

3rd July 2017

To the Chairperson and Members of the Central Area Committee

Recommendation:

Amendment of current entry for **133, 134, 135, 136 Capel Street, Dublin 1 – Commercial Premises**, to now read: **133, 133A, 133B 134, 135, 136, 136A, 136B Capel Street, Dublin 1**

- For entries **133, 133A, 133B Capel Street, Dublin 1** description to read Commercial premises: Gateway House and former Boland's Bakery including structures to rear (current use car park/offices) opening onto Meeting House Lane.
- For entries **134 Capel Street, Dublin 1** description to read Commercial premises including shopfront (currently 'Goodwins') and structures to rear (current use car park and offices) opening onto Meeting House Lane
- For entries **135, 136, 136A, 136B Capel Street, Dublin 1** description to read Commercial premises excluding shopfronts (currently 'Apollo Blinds' and 'Gorta') and including structures to rear (current use car park and offices) opening onto Meeting House Lane

The addition of **7 Meeting House Lane, Dublin 1** description to read Former Boland's Bakery (current use car park and offices) to the RPS should also form part of this process.

Note: Cross reference between the Capel Street and Meeting House Lane entries required on the RPS .



Introduction

There has been a query about whether the RPS entries **133, 134, 135, 136 Capel Street, Dublin 1** should be clarified and amended to include the complex of buildings associated with the former Boland's Bakery. After investigation it is necessary to clarify the existing entries to read **133, 133A, 133B 134, 135, 136, 136A, 136B Capel Street, Dublin 1** and add a new structure **7 Meeting House Lane, Dublin 1** to the Record of Protected Structures (RPS) to ensure that all the significant structures associated with the former Boland's Bakery site are protected appropriately.

Existing Listing

2016-22 Ref No	Address	Description
1213	133 Capel Street, Dublin 1	Commercial premises
1214	134 Capel Street, Dublin 1	Commercial premises
1215	135 Capel Street, Dublin 1	Commercial premises
1216	136 Capel Street, Dublin 1	Commercial premises

Proposed Listing: Change address and description to include the structures to the rear amending the description to include the entire extent of the original Boland's Bakery site. Addition of new entry to the RPS as follows;

2016-22 Ref No	Address	Description
1213	133, 133A and 133 B Capel Street, Dublin 1	Commercial premises: Gateway House and former Boland's Bakery including structures to rear (current use car park and offices) opening onto Meeting House Lane
1214	134 Capel Street, Dublin 1	Commercial premises including shopfront (currently 'Goodwin') and structures to rear (current use car park and offices) opening onto Meeting House Lane
1215	135 Capel Street, Dublin 1	Commercial premises, excluding shopfront (currently 'Apollo Blinds'), and including structures to rear (current use car park and offices) opening onto Meeting House Lane
1216	136, 136A and 136B Capel Street, Dublin 1	Commercial premises, excluding shopfront (currently 'Gorta'), and including structures to rear (current use car park and offices) opening onto Meeting House Lane
	7 Meeting House Lane	Former Boland's Bakery (current use car park and offices)

It is also recommended that a cross reference be inserted into the RPS under Capel Street and Meeting House Lane.

Proposed Cross Reference:

2016-22 Ref No	Address	Description
	Meeting House Lane	Former Bolands Bakery: See also 133-136 Capel Street.
	Capel Street	Former Bolands Bakery: See also 7 Meeting House Lane

Request for Investigation and Addition

Conservation Section, Dublin City Council

2016-2022 Development Plan Zoning & location map:

The approximate location of the 133, 133A, 133B 134, 135, 136, 136A, 136B Capel Street and 7 Meeting House Lane, Dublin 1 is shown in red circled area below. The main zoning objective is Zone 5: *To consolidate and facilitate the development of the central area and to identify, reinforce and strengthen and protect its civic design character and dignity.*

The area also lies within the Capel Street Architectural Conservation Area.



Summary Description & Historical Background:



Source accessed 29/06/17: <http://archiseek.com/2015/1870-bolands-capel-street-dublin/>

Seven-bay three-storey building, c. 1865, designed by Charles Geoghegan as Patrick Boland's Bakery. There are three shopfronts where an original timber fascia runs across the entire having massive stucco brackets at the terminals adjoining no. 132 and 137. A carriage arch at no. 133 gives access to the rear. The upper floors consist of red brick with quoins, now removed and having a bracketed cornice on the central section. There are embellished window surrounds on no. 134 and 135 where two of the windows are paired with central pilasters supporting a double camber-headed timber sashes on no. 133 and single panes on the remainder. There is an original mansard roof with dormer windows. The interior retains original plaster cornices (James, 2002).

