

The Chairman and Members of
North West Area Committee.

Conservation Section, Planning, Property
Enterprise & Economic Development Depart

Meeting: 18th July 2017

Item No: 4

**Recommendation for the addition of Cherrymount House, Cherrymount Park,
Phibsborough, Dublin 7 to the Record of Protected Structures in accordance with
Section 54 and 55 of the Planning and Development Act, 2000.**

Photo of Structure



Introduction

It is proposed to initiate procedures under Section 54 and Section 55 of the Planning & Development Act 2000 to add Cherrymount House, Cherrymount Park, Phibsborough, Dublin 7 to the Dublin City Council's Record of Protected Structures (RPS).

Name and Address of Owner:

Mary McDermott (Deceased), Executor of the estate: Jennifer O'Driscoll.

Report:

This area committee report is based on an assessment report carried out on the building for Dublin City Council by Lotts Architecture and Urbanism Ltd., a Grade 1 Conservation Practice.

Names of Applicants & Reasons for Addition:

- Kevin Duff, An Taisce, Tailor's Hall, Back Lane, Dublin 8
- Gary & Emma Fitzgerald, 5 Cherrymount Park, Phibsborough, Dublin 7
- Joseph Doyle, 7 Cherrymount Park, Phibsborough, Dublin 7
- Patrick Burke, 8 Cherrymount Park, Phibsborough, Dublin 7
- Ed Eustace, 15 Cherrymount Park, Phibsborough, Dublin 7
- Bernard Edwards, 18 Cherrymount Park, Phibsborough, Dublin 7
- Eric Jones, 24 Cherrymount Park, Phibsborough, Dublin 7

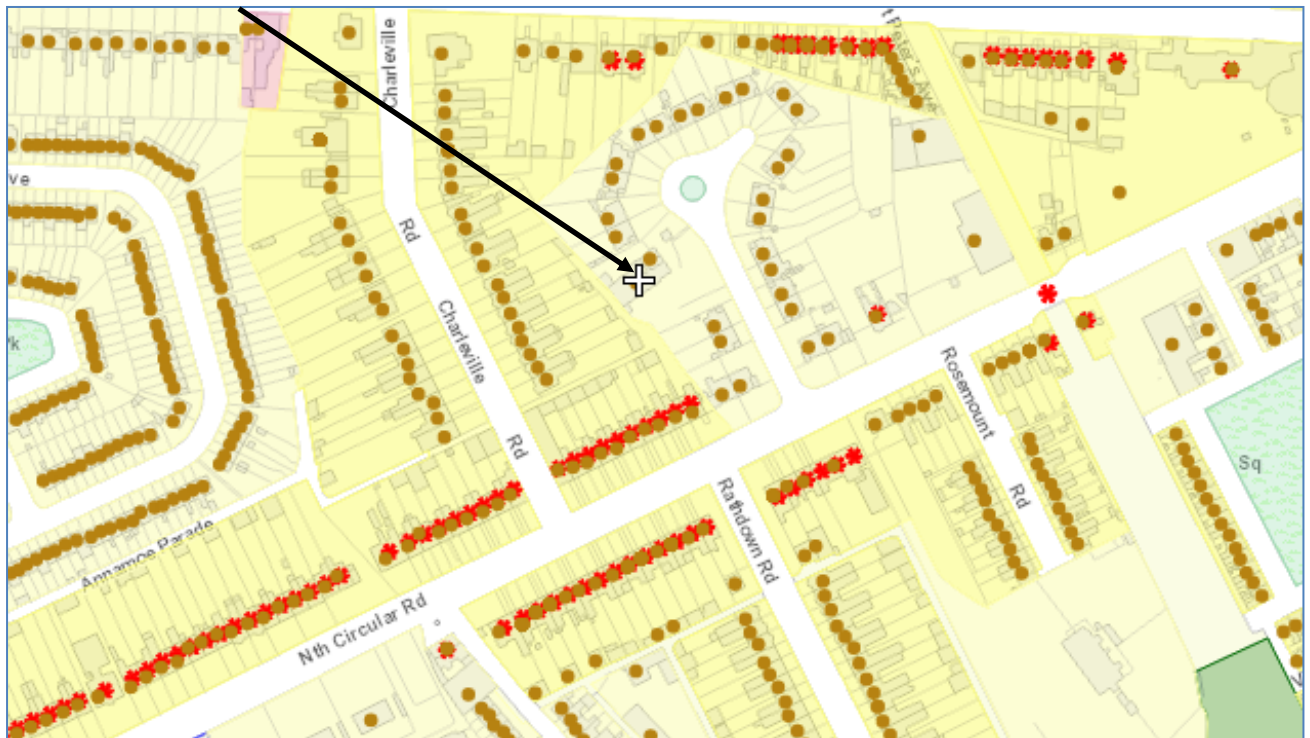
The applicants cite a number of reasons for the placement of Cherrymount House on the Record of Protected Structures. The house is a late Georgian / early Victorian structure dating from c.1834, and is among the few buildings from this period in the area. The adjacent Stone Villa, which dates from a similar period, is listed as a protected structure. The applicants report that Cherrymount House is in good condition: *'Unlike Stone Villa the property is in good condition and was reportedly occupied by its elderly owner until her death in 2016'*.

