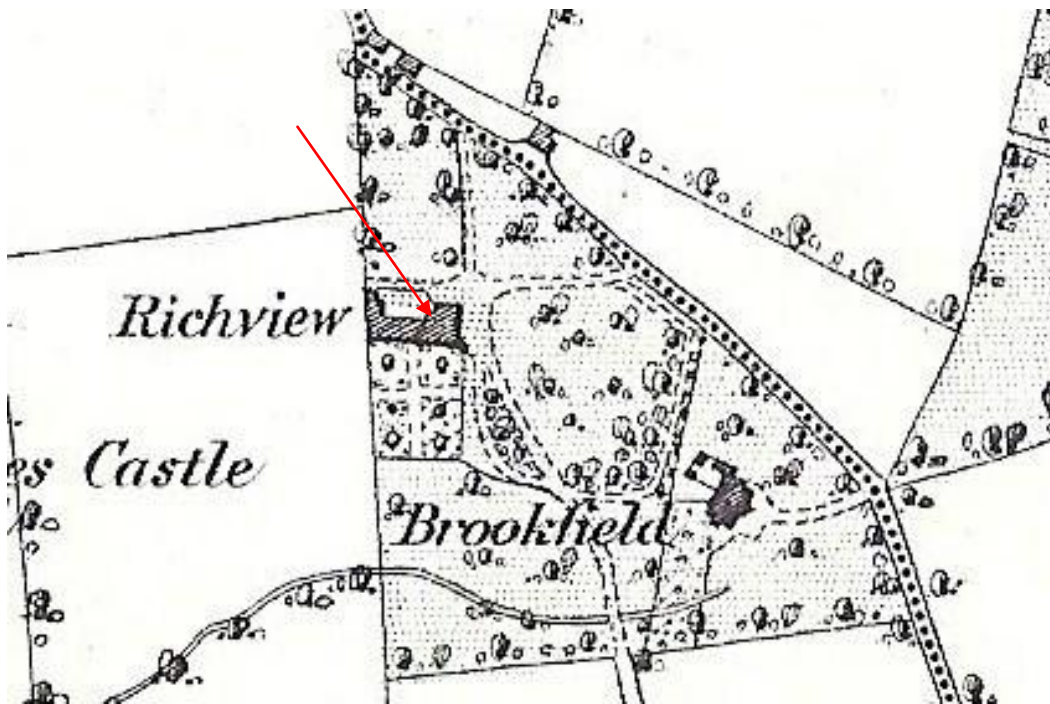
Planning Ref	Location & description of Works	Decision
3750/16	Permission for development consisting of extension and alterations to an existing dwelling known as 'Richview House'. The proposed development consists of the construction of single storey extensions (116m ²) to sides (north and south) of the house and the construction of a two storey extension to rear return to accommodate a new stairwell (26m ²). The proposed development also provides for (i) internal alterations, (ii) removal of existing green house, car port & external store, (iii) construction of potting shed (15m ²) and glass house (13m ²) in garden, and (iv) all associated site development works and landscaping, on a site area of 0.425ha	Granted.

Historical Background:

A paper on the history of the Mageough Chapel contains a chapter on the life of the chapel's benefactor, Miss Elizabeth Mageough, and information about the early history and initial inhabitants of Richview House (mageoughchapel.dublin.angican.org). The account states that Richview was built in the 1820s on a plot of land which extended southwards to the Dodder River. By the 1830s, the house, whose landlord was a William C. Hogan, was occupied by a Reverend Smith Whitelaw

Fox. Reverend Fox was the Perpetual Curate of Rathmines Parish and is mentioned in a description of the parish church in Lewis' Topographical Directory of Ireland, published in 1837:

"A handsome church was erected in 1828, at a cost of £2600, defrayed by the late Board of First Fruits; it is in the pointed style of architecture, with a square tower surmounted with a lofty spire: the design is an imitation of the ancient roofed crypts, the roof being a solid arch, and the walls and ceiling in the interior forming a continued vault: it is a chapel of ease to the united parishes of St. Peter and St. Kevin. In the vestry is a parochial library, presented by the Rev. S. W. Fox."



Extract from Ordnance Survey Map of the County of Dublin, Sheet 22, Surveyed 1837, Published 1837 (1:10,560, Reproduced at Enlarged Scale, Source TCD Map Library. A red arrow indicates the house.

In the 1850s, Miss Elizabeth Mageough acquired Richview from Reverend Fox. Miss Mageough, who was unmarried, resided in the house with her brothers, William and Joshua. From the mid-1850s, Joshua McGough was listed as the occupant of Richview within the Thom's Dublin Street Directory series.