Currently the ground floor shops have applied fascias and roller security shutters with some instances of later display windows and doors obscuring original detailing. However, overall the integrity of the original architectural design is retained.

The carriage arch affords access to an open plan space at ground floor with upper floors in commercial/residential use.

Extract from the Conservation Report for the Meeting House Mixed Use Development Planning Reference 2084/09

2.1 7, 133A, 133B, 136A and 136B Capel Street.

2.1.1 General Description

These buildings comprise No's 7 Meeting House Lane, 133A, 133B, 136A and 136b Capel Street which make up approximately 60% of the original Boland's bakery site. The bakery original occupied a larger site including No. 5, 6, 7A and 8 Meeting House Lane. The main ground floor area of the former bakery is currently in use as a private car park, with the floor over occupied by offices.

There is a mezzanine floor incorporated over the first floor. The adjoining two storey structure to the east (the Gym building) ... contains fine cast iron columns and castellated beams with varying dates i.e. 1864, 1865, etc on the ground floor, while the roof of the first floor section is supported with

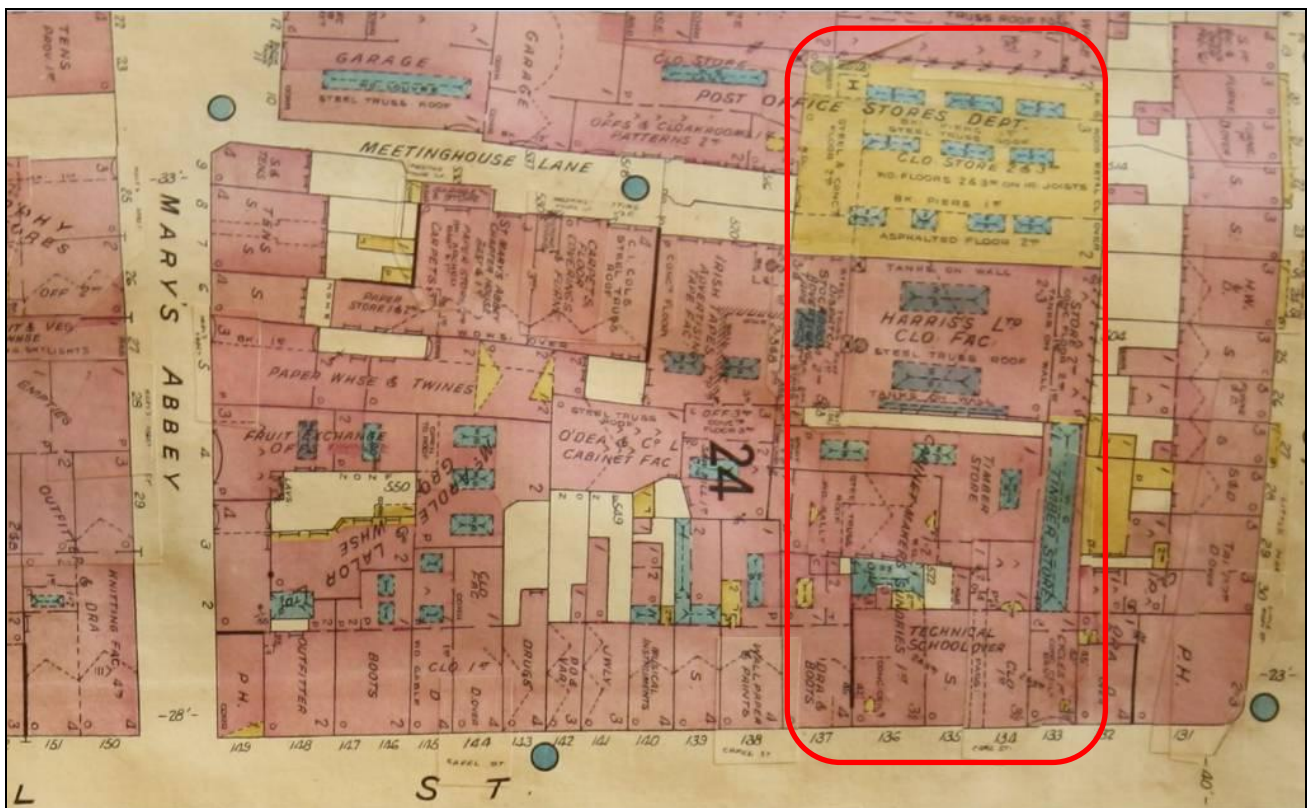
bowed steel roof structure. There also appears to be extant mid 19th century cast iron water storage tanks incorporated at the top of the main walls.