Planning History:

No recent planning history

Development Plan Zoning & location map:

2016-2022 zoning objective: Z1 – To protect, provide and improve residential amenities. Cherrymount House is located on Cherrymount Park, Phibsborough, Dublin 7, on a site close to the junction of North Circular Road and Charleville Road. Cabra Road is to the north. The address is listed in documentation and directories as 283a North Circular Road.



Summary Description

Cherrymount House is a detached four-bay two-storey house, built c.1834, and features on the first edition Ordnance Survey map in 1837. The house also comprises a two-bay two-storey wing to the north west, a single storey wing to the east and a turret addition to the yard, all dating from the nineteenth century. The building was evidently built in phases, most probably in quick succession as all phases are represented on the first edition OS map (1837).

A two-bay two-storey extension, dating from the early twentieth century is located to the centre of the north elevation.

An adjoining single-storey apartment to the west and an adjoining two-storey house to the northeast were added in the late twentieth century. These units will not form part of the description or analysis.

Hipped slated roofs to the nineteenth century elements, having terracotta and stone ridge tiles, stone coping to parapets, rendered chimney stacks and some cast-iron rainwater goods. Flat roof to the early twentieth century extension. Roughcast rendered walls to front (south) and side elevations, and north elevation of nineteenth century block to rear. Rendered walls to other elevations.

Round-headed door opening to front elevation with moulded surround, timber panelled door, and plain fanlight and side lights. Timber windows to all elevations, replacement windows to first floor of front elevation. Oriel windows to ground floor of front elevation, dating from early twentieth century.

Detached single-storey outbuilding to northeast, having pitched roof, stone and brick walls and timber doors and windows.

Cherrymount House is set back from road, within landscaped gardens, having gravel path and forecourt, and rendered boundary walls with brick capping.

Timber doors, architraves, skirting boards, and lath and plaster ceilings to interior rooms. Decorative cornices to ground floor living room. Moulded timber staircase located in twentieth-century extension to rear.

Historical Background

Cherrymount House was one of the original residences on North Circular Road. It was built on lands within the Monck estate in the early nineteenth century, and is referenced in the Monck estate papers.

'The property features in the papers of the Right Hon. Charles Stanley Viscount Monck of Charleville, Co Wicklow as property no. 56 in "Rental of Dublin Estate" held in the National Library's Manuscripts Department. The tenants are listed as "Representatives Taaffe" and the yearly rent and Poor Law Valuation are stated as £42 and £34, respectively – both are significant valuations.' (Gail Seekamp – Letter 18.04.17).

Cherrymount House first appears in Thom's Directory in 1835, which would suggest that it was constructed c.1834. It features on the 1837 OS map, unnamed and adjacent to 'Rose Mount'. The two properties are named individually on the 1867 OS map.

Cherrymount House originally had its own entrance and approach from North Circular Road, and this is still evident on the 1907 OS map. The houses on Cherrymount Avenue date from the mid-twentieth century, and it was at this time that the entrance gates were relocated, and Cherrymount House lost its direct connection with North Circular Road.

Thom's 1835 Directory lists a 'Mrs Taaffe' as occupant at Cherrymount House, and 'Robert Taaffe Esq. Attorney' is listed at the same address in the Dublin Almanac and General Register of Ireland 1836 & 1837.

It is reported that a well was located on the lands of Cherrymount House, though there is no evidence of this on the Ordnance Survey maps. *'The house contains its own stables and a circular well that was a source of drinking water for locals. It was reputedly associated with Lord Phibb, of the family after which Phibsborough is named.'* (Kevin Duff, An Taisce – Letter 21.04.17).

