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**Addition of 55 Amiens Street, Dublin 1 to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000.**

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**PHOTO OF STRUCTURE**



**Introduction**

In accordance with the provisions of Section 55 of the Planning & Development Act 2000 it is proposed to make the addition of 55 Amiens Street, Dublin 1 to Dublin City Council's Record of Protected Structures.

**Procedure Followed**

In accordance with the procedures set out in Section 54 and 55 of the Planning and Development Act, 2000, Dublin City Council indicated its intention to add **55 Amiens Street, Dublin 1** to the Record of Protected Structures. The proposed addition of this structure was first advertised in the Irish Independent on the **19<sup>th</sup> of June 2017**. The public display period was from **19<sup>th</sup> of June 2017 to Monday 31<sup>st</sup> of July 2017** inclusive.

**Request for Addition & Summary of Reasons for Addition**

- Councillor Nial Ring, Central Area Committee: That this Committee agree that No 55 Amiens Street (shop & home of Tom Clarke) be added to the list of protected structures.

### **Site Location & Zoning Map**

Building is located on the northwest side of Amiens Street between the junctions of Amiens Street and Buckingham Street Lower and Portland Row. It is in a terrace of buildings that front directly onto the street. A lane runs to the rear of the terrace. Once a stable lane, cottages were built in the lane in the late nineteenth century. Although the original triangle of cottages has been demolished the lane is known as Frankfort Cottages.



### **Recent Planning History**

No recent planning history

### **Summary Description**

Terraced four-bay three-storey house, built c. 1790, with two shopfronts at ground floor level.

*Roof:* Pitched roof with replacement tiles and yellow-brick chimneystack. Roof partially concealed behind parapet wall on front elevation. Rear section of roof appears to be a flat roof.

*Walls:* Machine-cut red brick front elevation wall laid in Flemish bond with parapet wall to front elevation with granite capstones. Cement rendered rear elevation wall.

*Openings:* Square-headed window openings on front elevation with granite sills and single-pane and two-over-two timber sash windows. One six-pane sash survives to first floor window.

Square-headed window openings on rear elevation with replacement timber casement windows. Granite sills visible on second floor windows, one window has replacement concrete sill. One window has been reduced in width. Ground and first floor windows not visible from rear lane.

Narrow door opening on front elevation with timber panelled door and glazed overlight set into shopfront surround. Shopfront on southwest of front elevation has plain timber pilasters supporting plain fascia. Cornice and terminating brackets are missing from top and sides of fascia. Stall riser supports glazed shop window. Top section of timber window divided into three. Metal security grill

fixed to external window frame. Square-headed door opening within shopfront has timber panelled double doors with bolection mouldings.

Shopfront on northeast of front elevation has plain timber pilasters supporting plain fascia with cornice and terminating in console brackets. Console brackets do not match in size or style. Stall riser supports glazed shop windows. Top section of timber windows divided into three. Metal security grill fixed to external window frame. Square-headed door opening incorporated into shopfront. Door concealed behind metal security shutter. Glazed overlight to door. No names or lettering on shopfronts.

*Front Site:* Granite paving slabs survive to front site of building. Original railings removed in nineteenth century. Two metal covers on ground likely to conceal basement lights. Building fronts directly onto Amiens Street.

*Rear and Side Site:* Rear site backs onto rear lane, known as Frankfort Cottages. Garage backs onto Frankfort Cottages with a metal roller shutter garage door. No access to rear yard.

*Interior:* No access to interior.

### **Historical Background**

Amiens Street was named after Edward Stratford, second Earl of Aldborough and Viscount Amiens. Rocque's map of 1756 illustrates the street as a wide road on the easterly reaches of the city named The Strand. There is some development at its southern end but the remainder of the road is lined with fields. However with the construction of the new Customs House in 1781-1791 and Aldborough House on nearby Portland Row in 1796 the area was quickly developed. Duncan's map of 1821 illustrates new roads laid out in this part of the city including Portland Row and Buckingham Street Lower, both of which transect Amiens Street and between which 55 Amiens Street is located. It is clear to see on Duncan's map the terrace of buildings of which 55 Amiens Street is part.