Following the respective deaths of William in 1858 and Joshua in 1860, Miss Mageough inherited their assets and became a wealthy woman in her own right. On the 3rd of September 1862, she sold Richview and moved to 6 Derby Terrace, Wellington Road, where she lived for the next seven years. In September 1869, she died and was buried in the family plot at Mount Jerome. In her Last Will and Testament, she bequeathed her estate to various charitable institutions and made provision for the establishment of an *"institution for the habitation, support and clothing of aged females professing the Protestant faith."* In November 1878, her philanthropic wish came to fruition when a residential complex at Cowper Road, named *The Mageough* in her memory, opened its doors to residents.

Thom's Dublin Street directories record that following the sale of Richview, a Mr James Steen Millar became the next occupant. Mr Millar appears to have lived at Richview from the mid-1860s until 1900, at which point it became the home of a Mr William Lawson. The 1901 Census of Ireland records that William Lawson was a Scottish Presbyterian fish merchant. The census shows

that the house's other occupants included his wife, Emily Ester Lawson, his mother-in-law, Mary Ann Powell, and a first cousin and housekeeper named Rebecca May Plowman (census.nationalarchives.ie).

By the 1920s, Mrs Lawson is recorded by Thom's Directories as the head of household, suggesting that she was widowed by this time. In the directory's volumes from 1927 until 1930, a H.J.S. Fullerton is listed below Mrs Lawson's name. From 1935 onwards, H.J.S. Fullerton appears in his own right as living at Ferns (now Little Grange), the detached house which was built c.1928 within a plot of land along the Richmond Avenue boundary. This house and the development plot upon which it stands are depicted in the 1936 Ordnance Survey map below.

For a period in the mid-1930s, Richview may have been vacant as no mention of it is made in the Thom's Dublin Street Directories. In 1937, however, the house is once more listed and it is shown to have been occupied by a Mr Joseph Mallagh, Chief Engineer to the Dublin Port and Docks Board, and designer of Alexandra Quay (1921-31) and the River Liffey's Butt Bridge (1932).

From 1943 until 1950, a W.B. Nobel is recorded as the occupant of Richview in Thom's Directories. However, this listing is inaccurate, as a burial memorial in Deansgrange Cemetery records that William Y Nobel of Richview, Palmerston Park died in December of 1943. It is likely that Mr Noble's wife, Kathleen, resided at Richview following her husband's death until she passed away in May 1951 (igp-web.com).

Richview was subsequently acquired by its current owner Mr William Beatty in the 1950s. In the mid-20th century, land at the south end of the site was sold and developed as a Post-war cul-de-sac of semi-detached houses named Richview Park.

Today, Richview stands within a D-shaped plot of land. Its reduced grounds comprise the northern driveway which leads to the Palmerston Park gates and a small southern garden with tennis court. The site is bounded to the east and south by a wall.

Historic Maps (see below):

Map 1: The Ordnance Survey of Ireland maps, published at intervals from 1837 onwards, show some of the changes that were made to Richview and its grounds over the years. In the first edition Ordnance Survey map (1837) Richview is depicted as a large detached house, erected directly beside the plot's the western boundary. To the north, east and south of the dwelling house are gardens. The house is shown to have been accessed via an avenue from the south and from entrance gates, at what would be later referred to as Richmond Avenue, to the east. The limestone gate piers and wrought-iron gates remain in situ today and mark the entrance to a house named The Wedge, Richmond Avenue South. In 1850, Griffith's Valuations of Ireland recorded that the plot upon which Richview stood amounted to area of 10 acres and 23 perches (griffiths.askaboutireland.ie).

Map 2: The 1865 Ordnance Survey map illustrates Richview's footprint and grounds in more detail than the previous edition. The residence, with its flight of entrance steps, faces eastward. To the west of the house is a linear wing or return, which is bounded to the south by a garden or orchard and to the north by an enclosed yard. Two outbuildings are located within the yard on the northern side of the house. In addition to the entrance gates on Richmond Avenue (see photo below) there is a now a formal entrance at the eastern end of the newly developed crescent-shaped Palmerston Park. The map also indicates that the former entrance avenue, which once afforded access to the house from the south, is by now no longer extant.

Map 3: A subsequent map, published by the Ordnance Survey in 1882, shows with further clarity the house and site's layout. In this version, an archway through the return is shown. Two pumps are found within the rear yard, which is accessed via a gate. Tree-lined driveways curve from the house

towards the eastern and western gates. Glasshouses are seen at the northeast and southwest corners of the garden or orchard to the south.

Map 4: The 1929 shows that the Victorian glasshouses had been replaced with larger versions by this point. A building had been erected at the plot's northern corner, and the garden walls, lying to the north of the yard, had been rebuilt to enlarge the enclosed area within. Significant changes had been made to the eastern side of the site, where new walls had been constructed to enclose two development plots.

