

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

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30<sup>th</sup> October 2020

To the Chairperson and Members of the Central Area Committee

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**Initiation of the Statutory Process for the Proposed Addition of No.6 Parkgate Street, Dublin 8, to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000 (as amended).**

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**PHOTOGRAPH 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 'No.6 Parkgate Street, Dublin 8' to Dublin City Council's Record of Protected Structures.

**Proposal for Addition**

- Minister for Culture, Heritage and the Gaeltacht on the 4<sup>th</sup> of June 2014.
- Request by Member of General Public on 17<sup>th</sup> of January 2019.

### **Summary of Reasons for Seeking Addition**

- *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. No.6 Parkgate Street, Dublin 8, together with the neighbouring properties at Nos.7 and 8 Parkgate Street, Dublin 8 has been assigned a 'Regional' rating. The Stage 1 recommendations were issued to Dublin City Council on the 4<sup>th</sup> of June 2014.
- *Request by Member of General Public:* 'The exterior of No.6 Parkgate Street is a remarkable, classical Victorian mid-terrace. The interior comprises a fitted shop of a type that was typical of Dublin throughout the 20<sup>th</sup> century, up to the 1960s...and is a unique survivor of that genre'.

### **Methodology for Assessing Early Buildings**

In November 2019, the Planning & Property Development SPC agreed a methodology to expedite the proposed additions/deletions to the RPS in a systematic manner, based on the Architectural Heritage Protection Guidelines 2011 and NIAH/Ministerial Recommendations under Section 53(1) of the Planning and Development Act, 2000 (as amended). The methodology agreed to prioritise underrepresented and significant structures from the Early 1700's. On foot of this the Conservation Section carried out a screening process for Early Buildings under the Stage 1 Ministerial Recommendations as per the agreed methodology. Nos.6, 7 and 8 Parkgate Street, Dublin 8 were identified as Early Buildings (appearing on Roque's map of 1756) and were prioritised for assessment in June 2020.

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

No.6 Parkgate Street, Dublin 8 is located to the north of the River Liffey near the junction of Parkgate Street with Temple Street West and Barrack Street. The subject site is one of three similar terraced buildings which front onto Parkgate Street, overlooking Croppies Acre Memorial Park. The red luas line runs parallel to the front/south of the property. To the east, is The National Museum of Ireland, Collins Barracks (the Former Royal Barracks).

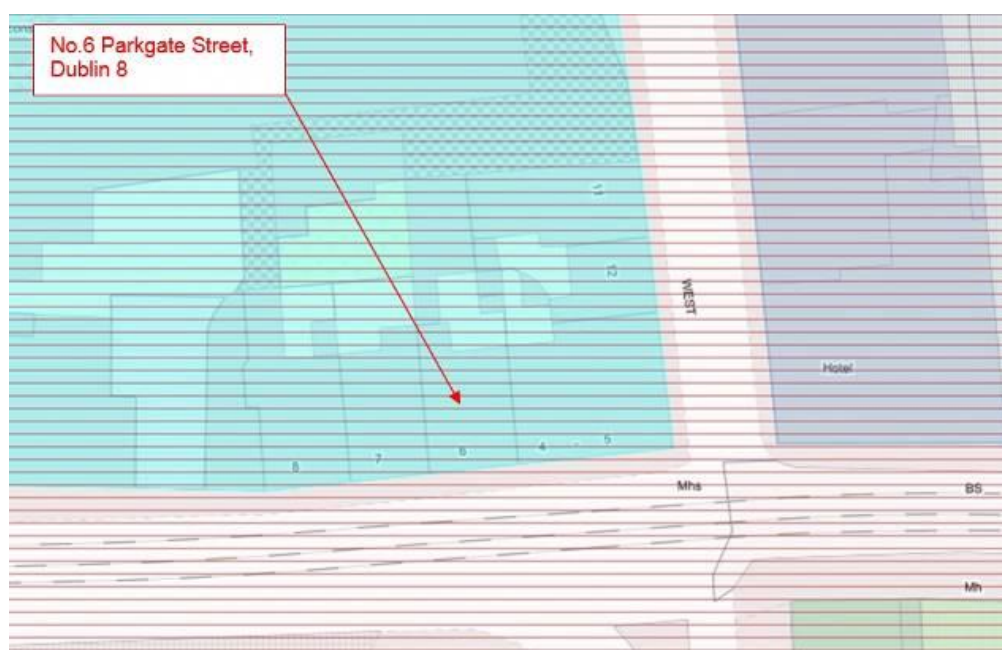


Fig.1: Site location and zoning map for No.6 Parkgate Street, Dublin 8 (arrowed red). Note that the property is located within a red hatch Conservation Area.

