

Conservation Section, Planning & Property Development Department
Civic Offices, Wood Quay, Dublin 8

An Rannóg Caomhantais, An Roinn Pleanála & Forbairt Maoine
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8
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Date: 08/03/18

To the Chairperson and Members of the Central Area Committee

Addition of 58 Abbey Street Middle, Dublin 1 to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000 (as amended).

Recommendation	
Proposed Entry	58 Abbey Street Middle, Dublin 1

Photo of Structure:



Introduction:

It is proposed to initiate procedures under Section 55 of the Planning & Development Act 2000 (as amended) to add 58 Abbey Street Middle, Dublin 1 to Dublin City Council's Record of Protected Structures.

Request for Addition:

The request to assess the site came from the following:

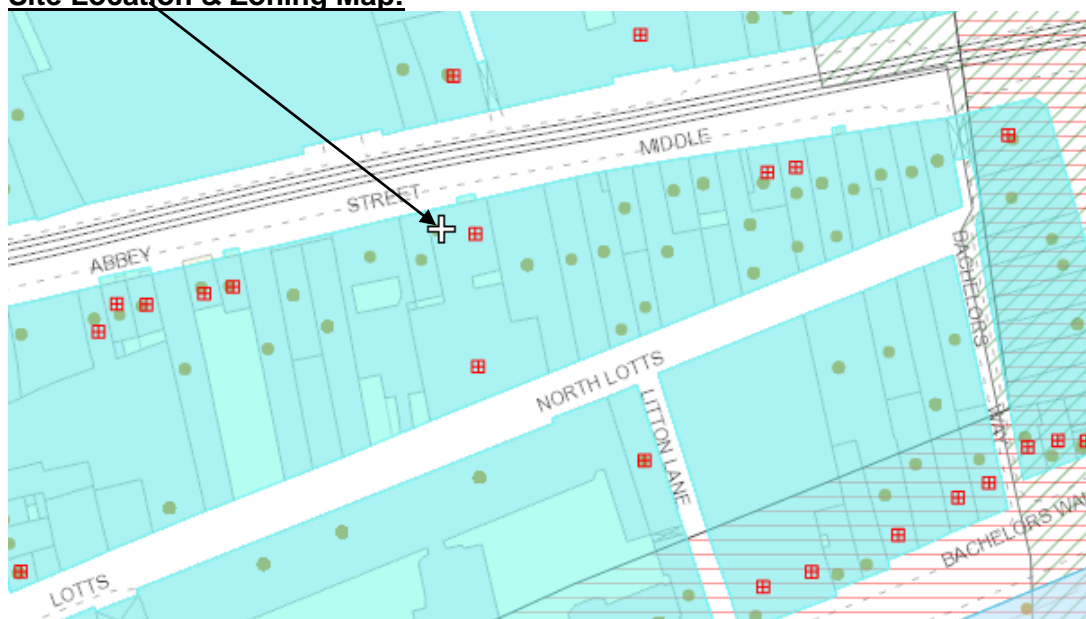
- Minister for Culture, Heritage and the Gaeltacht (National Inventory of Architectural Heritage)
- Conservation Section, Planning and Development Department, Dublin City Council.
- Dublin Civic Trust

Summary of Applicants Reasons for Seeking Addition:

It follows a recent assessment for addition and clarification of historic structures and existing protected structure in the surrounding vicinity which identified this building as worthy of assessment.