Map 5: The 1936 OS map shows that by this time the grounds surrounding Richview had been reduced once more. A new boundary wall had been built along the driveway from the Palmerston Park entrance. Beyond it, to the east, was a new detached house which is referred to at this point as Ferns in Thom's Dublin Street Directories.

Summary Description of Building:

Detached three-bay single-storey over raised basement house, built c.1825, with entrance steps to east, three-bay side elevations, two-storey return and converted coach house to west. Two-storey flat-roofed extension to rear elevation. Converted two-storey outbuilding to west runs northwards from former coach house. Twentieth-century carport to rear. House is set within own grounds.

Hipped slate roof with terracotta ridge tiles, rendered chimneystacks, clay chimneypots and cast-iron rainwater goods. Roof is hidden by castellated parapets. Rooflight to roof of former coach house.

Painted smooth render to principal east, south and north-facing elevations with string-courses to ground floor and parapet level. Flat-panelled pilasters to corners and to each side of entrance bay. Painted roughcast render to rear west-facing elevation, flat-roofed projection to west elevation of return. Random-coursed rubble stone to north elevation of former coach house. Painted smooth render to south elevation of former coach house.

Square-headed window openings with six-over-six timber sash windows having convex horns and painted windowsills, set within segmental-headed rebates to the principal east, south and north-facing elevations. Blind window openings to facade at raised basement level. Round-headed window opening to flat-roofed projection with six-over-six timber sash window having convex horns and spoked fanlight to top.

Square-headed window openings to south-facing elevation of rear return with six-over-six timber sash windows having convex horns and painted sills. Segmental-headed and square-headed window openings to south elevation of former coach house with variety of multiple-pane casement windows and French doors. Circular windows to north-facing elevation of former coach house.

Segmental-arched door opening to central bay of entrance facade with decorative fanlight, sidelights and timber panelled door. Door set below a flat-roofed portico with fluted Doric columns. Entrance is accessed via a flight of granite steps which is guarded by wrought-iron balusters and handrails. Segmental-headed brick-arch opening to north-facing elevation of former coach house.

Interior of house was not accessed. Following description of interior is based on architectural drawings: Raised basement level comprises a central hallway which affords access to a bedroom and kitchen/dining room to north and a study and bedroom to the south. Central staircase to rear of hallway rises to the entrance hall at upper ground-floor level. Rear entrance hall and W.C. within flat-roofed projection to rear. Games room set within return. Living room located within former coach house. Kitchen, utility room and staircase are set within the converted outbuilding to the west end.

Upper ground floor of house comprises a central entrance hall which affords access to drawing room to north and reception room to south. WC set within the flat-roofed projection at rear. Single

bedroom located within return. Two bedrooms and en suite bathroom and landing situated within former coach house. Stairs and utility room within converted outbuilding to west end.

Site is accessed from the east end of Palmerston Park via entrance gates, erected c.1860. Mechanised wrought-iron gates with inner cast-iron piers, granite plinths, wrought-iron railings and smooth-rendered outer piers with granite caps and painted eagle finials. A curving driveway leads southwards towards the house's entrance elevation.

Note: There is a pair of cut-stone limestone gate piers with wrought-iron gates, formally accessing Richview from Richmond Avenue South, but now accessing a property named The Wedge. As indicated within the cartographic record above, the limestone gate piers and wrought-iron gate originally marked the entrance to a driveway that lead westward to Richview House. Although the historic entrance gates are no longer associated with Richview House, as the property's grounds have been reduced in area, they lie within the house's attendant grounds. The former entrance gates on Richmond Avenue South are a feature of architectural interest and contribute to the historic character of the street.

Assessment of Special Interest Under the Planning & Development Act 2000

Categories of Special Interest: Architectural.

The Categories of Special Interest are defined in the Planning and Development Act, 2000 as architectural, historical, archaeological, artistic, cultural, scientific, technical and social. When assessed under the above categories, it is found that Richview House, Palmerston Park and its entrance gates on Palmerston Park are of architectural interest for the following reasons:

- 1) Built in the 1820s, the detached house is one of the locality's earliest residences, predating the majority of the neighbouring building stock.
- 2) The house was skilfully designed with the principles of symmetry being employed in principal elevations and interior layout. The front and side elevations have a formal architectural character which is achieved by the use of vertical pilasters, recessed windows bays and castellated parapets.
- 3) It appears that much of the house's early fabric survives, including roof slates, timber sash windows, stone entrance steps and render. Historic joinery and plasterwork appear to survive to the interior.
- 4) The Eagle-topped entrance gates to the north of Richview House contribute to the character of the house and terminate an impressive vista at the east end of Palmerston Park.