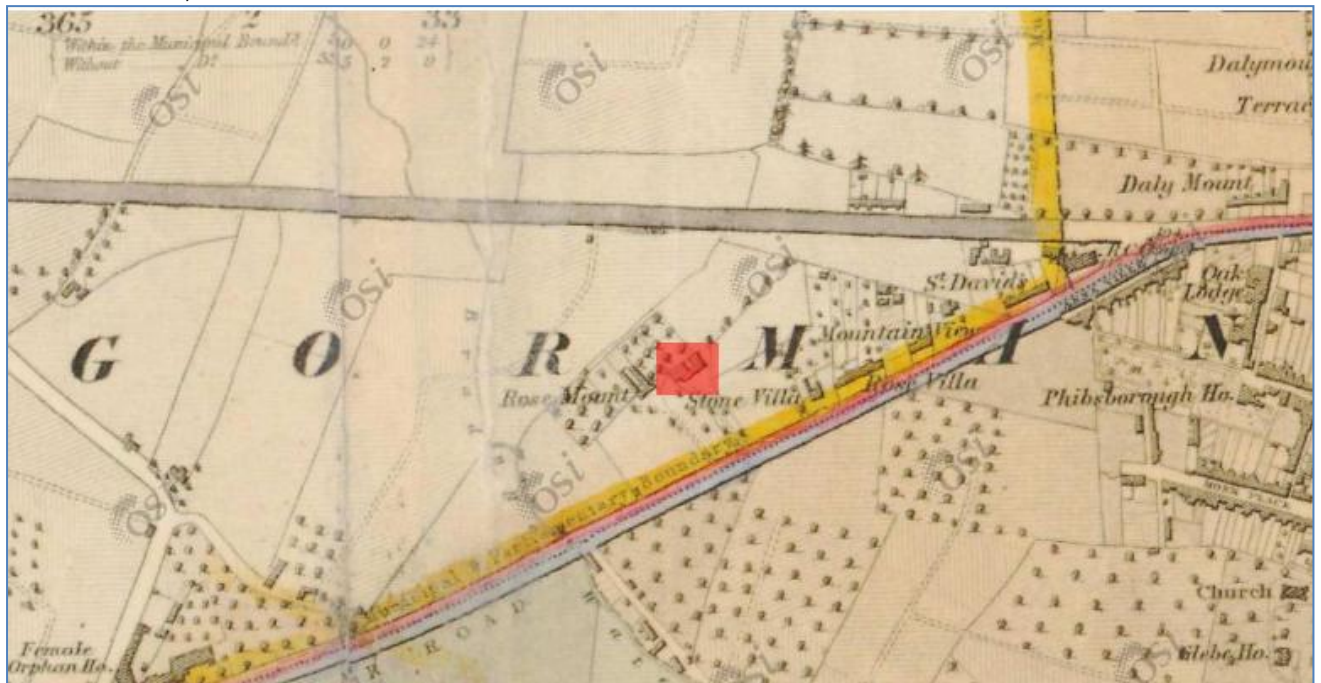
In the 1873 Thom's Directory, 'Matthew J Mooney Esq' is recorded as the occupant of Cherrymount House.

Dr JF Falvey of the Irish Medical Association was reported to be resident at Cherrymount House in 1946 (Irish Independent, April 1946).

In May 1965, Cherrymount House was advertised for sale in the Irish Times: *'Delightful old-world non-basement residence detached in its own well-kept grounds adjoining North Circular Road convenient to city. 4 reception, 6 bedrooms, garage and outoffices, etc.'* (Irish Times, 22 May 1965).