- *Minister for Culture, Heritage and the Gaeltacht:* List of recommendations for inclusion on the RPS of structures deemed as being of 'Regional' significance or higher identified during Phase 1 & 2 of the Dublin Survey carried out by the National Inventory of Architectural Heritage. 58 Abbey Street Middle, Dublin 1 has been assigned a Regional rating.
- *Dublin City Council Conservation Section:* Surviving early 18th century house with surviving internal fabric including remains of timber panelling.
- *Dublin Civic Trust:* Dublin Civic Trust carried out research which revealed that the house originally had a steeply pitched roof profile before the present modern roof arrangement was installed. It looks like it was cruciform-shaped originally, modified during the 19th century. The internal panelling and staircase dates to the 1720s-1740s which ties in with the construction boom of those decades. There was extensive new residential development in the area at this time, including Abbey Street, Henry Street and Drogheda Street – all pre-dating Sackville Mall and mostly originally of the gabled-fronted typology. No 58 was built by John Wilde, merchant, in 1730. John Wilde was the brother of William Wilde, a prolific property developer at the time who was one of the first speculators to Merrion Square North. William had acquired a 301 foot long strip, the center third, of the south side of middle/Lower Abbey Street in 1719 and set out plots on which 14 houses [nos. 56 -69] were subsequently built by the lessees. His brother John bought the westernmost segment of William's plot, with a frontage to Abbey Street of 69 foot, and built three houses on this plot.

Site Location & Zoning Map:



Recent Planning History:

Planning Ref	Description	Decision
2512/17	<p>58/59, Abbey Street Middle, Dublin 1: PROTECTED STRUCTURE:RETENTION: Permission for retention of development consisting of the following; modified railing and steps arrangement to front entrance and alterations to front facade of Nr 58, previously granted under Planning Permission Ref. 3396/05 in accordance with plans and documents submitted.</p> <p><i>Reason for refusal:</i></p> <p>1. The development proposed for retention comprising of alterations to the front façade and the raised concrete platform, by virtue of the design, is visually obtrusive and incongruous in the streetscape, has a significantly negative impact on the streetscape and on the character and setting of this early 18th century building. This would be contrary to Policy RD15 of the Dublin City Development Plan 2016-2022, which is to require a high quality of design and finish for new and replacement shopfronts, signage and advertising. Dublin City Council will actively promote and seek the principles of good shopfront design as set out in Dublin City Council's Shopfront Design Guidelines and to policy CHC1 in relation to the preservation of the built heritage of the city. Consequently, to permit the retention of the development would set an adverse precedent for similar forms of substandard development, would be contrary to the provisions of the Dublin City Development Plan 2016-2022 and would be contrary to the proper planning and sustainable development of the area.</p> <p>2. The development proposed for retention resulting in the modified railing and steps arrangement to the front entrance would materially contravene a condition as set out under Reg. Ref. 3396/05 and would be contrary to the proper planning and sustainable development of the area.</p>	Refuse Retention Permission 12-May-2017

Recent Enforcement History:

Reference	Description	Dates
E0055/18	58 Middle Abbey Street, Dublin 1. Timber railings and seating provided without PP.	Date opened: 30-Jan-2018.
E0635/17	58-59, Middle Abbey Street,, Dublin 1. Non Compliance PP 4529/04.	Date opened: 14-Jun-2017. Date Closed: 27-Jul-2017. Reason for closure: Statute barred.

Summary Description and Historical Background (taken from NIAH inventory)