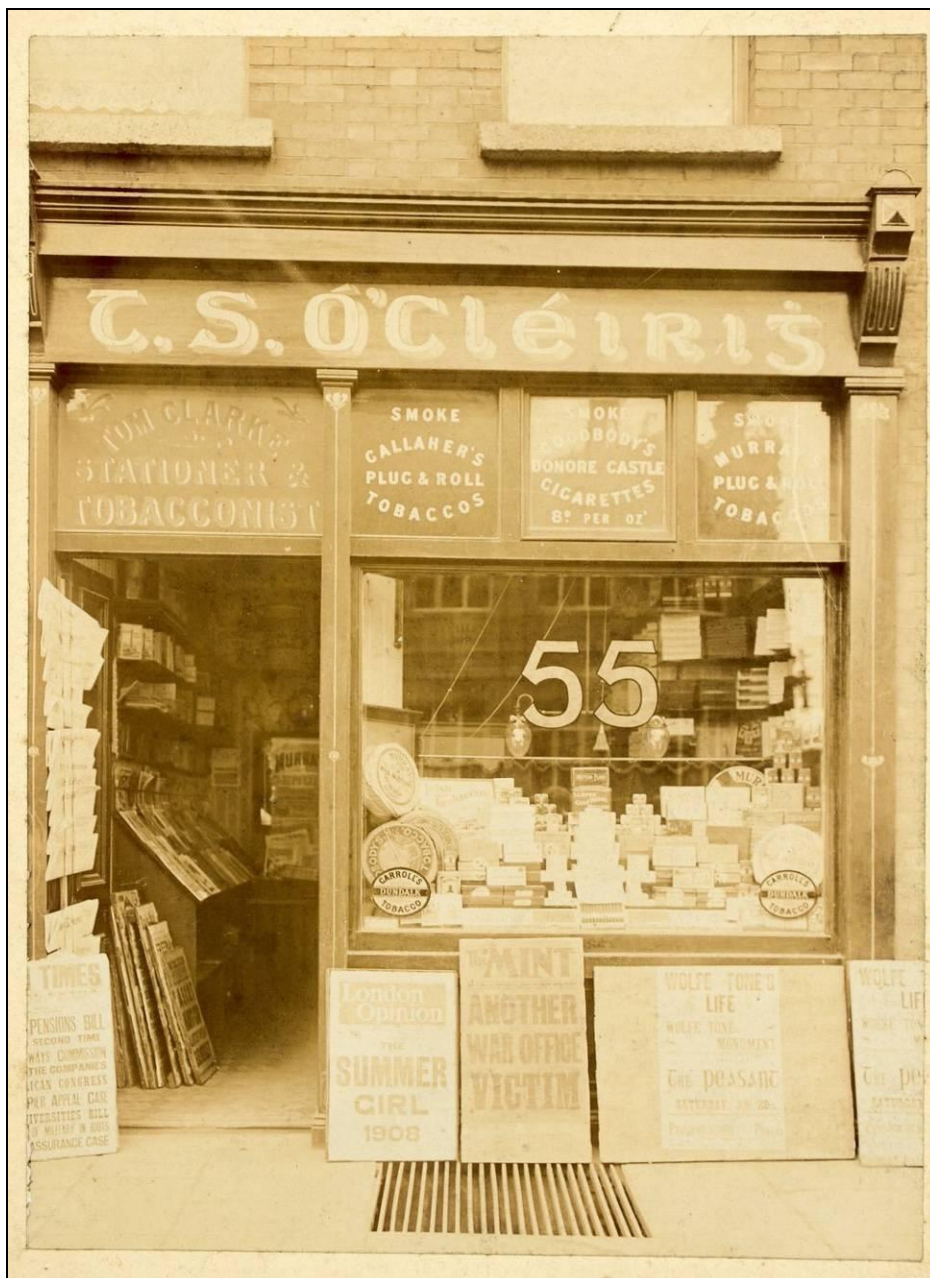
Being in such close proximity to the Customs House and with the construction of Amiens Street Station in 1844 the street became a thriving commercial street with many hotels to cater for railway travellers.

The first edition Ordnance Survey Map of the area dated 1846-1847 illustrates 55 Amiens Street as the widest building in the terrace. It has an enclosed front site and the door is accessed up three steps. The building has a rear return but there is no mews or stable building in the rear site backing onto the rear lane. There is a small outbuilding located along the southwest boundary of the rear site. It is interesting to note that only the lower end of this section of Amiens Street, between Buckingham Street Lower and Portland Row as been developed by the mid-nineteenth century.

