

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

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To the Chairperson and Members of the Central Area Committee

Recommendation: Addition of 60-61 Manor Street, Dublin 7 in accordance with Section 54 and 55 of the Planning and Development Act, 2000 (as amended).

Recommendation	
Address	Description
60-61 Manor Street, Dublin 7	Former cinema building (various names Manor, Palladium, Broadway)

PHOTO OF STRUCTURE



Introduction

It is proposed to initiate procedures under Section 54 and Section 55 of the Planning & Development Act 2000 (as amended) to add '60-61 Manor Street, Dublin 7' to Dublin City Council's Record of Protected Structures.

Request for Addition

- *Marc Zimmermann*: Cinema Heritage Group, Flat 2, 58 Leeson Park, Dublin 6 requested 14/02/07
- *Minister for Culture, Heritage and the Gaeltacht*: The Ministerial recommended the addition of this building to Dublin City Council's Record of Protected Structures (RPS) on the 04/06/14.

Summary of Applicants Reasons for Seeking Addition

- *Marc Zimmermann, Cinema Heritage Group:* Rare surviving example of an early (1910) purpose-built cinema. Representative, fairly unaltered façade. Unique opportunity to retain a rare, externally well preserved example of the period.
- *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 Stage 1 of the Dublin Survey carried out by the National Inventory of Architectural Heritage. Manor Palladium Broadway, 60-61 Manor Street, Dublin 7 has been assigned a Regional rating. The Stage 1 recommendations were issued to Dublin City Council on the 04/06/14.

Addition of Significant 20th Century Structures

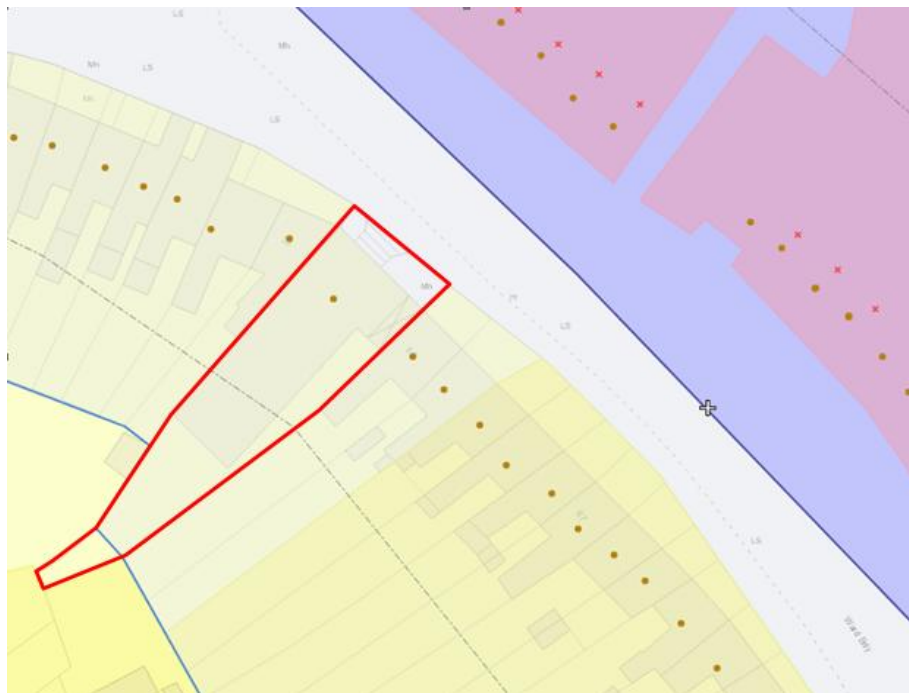
Policy CHC3 of the Dublin City Development Plan 2016-2022 provides as follows: *To identify and protect exceptional buildings of the late twentieth century; to categorise, prioritise and, where appropriate, add to the RPS. Dublin City Council will produce guidelines and offer advice for protection and appropriate refurbishment.*

In June 2014 the Minister recommended that this structure be included on Dublin City Council's RPS. Manor Palladium Broadway, 60-61 Manor Street, Dublin 7 has been assigned a Regional rating by the NIAH.