The main first and mezzanine floors underwent extensive refurbishment to a very high standard approx. eight years ago (2000). The refurbishment respected the original cast iron structural elements and incorporated the mid 19th century first floor cast iron beams, columns, bar ties and roof trusses in the redesign.

Other notable features include the brick arches and cornices in the main car park.

The external walls of the 'gym' building would appear to coincide with the walls of the old Scots Church which was built on the site of the 18th Century Meeting House. Given the thickness of these walls it is possible, subject to further intrusive investigation, that they are the walls of the original Scots Church and possibly earlier Meeting House.

The laneway linking the car park to Capel Street is partially roofed with an arched and glazed structure which would appear to date from the late 19th century period. It is shown on the 1892 map



Goald's Insurance Map of Dublin, April 1932



Approximate outline of former Boland's Bakery site

Significance/NIAH Rating:

The National Inventory of Architectural Heritage (NIAH) field survey has been carried out for this area; however the Ministerial recommendations have been received by Dublin City Council. Its categories of special interest (architectural, historical, archaeological, artistic, cultural, scientific, technical & social) and its rating system has been used to assess the structure 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. The following structures are considered to be of **Regional significance**. These are structures or sites that make a significant contribution to the architectural heritage within their region or area. Note: The buildings opening onto Meeting House Lane do not appear to have been individually assessed.

Ministerial recommendations for Dublin City Council

REG NUMBER 50010440 MAP INFORMATION

6 Inch Sheet 3263-05

LOCATION Gateway House, 133, Capel Street, Dublin, DU 1:2500 Town Dublin

RATING Regional

SITE NUMBER 440

ORIGINALTYPE church/chapel, Presbyterian, place of worship, religious/funerary/ritual

IN USE AS shop/retail outlet, commercial outlet, commercial

ADDITIONAL USE

DESCRIPTION Terraced two-bay three-storey house, built c.1840, adapted for bakery 1867, having recent vehicular entrance to ground floor and doorway providing access to upper floors, housed within recent timber shopfront. M-profile slate roof, hipped to north, with red brick chimneystacks, hidden behind red brick parapet having moulded masonry bracketed cornice over moulded cornice.



Red brick walls laid in Flemish bond, quoin strips flanking façade now removed. Gauged brick segmental-headed window openings to upper floors, with masonry sills and two-over-two-pane timber sliding sash windows. Square-headed door opening with recent timber door, and overlight.

Rendered and glazed barrel-vaulted corridor to interior, opening into doubleheight rendered brick corridor and hall to interior flanked by arcades, with rendered columns having plinths and cornices, painted brick arches. Gauged brick round-headed arch to south of hall flanked by red brick engaged pilasters supporting moulded red brick cornice and plaque inlaid with date 1882.

DATE 1830-1870

APPRAISAL Capel Street was laid out in the late seventeenth century, although most of the surviving architecture dates from the succeeding two centuries, such as this aesthetically-pleasing Victorian building. This building and those nearby were modified to become Boland's bakery, established by Charles Geoghegan in 1867. The exterior of the building has a pleasant brick facade, much of a good shopfront and eye-catching eaves detailing. The arcaded structure within the building is well built and architecturally and historically intriguing.

IMPORTANT VALUES A,Ar,So,H

REG NUMBER 50010441 MAP INFORMATION

6 Inch Sheet 3263-05

LOCATION Apollo Blinds / Goodwin Musical Instruments, 134-135, Capel Street, Dublin, DU1:2500

Town Dublin

RATING Regional

SITE NUMBER 441

ORIGINALTYPE church/chapel, Presbyterian, place of worship, religious/funerary/ritual

IN USE AS shop/retail outlet,commercial outlet,commercial

ADDITIONAL USE

DESCRIPTION Terraced three-bay three-storey building, built c.1870, with shopfronts inserted to ground floor. M-profile mansard slate roof with rebuilt red brick chimneystacks to either end having clay pots. Roof hidden behind parapet wall with deep moulded cornice supported on console brackets to frieze. Red brick walls laid in Flemish bond to lead-lined cornice over shopfronts.

Segmental-headed window openings with lugged-and-knead moulded architrave surrounds, masonry sills on brackets and inset segmental-headed window openings with bowtell reveals and decorative inscribed tympana.