NIAH Rating: To date, Richview, Palmerston Park has not been recorded by the National Inventory of Architectural Heritage. However, when evaluating the property using the NIAH ratings of International, National, Regional, Local and Record Only, it is found that Richview is worthy of a Regional Rating.

References

- *A History of the Mageough Chapel*, Chapter 1, Miss Elizabeth Mageough published at:
- <http://www.mageoughchapel.dublin.anglican.org/Ch%201%20Miss%20Elizabeth%20Mageough.pdf>
- <http://www.mageough.ie/history.htm>
- Lewis, Samuel, *A Topographical Dictionary of Ireland*, London: 1837
- http://www.willcalendars.nationalarchives.ie/reels/cwa/005014888/005014888_00460.pdf
- Thom's Dublin Street Directories
- <http://www.census.nationalarchives.ie/>
- <http://www.dia.ie/architects/view/3349/MALLAGH-JOSEPH>
- <http://www.igp-web.com/IGPArchives/ire/dublin/photos/tombstones/1headstones/stnessans05.txt>

- http://griffiths.askaboutireland.ie/gv4/single_layer/i8.php?lat=&longt=&dum=0&sheet=&mysession=2506906151766&info=&place=&county=DUBLIN&placename=WYNNEFIELD%20PLACE&parish=ST%20PETER&country=Ireland&union=&barony=UPPERCROSS

Conclusion & Recommendation:

Addition of Richview House, Palmerston Park, Rathmines, Dublin 6 to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000. The description should read ***Richview House, Palmerston Park, Rathmines, Dublin 6.***

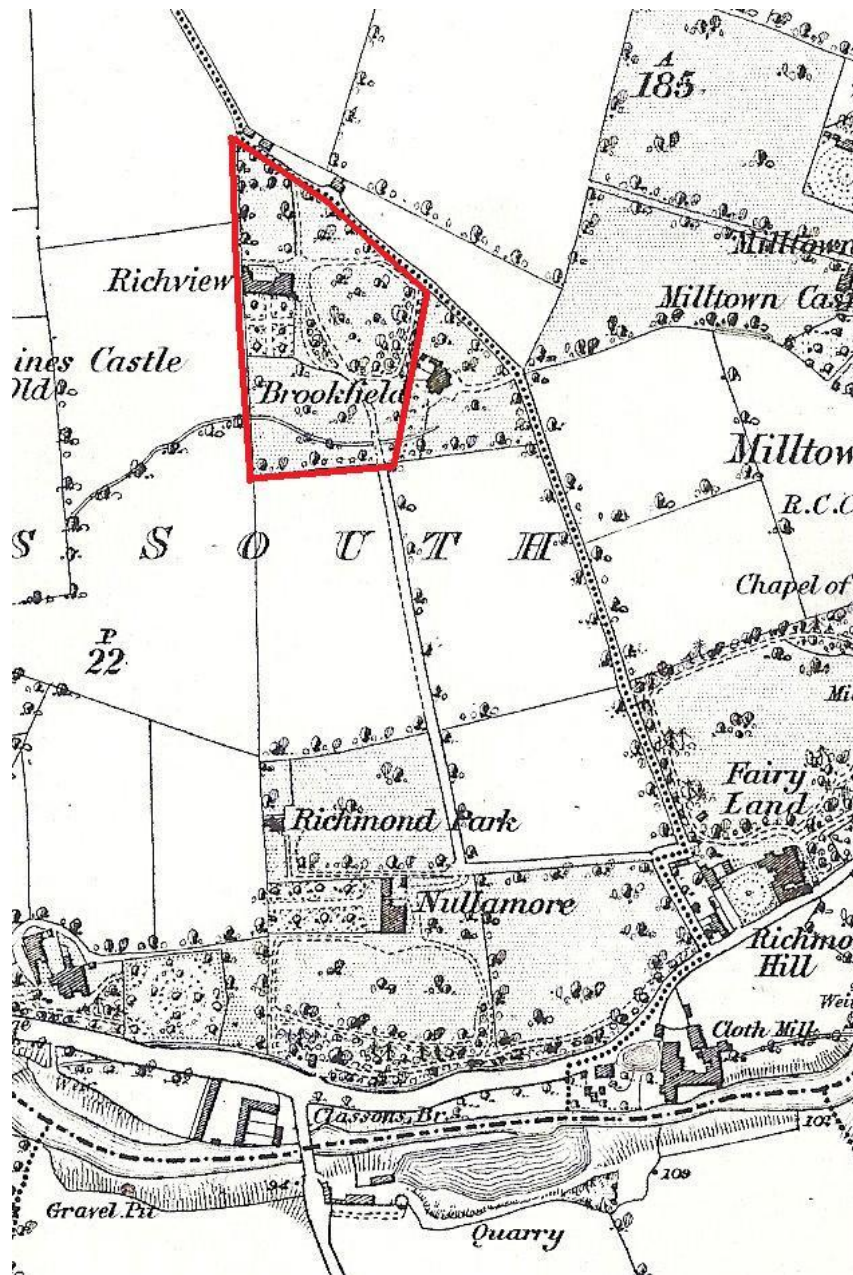
Paraic Fallon
Senior Planner

Curtilage

Proposed curtilage of Richview House shown on zoning map below.