A.D. Wears American Design,58,Abbey Street Middle,Dublin 1

NIAH Ref No: 50010391

Date: 1710-1730

Rating: Regional

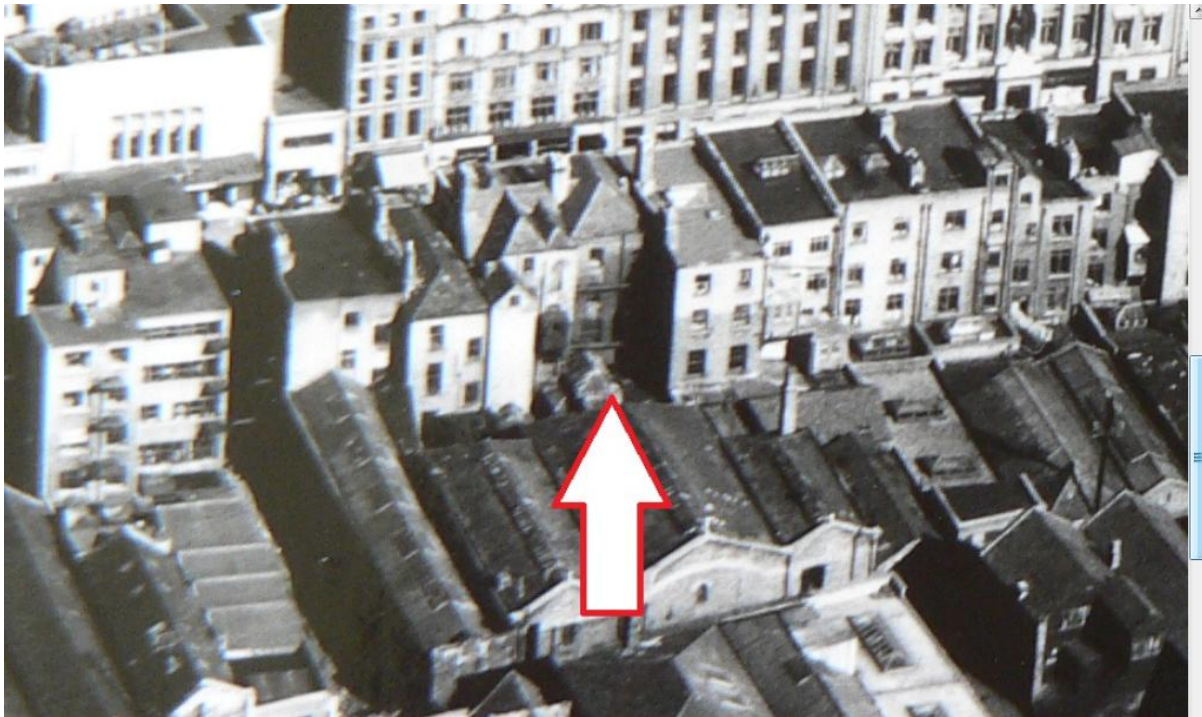
Importance Values: Architectural



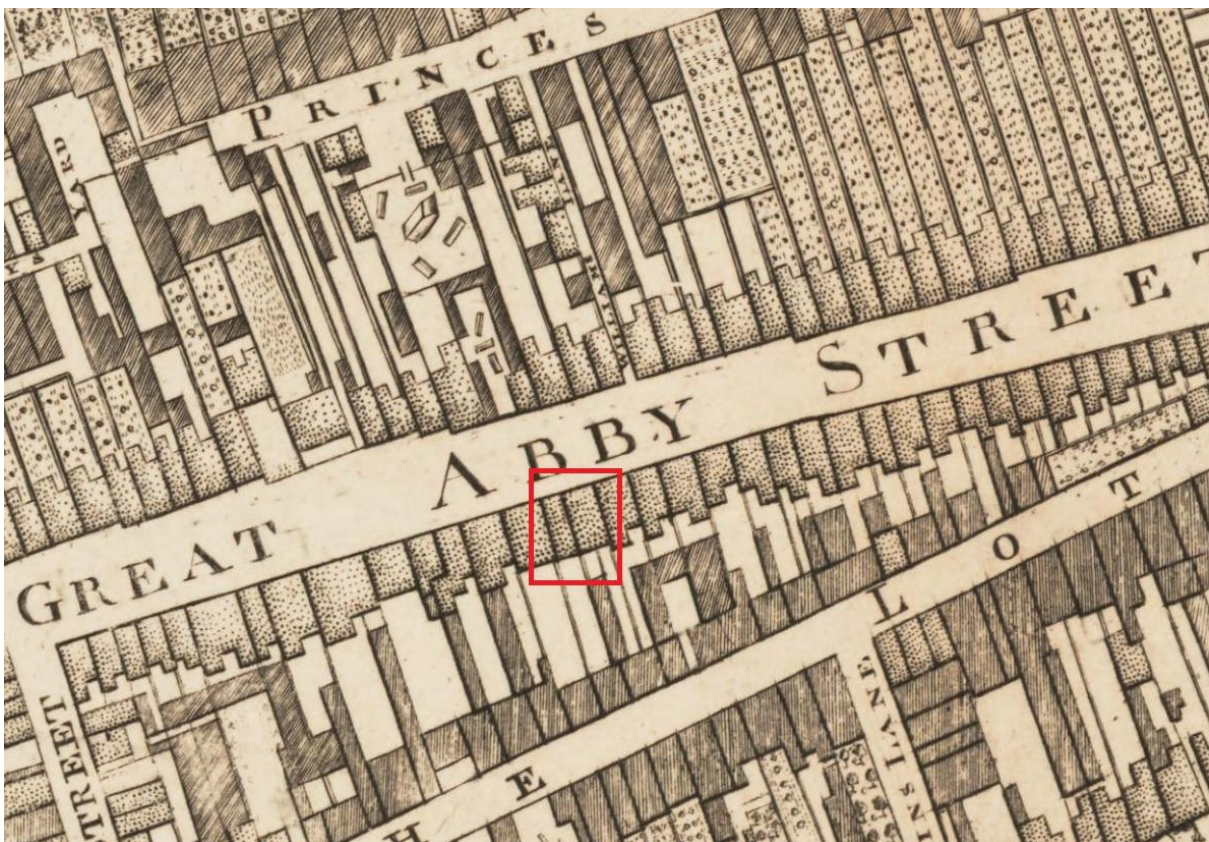
Description: Terraced two-bay four-storey house over basement, built c.1720, with shopfront inserted to ground floor. Replacement hipped slate roof hidden behind parapet wall with masonry coping. Ruled-and-lined rendered walls with channel rusticated rendered walls to shopfront. Square-headed window openings with granite sills and replacement timber sliding sash windows. Modern glazed shopfront with square-headed door opening to east bay and timber fascia over. Shop and door opens onto raised platform with replacement granite paving and three replacement granite steps