Following on from the above, in June this year, the Conservation Section carried out a screening process for the 20th century Stage 1 Ministerial Recommendations (137 in total). These were then screened for National and high level Regional significance using the criteria provided in the Architectural Heritage Protection Guidelines 2011. Twenty eight significant structures were identified to be prioritised for addition including this structure.

Site Location & Zoning Map

Zoning map: The subject building is located in Z1 To protect, provide and improve residential amenities



Recent Planning History:

Ref No.	Description	Decision
1203/94	(a) Retain existing community education and training resource Centre use (established use is industrial). (b) Carry out fire safety and other alterations and improvements including new steps to front of building noise abatement improvements and canteen at first floor level to premises.	GRANT PERMISSION 08-Aug-1994

Recent Enforcement History:

None on record

Summary Description: (taken from National Inventory of Architectural Heritage (NIAH) inventory and based on site inspection 20/03/18)



Reg. No.	50070515
Date	1910 - 1915
Previous Name	Manor Cinema / Palladium / Broadway Cinema
Townland	
County	Dublin City
Coordinates	314249, 234974
Categories of Special Interest	ARCHITECTURAL HISTORICAL SOCIAL
Rating	Regional
Original Use	cinema
In Use As	community centre

Description (NIAH)

Attached three-bay two-storey former cinema, built 1914, having lower two-bay two-storey extension to south-east. Now in use as community centre. Flat roof with balustrade and cornice to parapet. Lined-and-ruled rendered walls to front (north-east) elevation, with giant order of channelled engaged pilasters. Roundel over first floor central window, with cornice curving overhead. Square-headed window openings, having replacement uPVC windows. Elliptical-headed door surround, having central keystone, timber panelled door flanked with sidelights and overlight. Splayed steps to street. Conservation Office Note: *one original single pane timber sash window with horns retained to ground floor of two-storey block.*

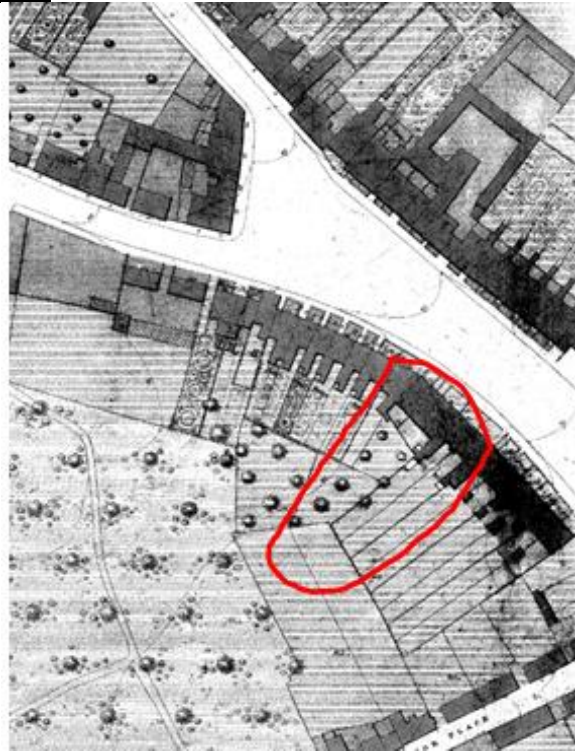
(Based on site inspection 20/03/18)

Interior: The original cinema auditorium has been divided up to create two floors with offices and a workshop on the ground floor with a central corridor. The upper floor includes offices, class rooms and a canteen. The inserted floor is beam and concrete while a false ceiling hides the original auditorium/balcony ceiling retaining original moulded plasterwork detailing to the flat roof ceiling ribs. The original main staircase is retained having concrete cantilevered steps, twisted wrought iron square profile balusters and a timber handrail. A toilet/office is accessed off the half landing. The original projection room is retained at the top of the stairs and functions as an office with a casement window inserted into the projector hatch, now overlooking the canteen.

Front Site: Set back from the street with centrally placed sweeping steps leading up to the entrance door. The steps are framed by a low concrete plinth with modern railings.

Rear Site: Accessed through a carriage opening in the southern two-storey extension, the rear site is narrow wedge shape.