Single-pane timber sliding sash windows throughout, paired to either end bay with central colonette and stiff-leaf capital. Second floor windows have decorative cast-iron window guards. Two replacement shopfronts to ground floor with central door opening giving access to upper floors, and full-span lead-lined cornice. Granite paving slabs to pavement some spanning from façade to kerb. Former Presbyterian meetinghouse accessed through this site.

DATE 1860-1880

APPRAISAL Capel Street was laid out in 1680 by Humphrey Jervis as a prestigious residential street and named after Arthur Capel, Earl of Essex. By 1800 the street had become one of the city's principal commercial thoroughfares with the current plot ratios reflecting the layout of that period. This building appears to be a complete rebuild from the mid-nineteenth century and there was formerly an entrance alley on the site that led to a Presbyterian meetinghouse to the rear of this building and the neighbour to each side. The decorative Gothic Revival detailing, in addition to the rare paving slabs, adds further interest to the streetscape as a whole.

IMPORTANT VALUES: A,Ar,So



REG NUMBER 50010442 MAP INFORMATION

6 Inch Sheet 3263-05

LOCATION Gorta, 136, Capel Street, Dublin, DU 1:2500 Town Dublin

RATING Regional

SITE NUMBER 442

ORIGINAL TYPE church/chapel, Presbyterian, place of worship, religious/funerary/ritual

IN USE AS shop/retail outlet, commercial outlet, commercial

ADDITIONAL USE

DESCRIPTION Terraced two-bay three-storey brick building, built c.1870, as part of group of three, with shopfront to ground floor. M-profile mansard slate roof, hipped to south, with rebuilt brick chimneystacks to north. Roof hidden behind red brick parapet wall with red brick mouldings and corbels. Red brick walls laid in Flemish bond to lead-lined former cornice over ground floor. Gauged brick segmental-headed window openings with granite sills and single-pane timber sliding sash windows. Replacement timber shopfront to ground floor with over-sized fascia and timber door to south giving access to upper floors.

DATE 1860-1880

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IMPORTANT VALUES: A,Ar,So



References

James, Olwyn (2002) *Capel Street, A Study of the Past, A Vision for the Future*. Dublin Civic Trust
Goad's Insurance Map of Dublin, DCC Heritage Section digital copy

<http://archiseek.com/2015/1870-bolands-capel-street-dublin/> Accessed 29/06/17

Planning Reference 2084/09 Conservation Report on The Meeting House, Mixed Use Development.

Assessment of Special Interest Under the Planning & Development Act 2000

133, 133A, 133B 134, 135, 136, 136A, 136B Capel Street and 7 Meeting House lane are considered to be of special architectural interest.

- *Architectural:* These buildings were consciously designed to contribute visually to the character of their street setting with high quality Victorian detailing designed by *Charles Geoghegan*.
- *Archaeological:* The site adjoins Mary's Abbey and is built on Mary's Abbey lands. The buildings also incorporate elements of the old Scots Church which was built on the site of an earlier meeting house.
- *Historical & Social:* The buildings are a reminder of an early age of industry when large scale businesses operated out of the heart of the city supplying local homes and business with fresh produce every day. The building was designed as a proud flag ship of a local business in the community.

Conclusion & Recommendation:

These structures should be formally re-advertised to amend addresses and descriptions as follows;

Amendment of current entry for **133, 134, 135, 136 Capel Street, Dublin 1 – Commercial Premises**, to now read: **133, 133A, 133B 134, 135, 136, 136A, 136B Capel Street, Dublin 1**

- For entries **133, 133A, 133B Capel Street, Dublin 1** description to read Commercial premises: Gateway House and former Boland's Bakery including structures to rear (current use car park/offices) opening onto Meeting House Lane,
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	7 Meeting House Lane	Former Boland's Bakery (current use car park and offices)

Note: Cross reference between the Capel Street and Meeting House Lane entries required on the RPS

Proposed Cross Reference:

2016-22 Ref No	Address	Description
	<i>Meeting House Lane</i>	<i>Former Bolands Bakery: See also 133-136 Capel Street.</i>
	<i>Capel Street</i>	<i>Former Bolands Bakery: See also 7 Meeting House Lane</i>

Carl Raftery
Conservation Research Officer

Paraic Fallon
Senior Planner



Aerial view of site fronting onto Capel Street and opening out onto Meeting House Lane