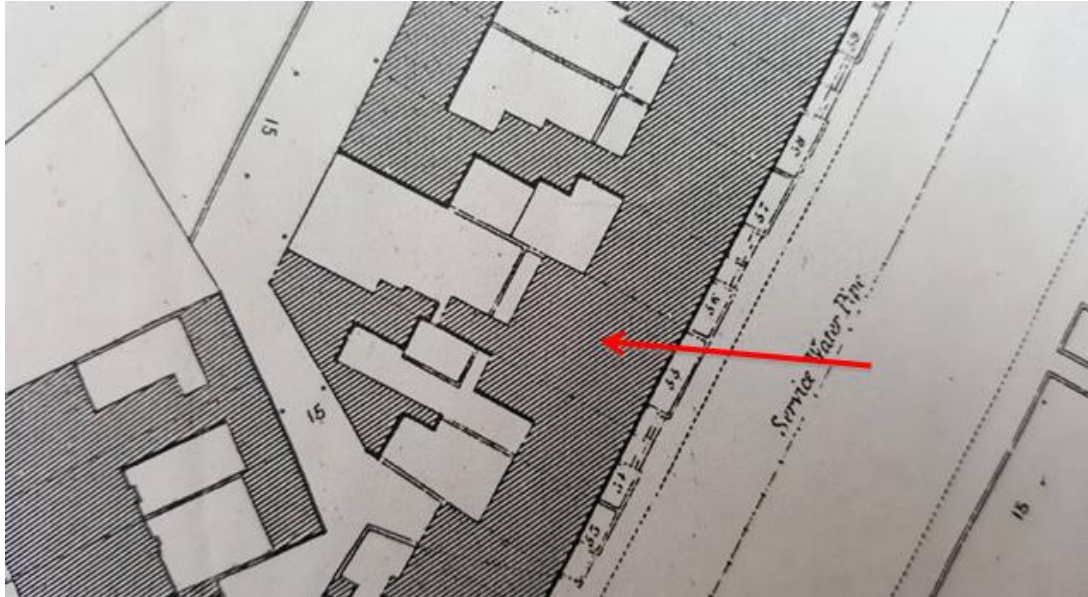
The second edition Ordnance Survey map dated 1864 illustrates that construction of this side of the street up to Portland Row junction is now complete. There is little change to 55 Amiens Street. The front site remains enclosed and there is a rear mews building. Thoms Street Directory lists 'Patrick McKeever, Scotch, Manchester and general drapery establishment, silk mercer, hatter etc.' as occupant of no. 55 in 1865. He remained the sole occupant until 1874 when James Byrne, 'provision dealer' was also listed as occupant. Perhaps it was at this time that the ground floor of the building was divided into two retail units. Patrick McKeever remained as occupant until 1900.

The 1889 Ordnance Survey map shows a tramline running down the centre of Amiens Street. The front site of no. 55 is now open to the street while most of the neighbouring buildings still have enclosed front sites. In 1900 Thoms lists Miss Crozier, Draper and Mary Coughlan, 'fruiter and news agent' as occupants. But in 1909 Miss Crozier has a new neighbour. Thomas James (Tom) Clarke opened a tobacconist at 55 Amiens Street shortly after his return to Ireland from New York

in 1907. The 1910 and 1911 listings in Thoms Street Directory for no. 55 Amiens Street list P.S Clarke Tobacconist, stationer and newsagent. He is not listed as an occupant in 1912. In 1909 he bought another shop at 75a Parnell St (formerly Great Britain Street), and in *circa* 1911 moved the shop from 55 to 77 Amiens Street. Tom Clarke (1858-1916) was born in the Isle of Wight and educated in Dungannon. He was arrested on a Fenian bombing mission to London in 1883 and spent 15 years in prison. After a period in New York, he returned to Ireland in 1907 and helped reinvigorate the IRB, playing a critical role in steering it towards insurrection. He was the first signatory of the 1916 Proclamation of the Republic and was in the GPO during Easter week. He was executed 3 May 1916.