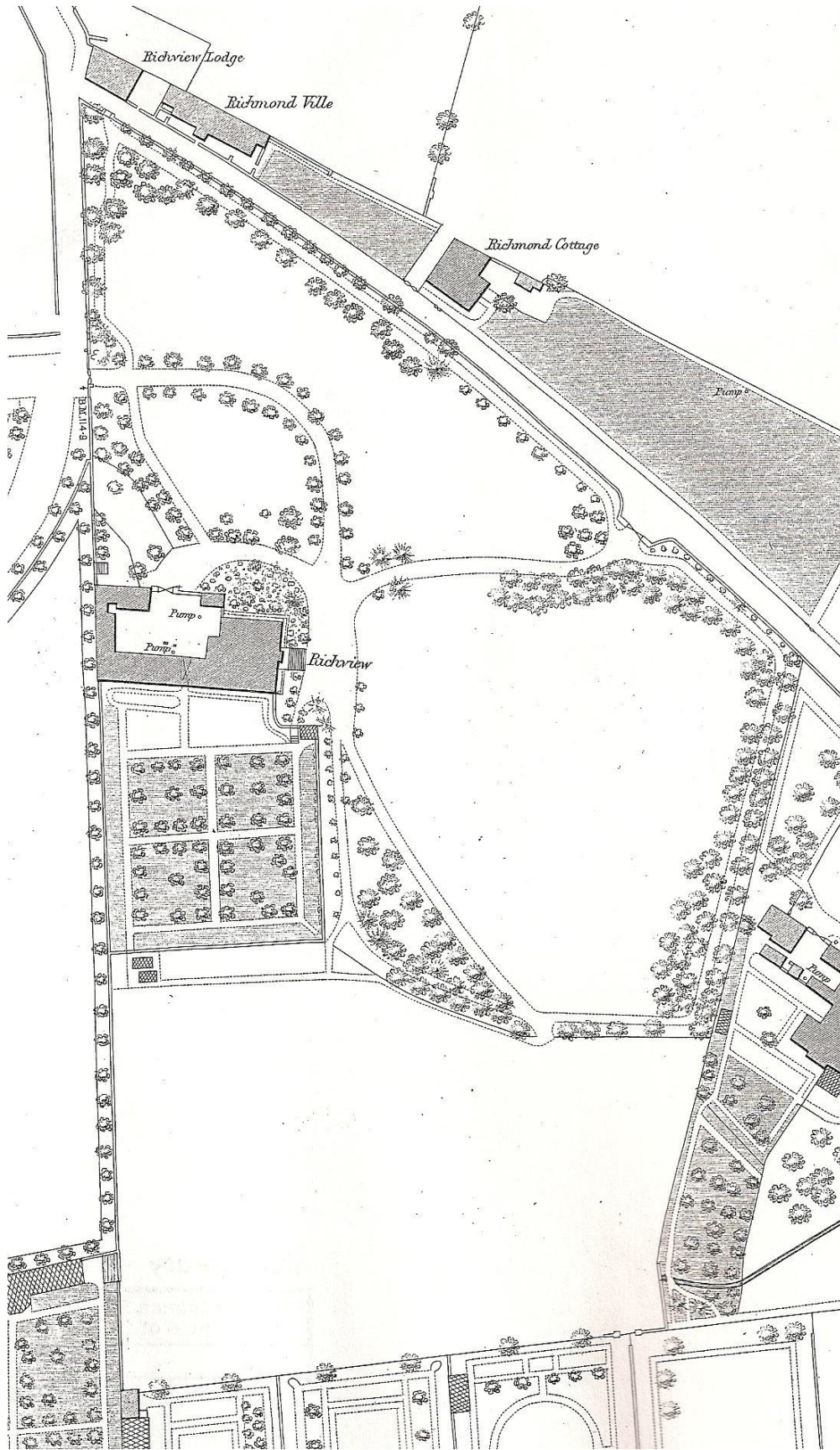
Historic Maps



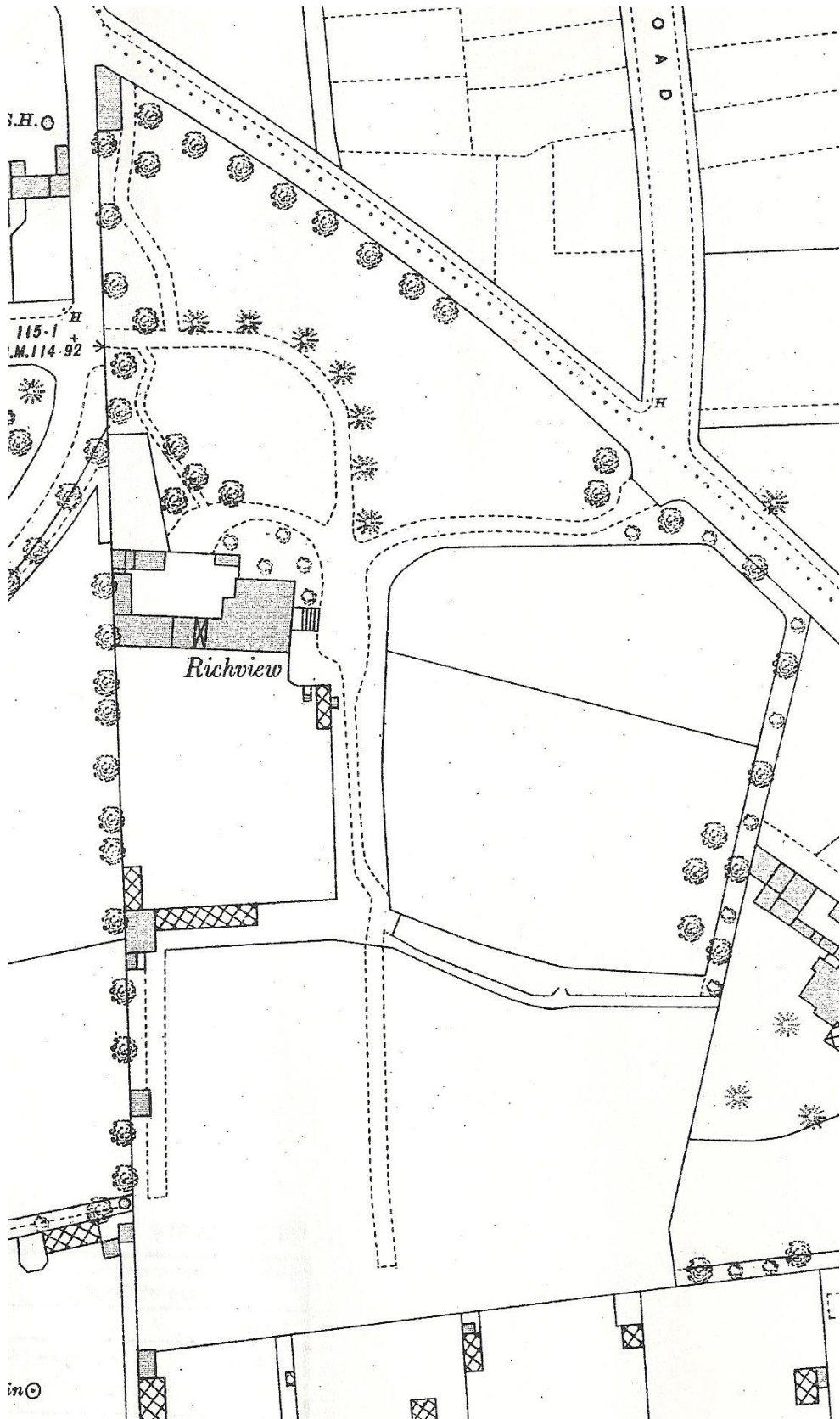
Map 1: Extract from Ordnance Survey Map of the County of Dublin, Sheet 22, Surveyed 1837, Published 1837 (1:10,560, Reproduced at Enlarged Scale, Source TCD Map Library
Red border indicates the plot boundary as defined in 1850 by Griffith's Valuations
(griffiths.askaboutireland.ie)