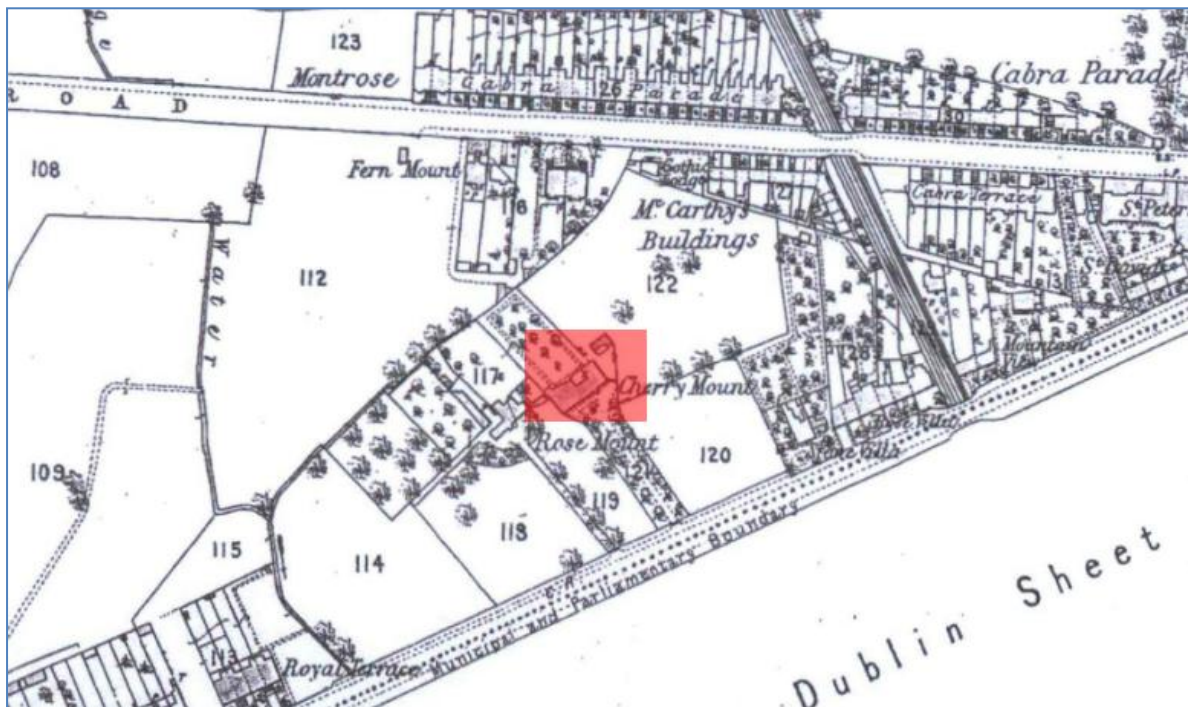
Though Cherrymount House retains much of its original 1834 footprint, additions to the rear (north), east and west date from the twentieth century.

Map 1: First edition OS map, 1837. Cherrymount House features on the first edition OS map, unnamed and adjacent to 'Rose Mount' which may have been part of the same larger property at that time. The buildings are located on landscaped grounds, each having an entrance and tree-lined approach path from North Circular Road. The site is just outside the 'Municipal and Parliamentary Boundary' outlined on the map. Cherrymount House is U-shaped in plan, and a formal garden is depicted to the rear. 'Stone Villa' is situated on North Circular Road, to the southeast of the site.



Map 2: Second edition OS map, 1867. The footprint of Cherrymount House remains largely unchanged. The building is named 'Cherry Mount', with 'Rose Mount' to the west. There is a

small addition to the northwest corner of the house, and an outbuilding to the northeast. The Midland Great Western Railway has been completed to the east of the site.



Map 3: Thom's Directory map, 1874 Thom's 1874 Directory map reflects the information on the second edition OS map.



Map 4: OS map, 1886. More detail is evident in the 1886 OS map, which depicts an additional single storey addition to the southwest corner of the house, and a small structure along the northeastern boundary of the formal garden. The outbuilding has been extended.