**Zoning:** Zoned Z5 – To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity.

The property is located within a defined red hatch Conservation Area which includes the Liffey Quays, Croppies Acre, The National Museum of Ireland, Collins Barracks and Heuston Station.

### **Recent Planning History**

<b>Planning Ref:</b>	<b>Description:</b>	<b>Decision:</b>
4160/17	Planning permission is sought for an extension to the Ashling Hotel comprising the following: 1. Construction of a 10-storey aparthotel on the corner of Parkgate Street and Temple Street West; 2. The demolition of the following buildings to facilitate the proposed development: (i) Three storey residential building at 6 Parkgate Street Dublin 8; (ii) the three storey mixed use building at 4-5 Parkgate Street Dublin 8, (iii) the four storey residential terraced building at 12 Temple Street West, Dublin 7, (iv) the two storey residential terraced building at 11 Temple Street West, Dublin 7.	REFUSE PERMISSION 01-May-2018

### **Recent Planning Enforcement History**

There is no recorded planning enforcement history for the subject property.

### **Site Access**

A site inspection of the property was requested by letters issued on the 19th June 2020. These were addressed for the attention of the owner and occupier and for the attention of the Company Directors of Foxfield Inns Limited (listed as owners of the property in 2017 (refer to Planning Ref:4160/17)). No response was received in relation to these requests. An external inspection of the property was carried out from Parkgate Street and vantage points along Temple Street West on 22nd July 2020. Aside from areas which were visible from the public realm no access was afforded to the rear of the site or to the interior of the property.

### **Summary Description**

#### *Exterior:*

Terraced two-bay three-storey house with M-profile steeply pitched roof and substantial red brick chimney stack, built c.1740 having three-storey gabled closet return to rear (northwest corner of plan) with single storey extension c.1910 and cantilevered toilet outshot to rear (off stairwell). One of three surviving similar properties (along with No.7 and No.8 Parkgate Street). Formerly in use as shop at ground floor. Enclosed rear yard with brick boundary walls to north.

#### *Interior:*

Access to the interior of the property was not provided during the course of this assessment. The following has been written based on review of a Conservation Report for No.6 Parkgate Street submitted to Dublin City Council in response to a Request for Additional Information in relation to Planning Application Ref. No.4160/17. The report is dated March 2018 and contains floor plans and a room-by-room photographic record of the subject property. Refer to Appendix 2 for relevant images from Planning Application Ref. No.4160/17.

The floor plan conforms to an early 18th century layout comprising two principal rooms to one side of a narrow hallway with a closet return accessed off the rear room

(fig.9 & fig.10). The layout is repeated at first and second floors though here some subdivision has taken place. A dogleg closed-string staircase with intersecting banister rail and Doric newel post, typical of the period, is directly aligned with the entrance hall and rises in four flights through the building. The balustrade to the staircase has been boxed in with modern timber sheeting and may conceal early balusters.

The principal rooms are dominated by substantial corner chimney breasts which are placed centrally within the plan and are shared back-to-back between front and rear rooms. The early 18<sup>th</sup> century fireplaces have been replaced with three late 19<sup>th</sup> century cast-iron surrounds and one late 20<sup>th</sup> century tiled fireplace. Ceiling heights are low throughout with little clearance over door and window heads. Timber flooring survives on all levels. Walls are plastered and papered, carrying timber skirting. Late-19<sup>th</sup>/early 20<sup>th</sup> century timber sash windows survive within orthogonally set reveals having timber linings and architraves. Door leafs have been removed, though deep timber architraves have been retained. The ground floor front room was in use as a shop with separate off-street access via double-leaf timber and glazed doors. The corner chimney breast has been removed from this room presumably to make way for more retail space. Here, the walls and ceilings are clad in timber sheeting with some shelving surviving to the north of the room. A number of mirrors (late 20<sup>th</sup> century) line the walls. The shop display windows retain timber framed horizontal sliding sash glazed screens with tiled cills provided for the display of goods.