Historical Background



1847 Ordnance Survey map of Dublin showing approximate location of previous terraced buildings



1913 OSi map showing the approximate location of the cinema site. Note the wedge shaped site is more apparent (<http://map.geohive.ie/mapviewer.html>, accessed 19/09/18)

Earlier cinemas were housed within existing buildings, however Manor Street Picture House was a purpose built cinema, opened in 1914. The site was previously occupied by terraced houses which were cleared possibly due to dereliction allowing the scope for this cinema to be constructed on this wedge shaped site. Originally the cinema had a balcony and a large seating capacity of 630 seats. The main entrance was originally covered with a glass and iron canopy, making the building stand out from the surrounding residential terraces and announcing its presence on the street. The original name was changed first to the Palladium, then to the Broadway around 1934. In the 1940's, the cinema was run by Associate Picture Houses Ltd and was equipped with an RCA Photophone sound system and operated seven days a week. The cinema closed its doors in 1956, possibly unable to compete with the larger glitzy city centre movie palaces. It housed the Dublin Cooperage Company for a time, around which time the dividing floor was inserted. Then in 1988, it was taken over as a FÁS community training unit. It continues to be used as the Stoneybatter Community Centre to the present day.

References

- Zimmermann, Mark, *The History of Dublin Cinemas*, NONsuch Publishing, Dublin 2007.
- The National Inventory of Architectural Heritage Survey of Dublin City, Stage 1 Ministerial Recommendations issued on the 04/06/14.

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 the Manor Palladium Broadway, 60-61 Manor Street, Dublin 7 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 Stage 1 of the Dublin Survey.

Assessment of Special Interest under the Planning & Development Act 2000 (identified by the NIAH)

The National Inventory of Architectural Heritage assigned this building ARCHITECTURAL, HISTORICAL & SOCIAL interest.

The NIAH Appraisal states: *The early twentieth century cinema building has a higher parapet height and different fenestration pattern to its neighbouring nineteenth-century domestic buildings. The first cinema in Ireland was opened at the Volta in 1909 in a converted building on Mary Street, and Manor Cinema built in 1914 is of social and historical significance as this building represents an early surviving example of an important social and cultural development in the country. The early twentieth-century building is of architectural interest as a surviving example of cinema architecture in Ireland prior to the First World War. While cinemas continue to be built in Ireland, the single auditorium model has been replaced by the multiplex.*

The Conservation Section has considered the opinion of the NIAH and is in agreement with the three categories of special interest assigned. Marc Zimmerman's reasons for addition have also been considered in detail. As a result the former

Manor, Palladium, Broadway cinema is considered to be of special interest under the following headings:

ARCHITECTURAL: This purpose built pre WWI cinema building is a unique architectural statement punctuating an otherwise uniform terrace of residential houses. The building has a distinctive parapet line and grand sweeping entrance steps to the main entrance, dominating the building line. Internally, the original staircase and projection room is retained with the original vaulted auditorium ceiling hidden above a false ceiling. This is a rare early example of a purpose built single auditorium cinema.

HISTORICAL: The world premieres of public screenings of 'moving pictures' occurred in 1895 in Paris and Berlin. Less than six months later, Dublin's elite were being dazzled by Ireland first screening of 'living images'. Thus began the Irish public's love of the Pictures. It's impressive to note that this purpose built cinema was constructed less than 10 years later in the suburban village of Stoneybatter. As a result, this building shines a light on a past age by virtue of its original use, design and location.

SOCIAL: The building represents Social interest due to its use as a cinema. This early surviving cinema represents an important aspect of social and cultural development in Ireland in the early 20th century. It also has a sentimental focus for the local community.

Conclusion:

The Conservation Section has considered the Ministerial recommendation and the applicants' reasons for seeking addition and concluded that the structure at 60-61 Manor Street, Dublin 7 merits inclusion on the Record of Protected Structures.