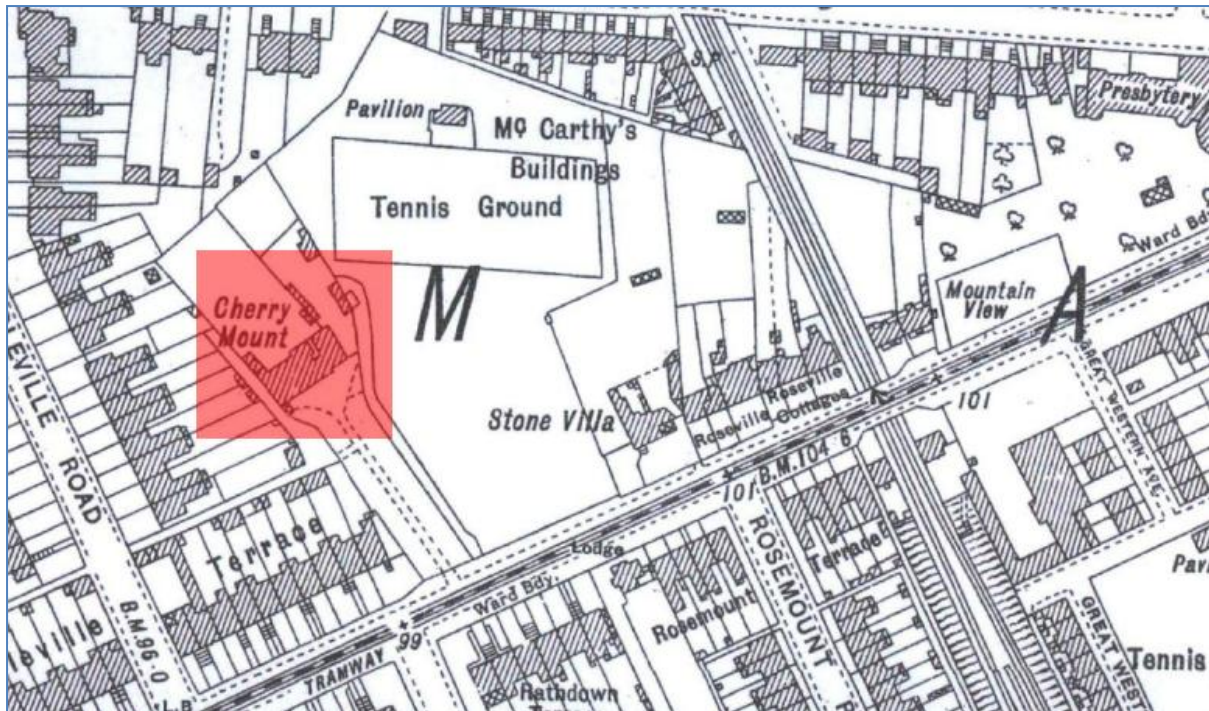
Charleville Terrace (unnamed) has been built along North Circular Road, immediately to the south of Cherrymount House.



Map 5: Third edition OS map, 1907. The footprint of Cherrymount House remains unchanged in the 1907 OS map. A small structure is evident to the south of the house along the approach path. Houses have been built along the Charleville Road, which has been established to the west of the site. 'McCarthy's Buildings' are depicted on the adjacent land to the northeast.



Map 6: OS map, 1936. The footprint of the house has been extended, and the building features an infill addition to the north. Additional outbuildings are featured to the north of the house. A 'Tennis Ground' and pavilion are portrayed on the adjacent land to the northeast.



Map 7: OS map, 1966. The footprint of the house remains the same as depicted on the 1936 OS map, but the outbuildings are no longer extant. 26 houses have been built on the former lands of Cherrymount House, forming Cherrymount Park. Access to Cherrymount House is from Cherrymount Park, with entrance gates and approach to the southeast of the house.



Map 8 Google earth map, 2017. Showing location of Cherrymount



Assessment of Special Interest under the Planning & Development Act, 2000

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 Cherrymount House, Cherrymount Park, Phibsborough, Dublin 7, is of architectural and historical interest.

Architectural significance: Dating from c.1834, Cherrymount House is one of the earliest houses to be constructed on North Circular Road. Despite later additions and alterations, the structure and fabric of the original house remain largely intact and are of architectural merit. Though once part of a larger plot, with extensive gardens and a connection to North Circular Road, the current landscaped setting enhances the house and conceals it from the road. Early maps represent a U-plan house, with a two-storey extension added in the inner yard during the early twentieth century. The staircase is accommodated in this later extension, and it is unclear where the original staircase was located. The shift in first floor level between the central section of the house, and the section to the west would suggest that they may have been constructed separately, though both are depicted on the first edition of the Ordnance Survey map dating from 1837. This change in level is reflected in the first floor windows of the front elevation. The single-storey wing to the east sits on the original footprint, and most likely dates from the early phases of building. The early twentieth century oriel windows to the front elevation are elegantly detailed. The interiors retain original joinery, lath and plaster ceilings, and some decorative plasterwork.

Historical significance: During the Great Amnesty Campaign of 1869, when rallies were held in Dublin to demand amnesty for Fenian prisoners, it is reported that a large rally was held on the lands of Cherrymount House, adding historical significance to the property (Ronan Scaife & Ger Lardner - Letter 17.04.17)

NIAH Rating: Cherrymount House has not been included in the architectural inventory of Dublin city currently being undertaken by the National Inventory of Architectural Heritage

(NIAH). The surrounding area was surveyed by the NIAH, however due to this property's secluded position; it was not included in the scope of their survey work.

When evaluating the property using the NIAH criteria and rating system (International, National, Regional, Local and Record Only), it is found that Cherrymount House is worthy of a Regional Rating. Rationale for Regional Rating: Constructed in c.1834, Cherrymount House is one of the earliest houses to be constructed on North Circular Road. Despite later additions and alterations, the structure and fabric of the original house remain largely intact and are of architectural merit.