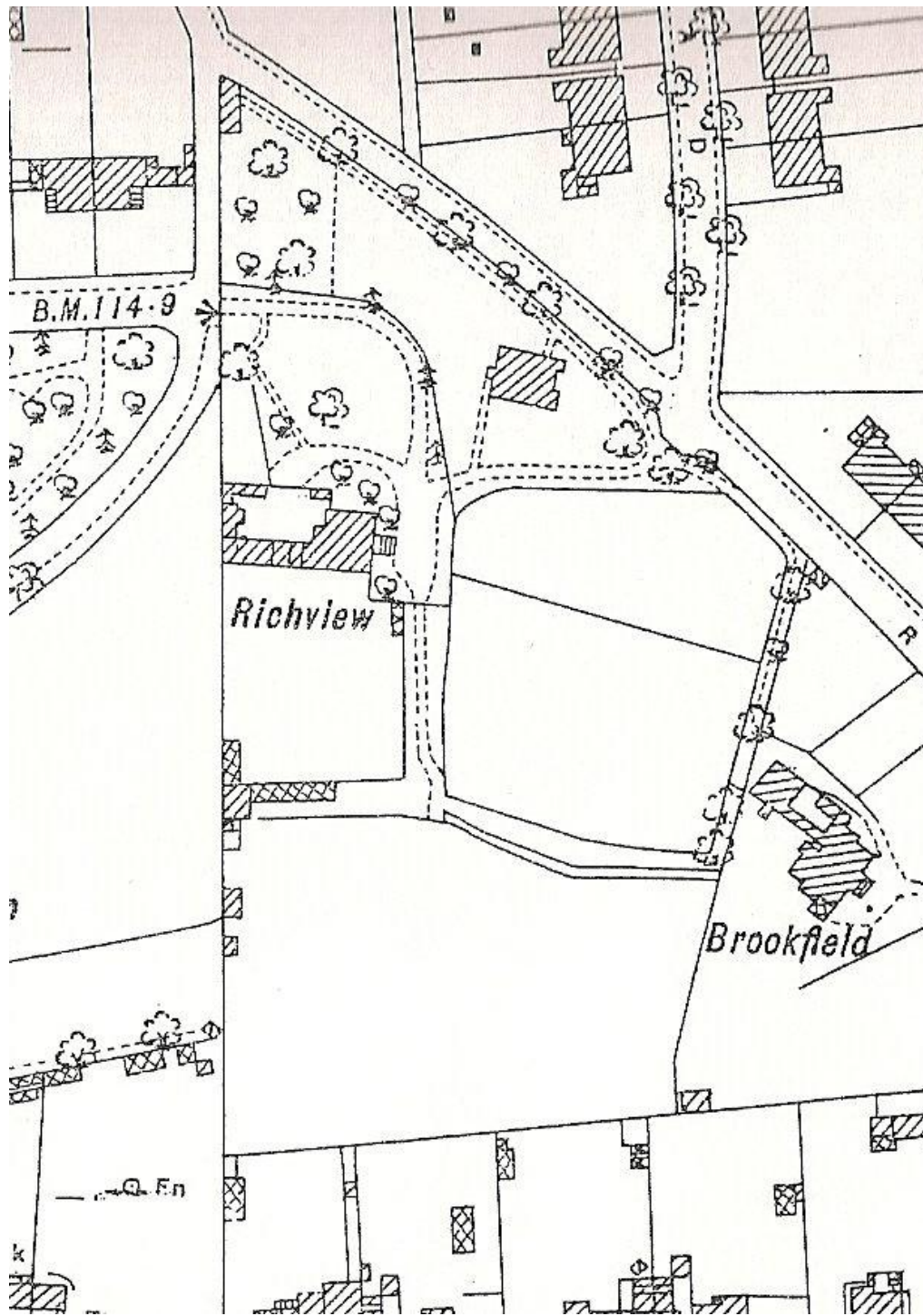
Map 2: Extract from Ordnance Survey Map of the County of Dublin, Sheet 22-3, Surveyed 1864, Published 1865 (1:2,500 Reproduced at Enlarged Scale) Source TCD Map Library



Map 3: Extract from Ordnance Survey Map of the County of Dublin, Sheet 22-3, Surveyed 1882, Published 1882 (1:1,056, Reproduced at Enlarged Scale) Source TCD Map Library



Map 4: Extract from Ordnance Survey Map of the County of Dublin, Sheet 22-18, Surveyed 1928, Published 1928 (1:1,056, Reproduced at Enlarged Scale) Source TCD Map Library



Map 5: Extract from Ordnance Survey Map of the County of Dublin, Sheet 22-03, Revised 1936, (1:10,560, Reproduced at Enlarged Scale) Source TCD Map Library