Appraisal: This late eighteenth-century former townhouse has been extensively renovated with the loss of much of its original fabric, except for the fenestration pattern. One of seven rare survivors from the eighteenth century on this street, the house appears to have survived the destruction of most of the streetscape during the 1916 Rising. While the building retains very little external fabric, it forms part of a terrace of buildings spanning three centuries which presents an interesting variety of building types that now form the character of this historic street. The building retains significant early detailing to the interior.

Historic Background:



1940's Aerial image showing the steeply pitched roof profile before the present modern roof arrangement was installed. It looks like it was cruciform-shaped originally, modified during the 19th century.



Rocque's 1756 Map showing location of 58 Abbey Street. The rear elevation looks like it did not have a closet return originally.



1847 OS Map showing location of 58 Abbey Street Middle. Rear return has been constructed by 1847.

Dublin Civic Trust supplied the following information on the history of the building:

Number 58 was built by John Wilde, merchant, in 1730. John Wilde was the brother of William Wilde, a prolific property developer who was one of the first speculators to Merrion Square North. William had acquired a 301 foot long strip, the center third, of the south side of middle/Lower Abbey Street in 1719 and set out plots on which 14 houses [nos. 56 -69] were subsequently built by the lessees. His brother John bought the westernmost segment of William's plot, with a frontage to Abbey Street of 69 foot, and built three houses on this plot.

The largest of these three houses was no. 56 which John built as his own house. We can see this wider house in the aerial photographs. No. 57 was the narrowest of the three and it probably originally shared a common chimney stack with no. 58, but was rebuilt probably in the early 19th century before being redeveloped again as the Academy Music Center in the 1980s.

No. 58 has a frontage of 22 feet and John Wilde assigned a 21 year lease of the house and rear warehouse, then newly built by Wilde, in September 1730 to two Ulster merchants, Alexander Staples and Hans Bailie. Staples had just inherited a baronetcy from his father and Bailey would go on to be elected Sheriff of Dublin in 1748 and Lord Mayor in 1754.

Staples may have returned to the family's estates in Tyrone after his father's death in 1730, but Bailie is noted to be living in Abbey Street in Wilson's Directory of 1738. The status and finish of the house must have been impressive as Wilde charged a rent of £65 a year for the property, which is extraordinary for the time for a standard width house, although some of that value may have resided in the warehouse to the rear.