Conclusion & Recommendation:

Cherrymount House is considered to be of Regional significance. It is therefore recommended that **Cherrymount House – 19th century residence, excluding later 20th century extensions, Cherrymount Park, Phibsborough, Dublin 7** be added to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act 2000.

Recommendation	
Proposed Entry	Cherrymount House – 19 th century residence, excluding later 20 th century extensions, Cherrymount Park, Phibsborough, Dublin 7

Paraic Fallon
Senior Planner

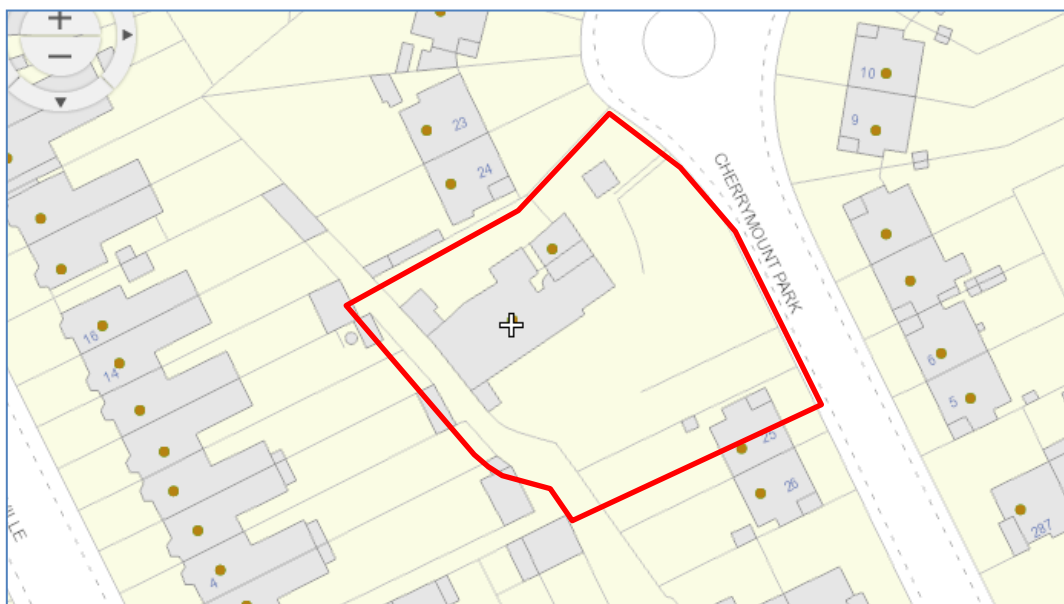
APPENDIX

Extent of Protected Structure Status

Extent of proposed protection for Cherrymount House is shown on the map below outlined in red. The proposed protection is limited to the main 19th century residence excluding 20th century extensions.



Proposed Curtilage:
Curtilage is marked in red.



Photographic Record (31/05/2017):



Front (south) elevation



View from southeast



Main entrance door / Oriel window, front (south) elevation



Greenhouse to southwest / Single storey living room wing to southeast



Rear (north) elevations



Turret addition / Internal yard to north



Entrance hall



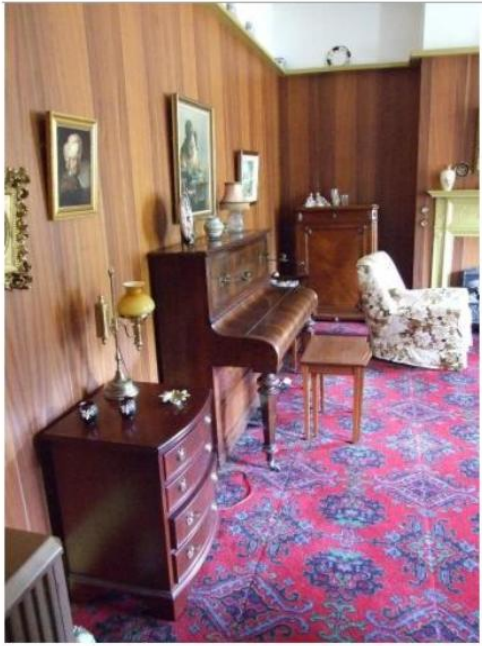
Living room to west of entrance hall, ground floor



Bedroom to east of entrance hall, ground floor



Corridor / WC to turret addition, ground floor



Living room to east, ground floor



Stair hall to twentieth century addition to rear (north)