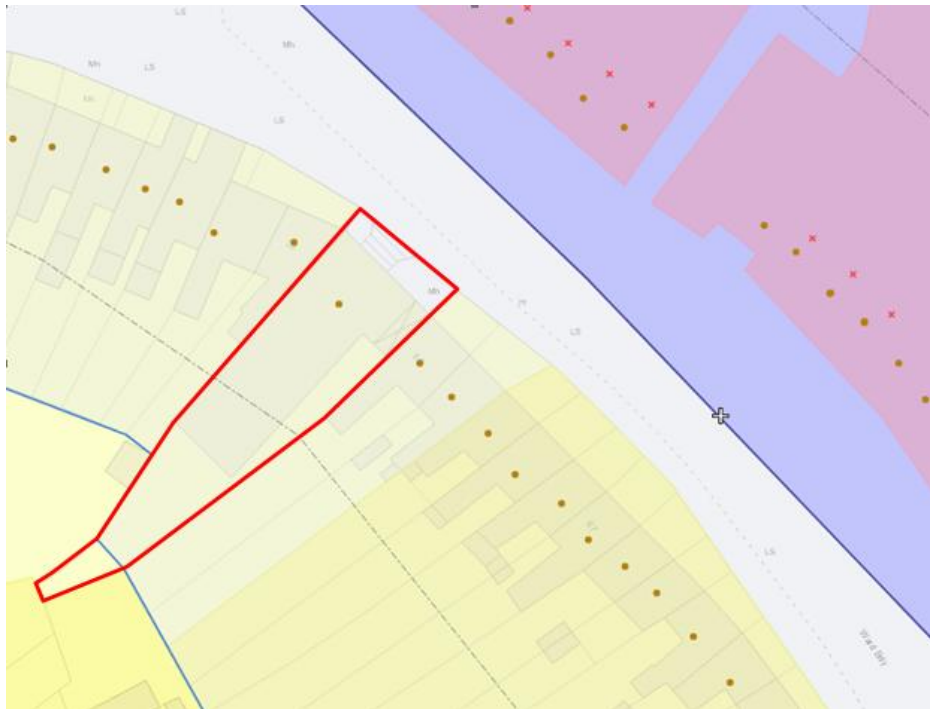
Recommendation:

It is recommended to add 60-61 Manor Street, Dublin 7 to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000 (as amended).

Paraic Fallon
Senior Planner

Extent of Protected Structure Status

The extent of protected structure status & curtilage is shown on the map below in red.



Short Photographic Record



Front elevation



Sweeping entrance steps



North east corner junction between rendered façade and yellow brick north elevation



Original single pane timber sash window with distinctive chamfered cill



Rear elevation of two-storey extension



View of the rear site



South side fire escape



Ground floor central corridor



Ground floor workshop to west



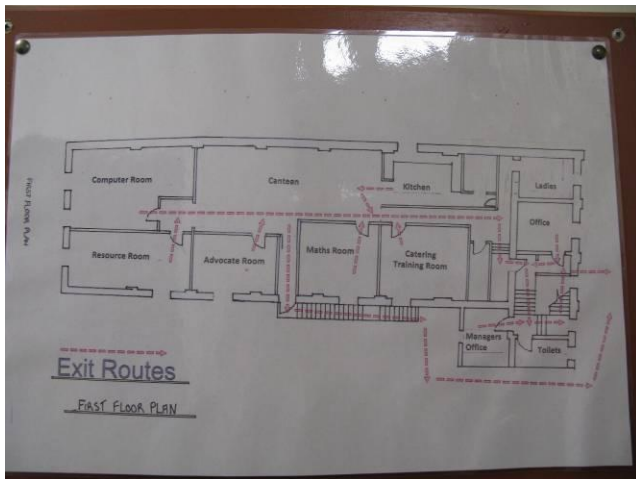
Ground floor classroom to north



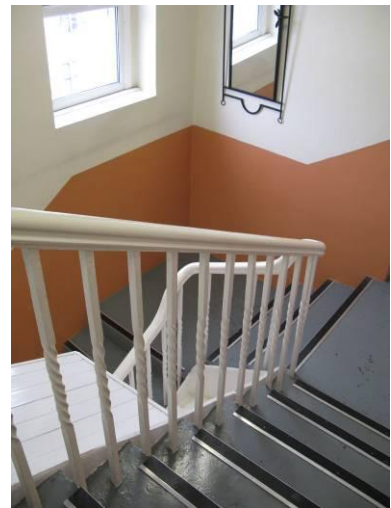
Original architrave to ground floor cupboard



Ground floor inserted ceiling



First floor fire exit plan



Original staircase



Half landing toilet



Projector hatch



First floor canteen space with classrooms in the distance



Moulded plasterwork to ceiling ribs above kitchen



Cornice detail to auditorium ceiling adjacent to north wall.



Detail of moulded plasterwork