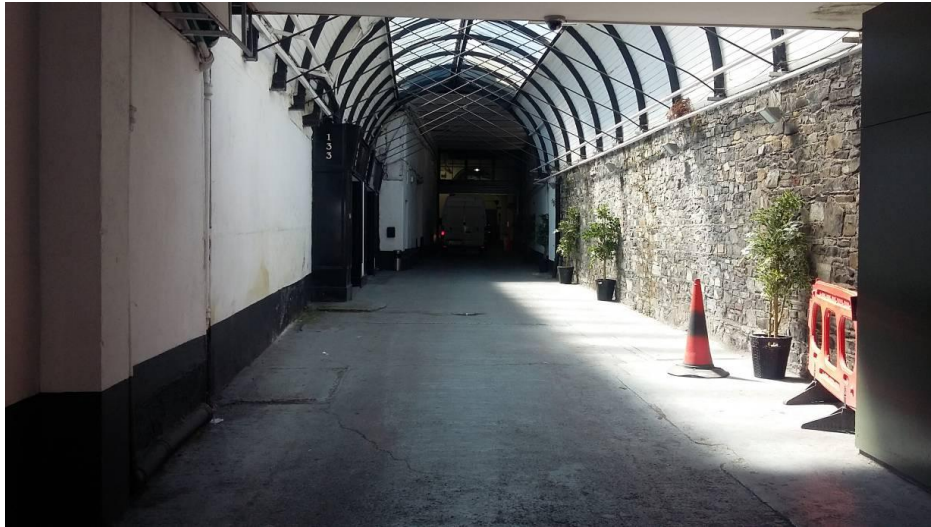
Front elevation of 133-136 Capel Street



Carriageway through 133 Capel Street



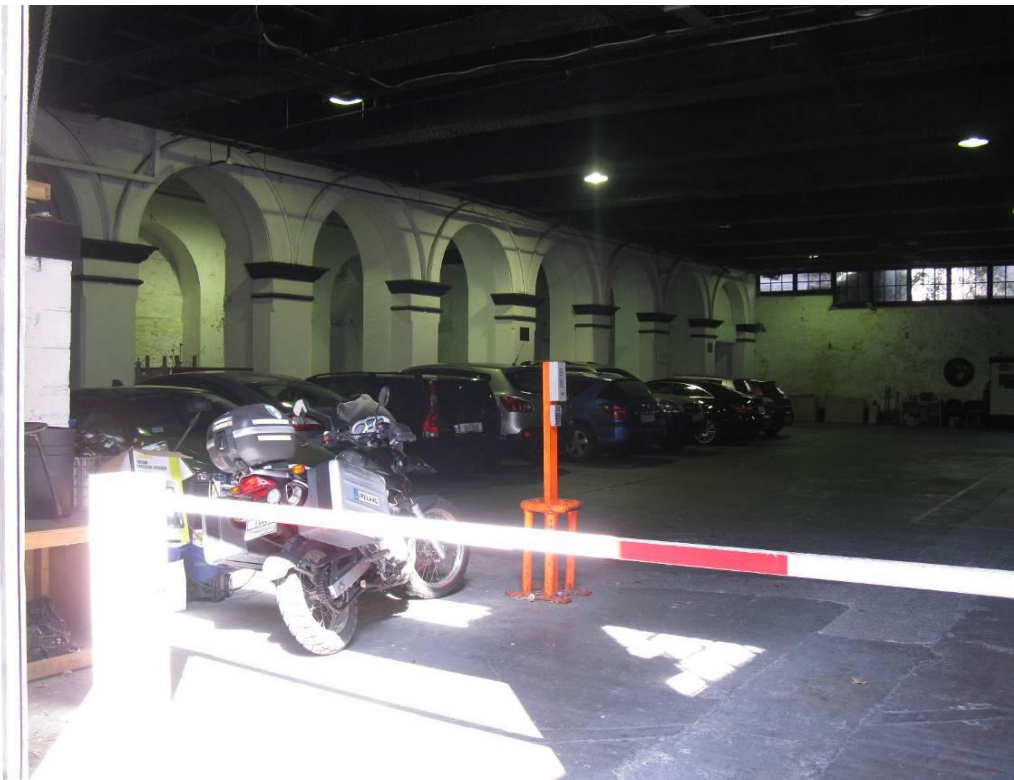
Paired first floor timber sash windows



Carriageway through from 133 Capel Street



View through from 133 Capel Street through to 133A -133B Capel Street



View of interior car park Meeting House Lane



Red brick archway on Meeting House Lane