Tom Clarke's shop at 55 Amiens Street. The numbers 55 are clearly seen on the shop window. The shopfront arrangement remains the same today with one large shop window and three small windows above. The door appears to be a timber panelled door with bolection mouldings. The console bracket visible in the photograph is similar in size and form to the corresponding bracket surviving today. Photo source: Dr. Shane Kenna, Twitter page. See also <http://catalogue.nli.ie/Record/vtls000277984>



1<sup>st</sup> Edition Ordnance Survey Map, Sheet 9  
Scale: 1:1056. Surveyed 1838-47, Published 1847

### **Assessment of Special Interest Under the Planning & Development Act 2000**

The National Inventory of Architectural Heritage assigned this building Architectural and Historical interest.

- *Architectural:* Late 18<sup>th</sup> century building with 19<sup>th</sup> century shop to ground floor and living accommodation above. This building retains its modest shop front and timber sash windows which are becoming a rare feature in a rapidly changing city. It contributes to the character of the surrounding built environment.
- *Historical:* Tom Clarke, Irish Nationalist operated a shop in the building between circa 1909 and 1911. Tom Clarke (1858-1916) was born in the Isle of Wight and educated in Dungannon. He was arrested on a Fenian bombing mission to London in 1883 and spent 15 years in prison. After a period in New York, he returned to Ireland in 1907 and helped reinvigorate the IRB and played a critical role in steering it towards insurrection. He was the first signatory of the 1916 Proclamation of the Republic and was in the GPO during Easter week. He was executed 3 May 1916.

### **Significance/NIAH Rating**

The National Inventory of Architectural Heritage (NIAH) has been carried out for this area. The NIAH uses eight categories of special interest (architectural, historical, archaeological, artistic, cultural, scientific, technical & social) and 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.

Ministerial Recommendations recently been issued for this building. These were received by Dublin City Council on the 11<sup>th</sup> of August 2017. The survey has assigned 55 Amiens Street a Regional rating (NIAH Ref 50060474). *These are structures or sites that make a significant contribution to the architectural heritage within their region or area.*

The NIAH states the following in relation to the building: *Amiens Street, formerly The Strand, was renamed in memory of Viscount Amiens, Earl of Aldborough, whose mansion is located on nearby Portland Row. This terraced house, one of a pair, on the northern side of Amiens Street appears to have been constructed during the late nineteenth century. The facade's machine-cut brick, typical of the time, represents the advances in building technology of the Victorian period. Such brick, with*

its smooth and uniform finish, could be produced quickly and on a mass scale. This differed greatly from the production of handmade bricks which had been used in construction before that age. The house and its pair have modest timber shopfronts, which are becoming a rare feature in a rapidly changing city. The NIAH have assigned a date of 1890, however on the basis of the historical research above it is likely that the building is much earlier and was refaced with modern red brick in the late 19<sup>th</sup> century.

### **Conclusion**

Dublin City Council Conservation Section has reviewed the NIAH recommendation and is in agreement. 55 Amiens Street is considered to be of Regional significance.

### **Submissions/Objections Received & Response**

One submission was received in relation to the addition of this structure. This was from Deirdre Devane, spouse of the former owner Martin Purcell objecting to the proposed addition of No. 55 Amiens Street to the Record of Protected Structure. The objection is summarised below followed by a response from Dublin City Council:

1. **Address of building:** The submission states that the *building in the recommendation is not known as '55 Amiens Street'. In the title deeds for the building it is described as ' All That and Those the plot of ground upon which the house and premises known as 55 Amiens Street recently stood situate in Amiens Street, Parish of Saint Thomas, City of Dublin which now stand as premises known as 55 and 55A Amiens Street (The Building). The shop portion is referred to as 55 Amiens Street and has been called this as far back as 1916 and I attach a copy of an agreement dated 15<sup>th</sup> of September 1916 to support this. It follows that attributed by the Nation.*

**DCC Response:** The proposed addition covers the entire building not just the shop front. While the shop is considered to be of historic interest, the entire of the building is considered to be of architectural heritage significance. Therefore the entire building is proposed for addition to the Record of Protected Structures.