The actual builder of no. 58 is suggested in the lease records, but three well known Dublin carpenter/developers took adjacent plots from William Wilde at this time, Edward Wrightson,

Robert Best and Valentine Egan, and one or other may have been employed by John to build his houses.

John Wilde didn't develop as extensively as William, but he was responsible for the later redevelopment of the Ranelagh/Porter/Southwell mansion on Mary Street where he built five houses in 1739.

References:

- Dublin Civic Trust
- The National Inventory of Architectural Heritage

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.

The NIAH has assigned 58 Abbey Street Middle a Regional rating. *These are structures or sites that make a significant contribution to the architectural heritage within their region or area.* As a result it is included in the list of Ministerial recommendations for inclusion on the RPS of structures deemed as being of 'Regional' significance or higher identified during Phase 1 & 2 of the Dublin Survey.

Assessment of Special Interest Under the Planning & Development Act 2000:

The National Inventory of Architectural Heritage assigned this building Architectural interest. The structure in question is considered to be of special interest under the following headings:

Architectural: This building is one of seven rare survivors from the eighteenth century on this street, the house appears to have survived the destruction of most of the streetscape during the 1916 Rising. While the building retains very little external fabric, it forms part of a terrace of buildings spanning three centuries which presents an interesting variety of building types that now form the character of this historic street. The building retains significant early detailing to the interior.