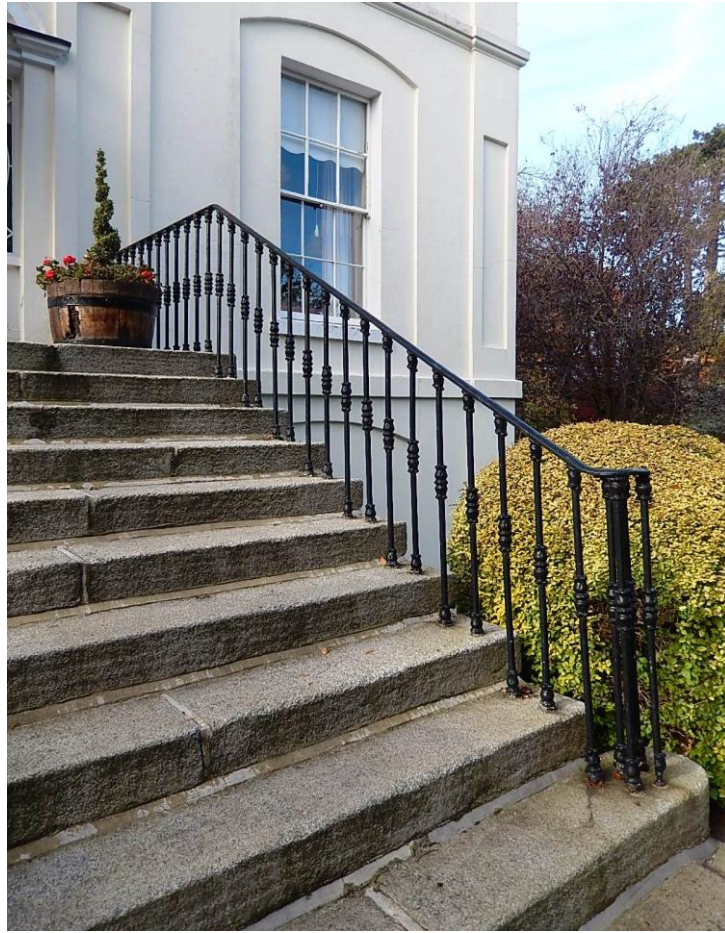
Photographs



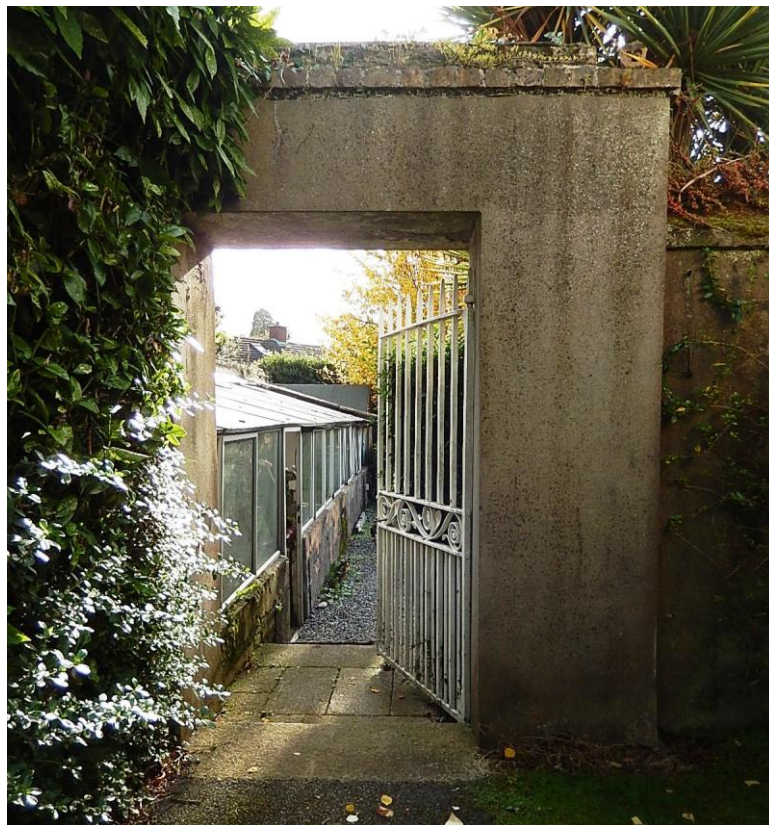
Aerial photograph of Richview House showing the roofscape, surrounding trees and tennis court which is located in the southern garden. (Photo looks southwards.)



Front east-facing elevation with formal entrance steps



Detail of front steps and railings



Pedestrian entrance into garden located adjacent to front elevation of house.



South-facing garden elevation



South-facing elevation of the former coach house abutting the house's return to the east



Rubble stone and brick garden wall to former wall garden now forms western boundary of tennis court.



West-facing rear elevation of house with two-storey flat-roofed projection and north-facing elevation of the return. Former coach house with the stone elevation is located to the west (right of photo)



Entranceway to house and associated garden



The entrance gates at the eastern end of Palmerston Park open to the driveway which curves southwards towards the house. The gates were erected c.1860.



Detail of one of a pair of painted eagle finials which surmount the entrance piers. The grand entrance terminates a notable vista at the east end of Palmerston Park.



A decorative cast-iron gate post is set between the gate to the left and a granite plinth wall with railings to the right. The mid-19th-century gates have been mechanised.