2. **Questioning that building was shop and home of Tom Clarke:** *In the recommendation, the reason presented is that the building was 'shop and home of Tom Clarke'. The building was never the home of Tom Clarke so this proposition is not accurate at all and evidence to support this proposition is set out in the Recommendation. This limb of the reason in the Recommendation so fails.*

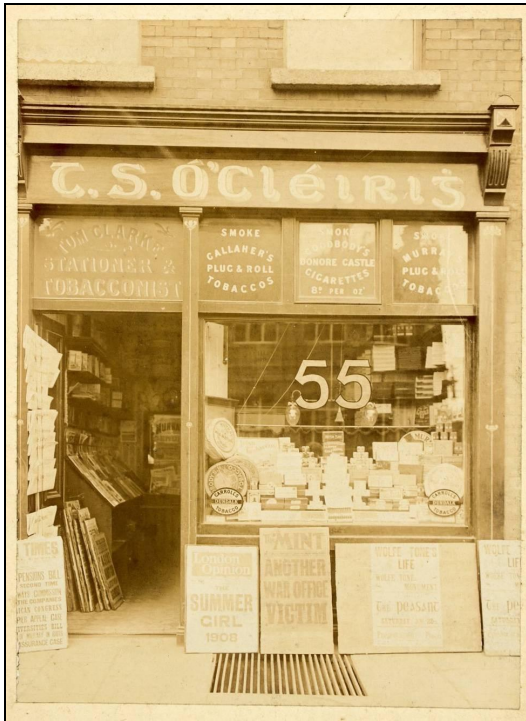
**DCC Response:** There is a reference in Helen Litton's 2015 book *16 Lives to Tom Clarke* living in the building. *Clarke started searching for a shop in a central location, and found what he wanted before Christmas, at 55 Amiens Street, near a railway station – a good location, with a lot of passing trade. The rent was £36 a year, and there was one room behind, into which he now moved. Kathleen was uneasy about this: "It will be like while I was home last, tea and bread and bread and tea... you're not made of iron and with the shop to look after alone you cannot afford to be in a rush to leave you mother"* (2016, 90).

3. **Lack of evidence for link to Tom Clarke:** *The only evidence in support of the proposition that the building was the shop of Tom Clarke is the name over the shop and an entry in the Thom's directory for 1910 and 1911 to a shop owned by 'P.S. Clarke'. As these entries were exhibited in the recommendation I cannot comment on same in detail but the initials PS do not stand for Thomas or Tom so I fail to see the link that they make to establish that he owned the shop.*

**DCC Response:** It is not known who PS Clarke is at this stage. It may have been a family member who took out the lease on behalf of Tom Clarke or may have been an error in the directory. Refer also to Response to No. 2 above.

4. **Name over shop:** Further the name over the shop in the photo exhibited at page 4 of the recommendation is 'O Clerigh' not Tom Clarke. The Irish version of this name also stands for O'Cleary as well as Clarke.

**DCC Response:** Tom Clarke's later shop on Parnell Street had a similar name sign to Amiens Street. There is a reference in Helen Litton's 2015 book *16 Lives* to the large gold '55' on the front of the building: *He had a large gold '55' attached to the middle of the front of the window, which attracted a lot of attention – he had probably seen similar window decorations in New York. His sister Hannah disapproved of it 'Nobody did it in Dublin and everybody was talking about it' (2016, 90). See photos below:*



55 Amiens Street: Photo source: Dr. Shane Kenna, Twitter page. See also <http://catalogue.nli.ie/Record/vtls000277984>



75a Parnell Street: Photo from: <http://source.southdublinlibraries.ie/handle/10599/9465>

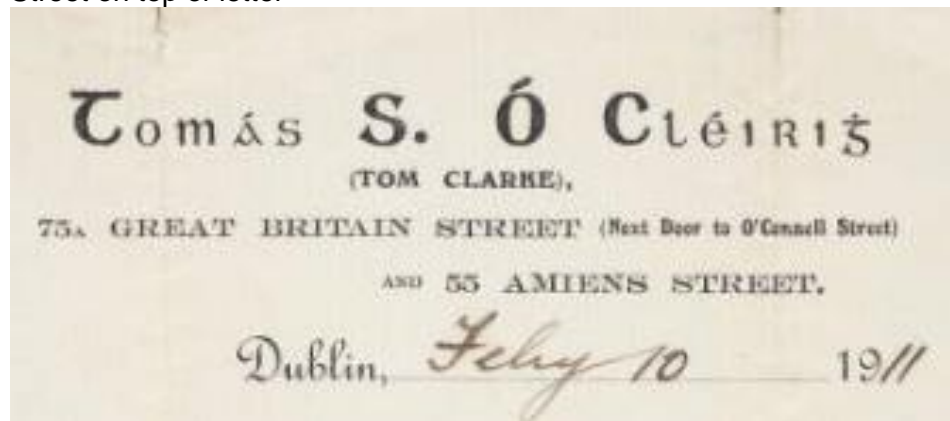
5. **NIAH significance:** *The recommendation in the section 'significance/NIAH rating' does not actually set out any solid basis for the recommendation. Reliance is entirely placed on a 'draft survey'. It is my respectful submission that a 'draft survey' is not adequate grounds of significance to support the recommendation. Further, it is admitted in the recommendation that no ministerial recommendations have yet been made for this section of Amiens Street. As a matter of construction by virtue of its very heading 'significance' this part of the recommendation is the critical part and as it does not present any solid basis to support the recommendation and entirely relied on a draft survey I would submit that the recommendation should not be allowed.*