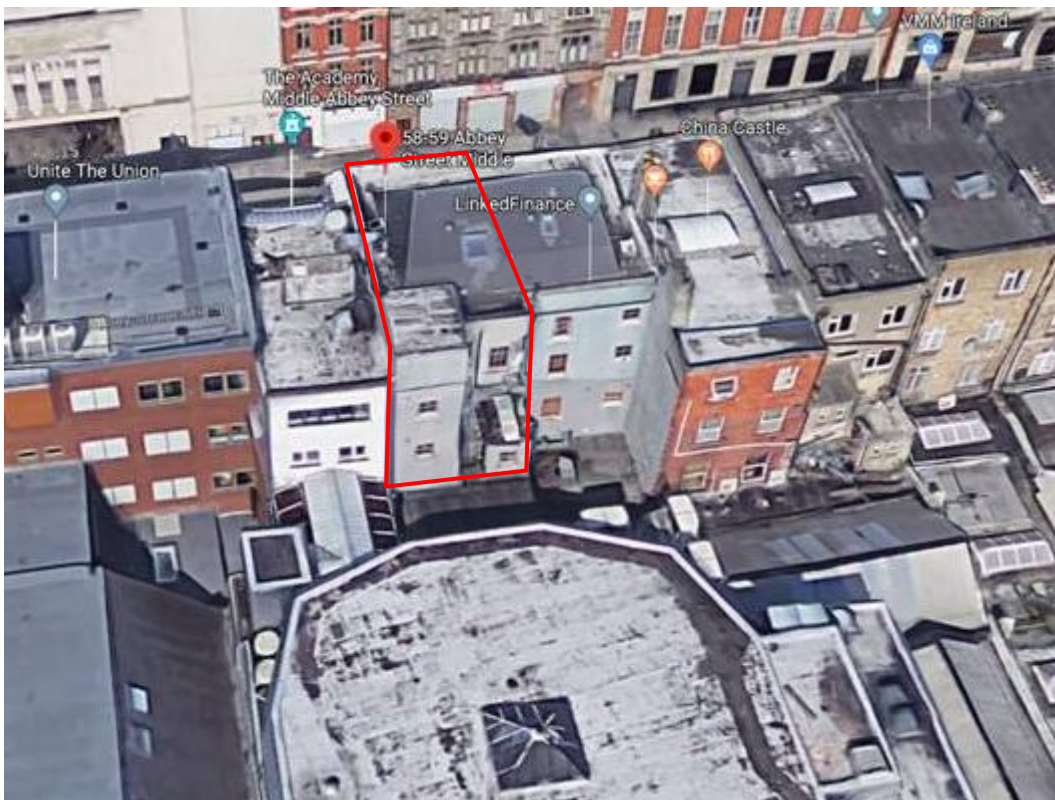
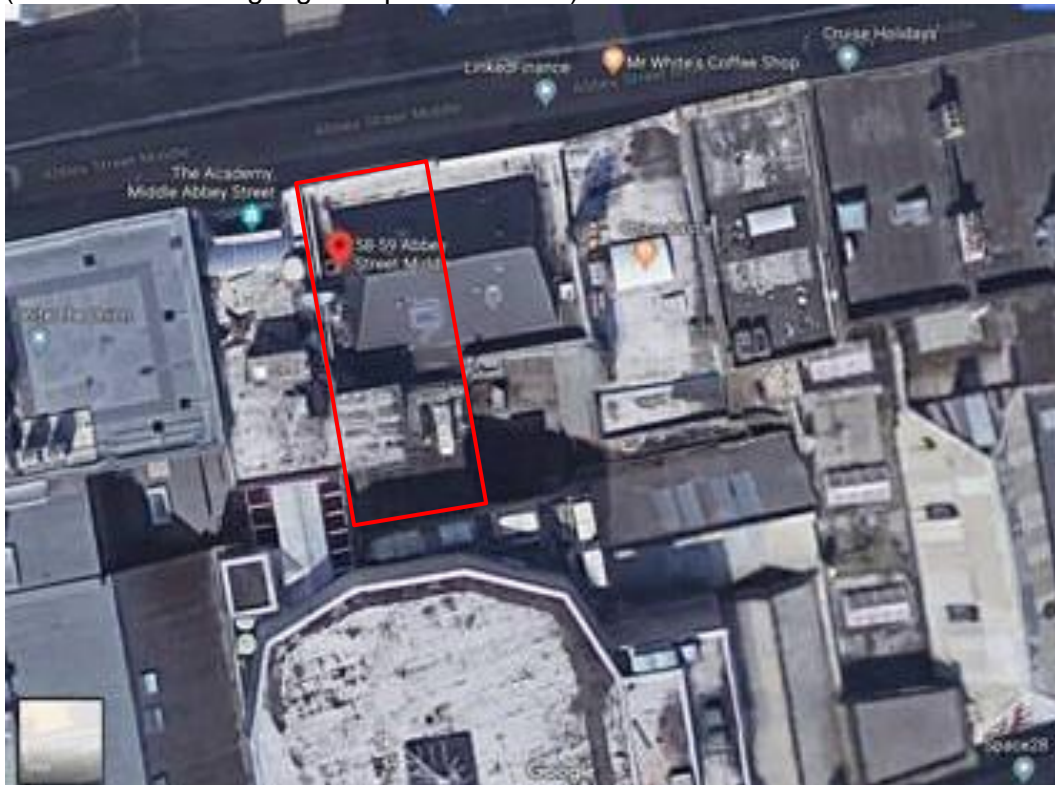
Recommendation:

It is recommended that 58 Abbey Street Middle, Dublin 1 be added to the Record of Protected Structures, in accordance with Section 54 and 55 of the Planning and Development Act, 2000 (as amended).