### **Historical Background**

During the late 17<sup>th</sup> and early 18<sup>th</sup> century, medieval Dublin was transformed by the Duke of Ormond, the Viceroy of Ireland into a renaissance capital. Under Ormond a number of ambitious public projects were undertaken to include the construction of The Royal Hospital Kilmainham (Irish Museum of Modern Art), The Royal Barracks (The National Museum of Ireland, Collins Barracks) and the Liffey quays. Parkgate Street, located between the set pieces of the Royal Deer Park (The Phoenix Park) and the Royal Barracks developed during this period as one of the principal gateways to the 18<sup>th</sup> century city. Montpellier Hill, to the immediate north, was established as a fashionable residential district, which today retains some of the oldest domestic buildings in the city (O'Meara, 2008). The 18<sup>th</sup> century surveyor Charles Brooking records a strip of early development along the northern side of Parkgate Street in his map of 1728. Though Brookings depiction (not reproduced here) is limited in terms of detail it does suggest that the site at No.6 Parkgate Street had already been developed by the opening decades of the 18<sup>th</sup> century.

John Rocque's Map of 1756 depicts Parkgate Street in greater detail and clearly illustrates the subject property as one of a terrace, located close to the junction of Barack Street and Temple Street (fig.8). The Royal Barracks, distinguished by its parade grounds and large courtyard ranges is located to the east. The Liffey, still without quay walls or river crossing at this point, flows to the immediate south with the water's edge directly accessible (in part) from Parkgate Street.

The 1756 map records the property on an L-shape footprint. Comparison with current mapping of the site would suggest the extant building is that depicted by Rocque (fig.8). To the rear lies a small enclosed yard with ancillary outbuilding. At this date the lands bounded to the immediate north by Montpellier Hill, remain undeveloped. Review of the properties on Parkgate Street confirm that No.6 and

No.7 conform to the same plan layout, having a back-to-back projecting return and a shared common chimney stack.

The prevailing house type built in Dublin during the late 17th and early 18th century is commonly referred to as the 'Dutch-billy' (Craig, 2006 pg.112). This comprised a cruciform roof plan with curvilinear gable-front, shared corner chimney breasts and closet return, set to the opposite side of the stairwell (Keohane, 2005, pg.8). The subject building recorded at No.6 Parkgate Street represents a 'transitional' type house which reflects a general abandonment of the cruciform roof structure and the gable-fronted elevation, synonymous with the Dutch Billy in favour of a hipped roof behind a parapet wall (Dublin Civic Trust, 2012, pg.5). While the building reflects a progressive change in terms of roof structure and external elevation it clings to the traditional plan form of the Dutch Billy evident through the use of corner chimney breasts and through placement of the closet return off the rear room (fig.9 & fig.10). These features are seldom found after the 1760s when it became common to place the chimney stack centrally in a wall, heating rooms from the sides rather than the corners, and for the returns to be placed directly in line with the stairwell.

A survey of Parkgate Street for the Wide Streets Commissioners c.1790 in relation to the proposed redevelopment of the western half of the street, captures the subject property (fig.11). This records a second smaller outbuilding to the rear yard and lists the tenant as a Thomas Westerman. Giles's Livery Stables arranged around an open sided courtyard is located to the west of the subject site.

The 1847 Ordnance Survey map (not reproduced here) records that by the mid-19th century the outbuildings to the yard at No.6 Parkgate Street have been removed with rear access to the site indicated via Temple Street West. The subject property, recorded as 'house, office and yard' is listed in the Valuation Books from 1855 as No.3 Parkgate Street. An entry dated 1886 indicates that the street addresses were 'altered' in that year to reflect their present numbering, with the subject property thereafter listed as No.6 Parkgate Street.

The opening of Kings Bridge (Sean Hueston Bridge) in 1828 followed by Kingsbridge Station (Heuston Station) in 1846 led to further development and commercialisation of the area. It is unclear if No.6 incorporated a shop at the outset or whether the ground floor was converted from private residence at an early date however by 1851 Thom's directory records a Provisions Dealer trading from the premises. The enlarged shop windows are likely to represent a 19th century intervention when the display of goods and wares became ever more important. An archival image captures No.6 c.1970 and records a modest almost 'vernacular' shopfront (now removed) with display windows framed between pilasters and under a simple fascia board (fig.12). The timber lined shop interior retains some simple shelving though counters and cabinetry have been removed. Despite the business changing hands several times over the course of the late 19th century No.6 remained in use as a Provisions Merchant until at least 1890.