**DCC Response:** The building was included in the recently received list of recommendations from the Minister for Culture Heritage and the Gaeltacht for inclusion on the Record of Protected Structures. These are structures are deemed as being of 'Regional' significance or higher identified during the Dublin Survey carried out by the National Inventory of Architectural Heritage. This was received by Dublin City Council on the 11<sup>th</sup> of August 2017 (following the publication of the notice in the newspaper on the 19<sup>th</sup> June and the public display period).

6. **Lack of detail in historic background:** *The recommendation in the historical background section lacks detail. The recommendation does not give any definite detail of refer to documentation to support the Thomas Clarke occupancy of the shop. There are no specific dates recited in the recommendation as to when he was actually in occupation. The historical link is based on Thom's Street Directory entry which is not very strong and in my respectful submission is not enough to support the recommendation on historical grounds. I have examined the title deeds of the building and I cannot find any reference to a Tom Clarke shop. The deeds are available for inspection if needed.*

**DCC Response:** There are a number of sources which refer to Tom Clarke's shop at 55 Amiens Street.

- Dr Shane Kenna has stated that 55 Amiens Street was Thomas Clarke's Tobacco shop. He also states that there were records indicating that there were IRB meetings in the Amiens Street shop.  
<https://twitter.com/shkenna/status/708206629955751936?lang=en>  
Dr. Shane Kenna was the author of a number of articles on Thomas Clarke and other Republicans. He was also the was the author of "War in The Shadows: The Irish-American Fenians Who Bombed Victorian Britain" published in 2013 by Irish Academic Press.
- Litton, Helen (2015) *16 Lives*. O'Brien Press. MacAtasney, Gerard (2012) *Tom Clarke, Life, Liberty, Revolution*. Irish Academic Press.
- Foy, Michael T. (2015) *Tom Clarke, The True Leader of the Easter Rising*. Published by The History Press Ltd.
- National Library Records:
  - <http://catalogue.nli.ie/Record/vtls000277984> Photograph of 55 Amiens Street
  - <http://catalogue.nli.ie/Record/vtls000549120> This is a letter from Thomas Clarke to John Devoy with news of upcoming protest meeting in the Mansion House on Coronation Day to celebrate Wolfe Tone's birthday, dated 1911 Feb. 10 with address of the shops at 55 Amiens Street and 75a Great Britain Street on top of letter



7. **Condition of Building:** *The Architectural value of the building is limited as it is in very poor condition.*

**DCC Response:** The Department of Culture, Heritage and the Gaeltacht's 2011 *Architectural Heritage Protection Guidelines for Planning Authorities* states that the 'superficial condition of a structure should not rule out its inclusion in the RPS' (2011, 21). Protecting the architectural heritage is an important function of the planning authority. It considered that the building in question merits protection.

In conclusion, there it is considered that the building is of sufficient historic and architectural interest to be added to the Record of Protected Structures.



**Meeting of the Area Committee**

The proposed addition of the structure was originally brought forward to the Central Area Committee on the 14<sup>th</sup> of March 2017 where it was agreed by the elected members to initiate the procedure to add it to the RPS.

**Recommendation**

In accordance with section 55 of the Planning and Development Act 2000, it is recommended that 55 Amiens Street, Dublin 1 be added to the Record of Protected Structures in the Dublin City Development Plan 2016-2022. The making of any addition to the Record of Protected Structures is a reserved function of the City Council.

**Richard Shakespeare**  
**Assistant Chief Executive**

**Dated: 20<sup>th</sup> September 2017**