Recommendation	
Proposed Entry	58 Abbey Street Middle, Dublin 1

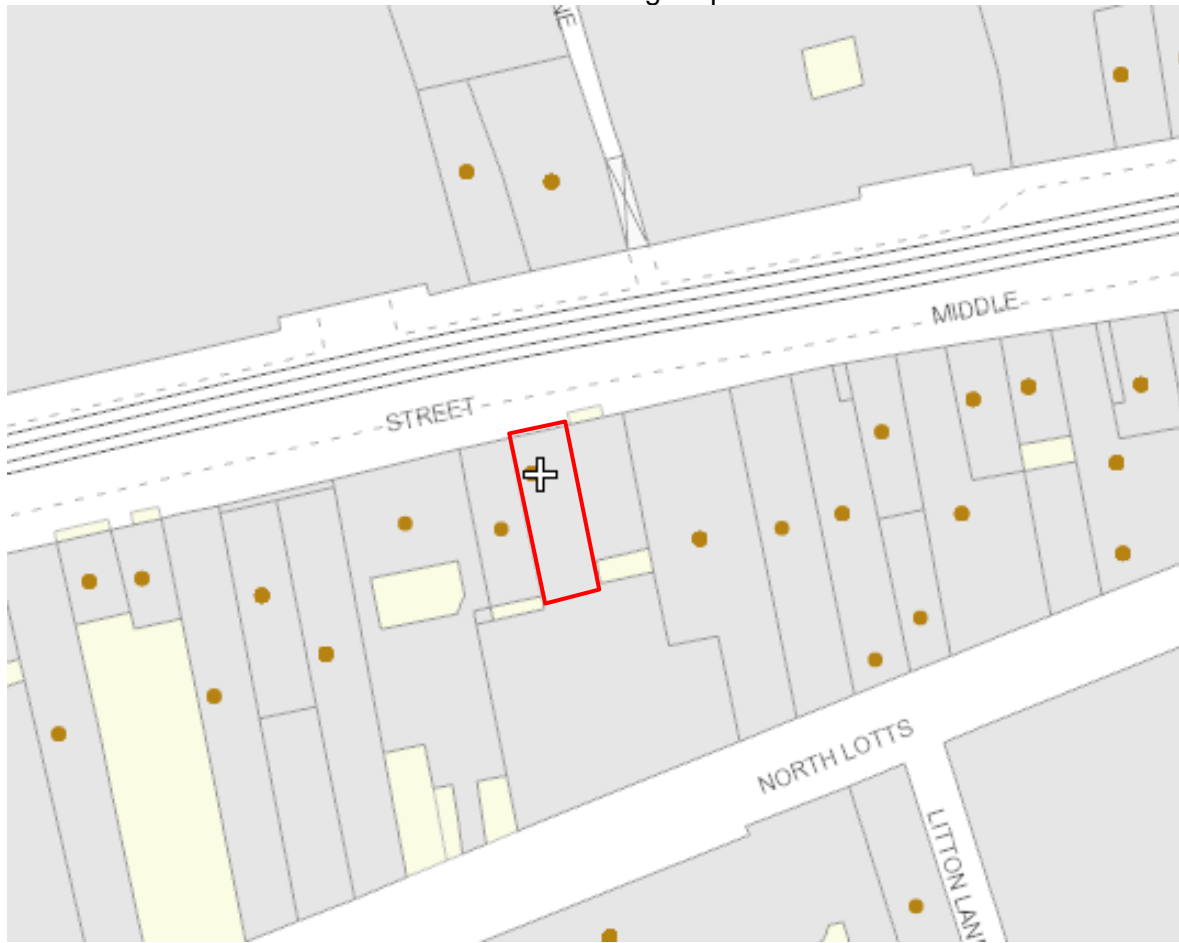
**Paraic Fallon,
Senior Planner.**

Aerial Maps showing location of 58 Abbey Street Middle
(downloaded from google maps 15/02/2018)



Extent of Protected Structure Status & Curtilage

The proposed protected structure and its curtilage are outlined below in red. The curtilage extends to the boundaries as shown on the zoning map below.



External Photos 13/02/18



View of front elevation of 58 Abbey Street Middle.



58 Abbey Street Middle is flanked to the left by 59 Abbey Street Middle, a protected structure of a similar date.



58 and 59 Abbey Street Middle, early 18th century survivors on Abbey Street.



First floor windows at 58 Abbey Street Middle showing historic glass still intact.



Upper floors to 58 Abbey Street middle with historic windows still intact.



View of 58 and 59 Abbey Street Middle flanked by later buildings.

Internal photos

Photos provided by Dublin Civic Trust (May 2017) showing timber panelled stair hall, original staircase with ramped handrail and Corinthian newel post and surviving hallway archway.