The 1911 O.S map (not reproduced here) indicates that by this date the return to No.6 had been extended, corresponding with the footprint of the single-storey accretion recorded to the rear of the property in documentation submitted in relation to Planning Application Ref. No.4160/17. By the turn of the century the dimensions of the rear yard had been altered reflecting an extension of the plot northward while also indicating a reduction to the east, with the properties at Nos.4 and 5 Parkgate Street and Nos. 11 and 12 Temple Street West appearing to have annexed part of

the original plot. The 1912 Electoral Roll indicates that by this date the building was in shared occupancy however by 1940 the property is listed as vacant. This period of vacancy correlates with a general and marked decline of the area witnessed during the second half of the 20th century.

No.6 was bought in May 2017 by the owners of the Aisling Hotel who unsuccessfully sought planning permission to demolish the property and redevelop the site. (Refer to Planning Application No.4160/17).

## **References**

- Irish Architectural Archive.
- Keohane, F. (2005) *Period Houses: A Conservation Guidance Manual*, First Edition. Dublin: Dublin Civic Trust.
- Ordnance Survey Mapping.
- National Library of Ireland.
- Rocque, J. (1756) *An Exact Survey of the City and Suburbs of Dublin*.
- Ryan, C. (2018) *Report on Heritage Aspects of 11&12 Temple Street West, Dublin 7 and 4,5&6 Parkgate Street, Dublin 8 To Support Dublin City Council Request for Additional Information Application No. 4160/17 (unpublished report)*., Available at: <http://www.dublincity.ie/AniteIM.WebSearch/Results.aspx> (Last accessed: 7th August 2020).
- Ryan, C. (2018) *Appendix A: Condition Report & Photographic Survey of 11&12 Temple Street West, Dublin 7 and 4,5&6 Parkgate Street, Dublin 8 To Support Dublin City Council Request for Additional Information Application No. 4160/17 (unpublished report)*., Available at: <http://www.dublincity.ie/AniteIM.WebSearch/Results.aspx> (Last accessed: 7th August 2020).
- Thom's Irish Almanac and Official Directory, (1850-1995).
- Valuation Records Valuation Office of Ireland, (1855 to the present day).
- Craig, M (2006) *Dublin 1660-1860, The Shaping of a City*, Dublin: Liberties Press
- Dublin Civic Trust (2012), *A Survey of Gable-Fronted Houses and Other Early Buildings of Dublin City*. Dublin: Dublin Civic Trust.
- O'Meara, T.J, (2008) *Montpelier Hill, Dublin 7: An Architectural Heritage and Conservation Assessment (unpublished higher diploma thesis, Trinity College Dublin)*.

## **NIAH Rating:**

The National Inventory of Architectural Heritage (NIAH) survey has been carried out for the area under Stage 1 of the Dublin City survey programme (see Appendix 3).

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 record provided in Appendix 3 of this report has assessed No.6 Parkgate Street, Dublin 8 as a group with the adjacent properties at No.7 and No.8 Parkgate Street and has assigned these a 'Regional' rating. These are structures or sites that make a significant contribution to the architectural heritage within their region or area.

Note. The NIAH incorrectly assign a late 19<sup>th</sup> century date for the structures. Research conducted as part of this assessment indicates that the property numbers for Parkgate Street were revised to their current iteration in 1886 and that the subject building, now with an address of No.6 Parkgate Street, had originally been numbered

as No.3 Parkgate Street, a building which Thom's directory of 1851 records as a 'Provisions Dealer'. Review of the historic record, external site inspection and assessment of documentation submitted in relation to No.6 Parkgate Street as part of planning application Ref:4160/17 would suggest that Nos. 6, 7 and 8 Parkgate Street date to the early 18<sup>th</sup> century.

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

No.6 Parkgate Street, Dublin 8, is considered by the Conservation Section of Dublin City Council to be of special interest under the following headings:

- ARCHITECTURAL:
  - No.6 Parkgate Street represents a hitherto unidentified remarkably intact exemplar of a 'transitional' type house of the early 18th century reflecting the evolution from the 'Dutch Billy' to the standard Georgian terraced property. It represents the decline of the iconic gable-fronted elevation, abandoned in favour of hipped roofs placed behind parapet walling, while retaining the established early floor plan characterised by substantial corner chimney breasts and closet return. Less than sixty 'transition' type houses have been identified within the city of which few survive unaltered (refer to *A Survey of Gable-Fronted Houses & Other Early Buildings of Dublin City* by Dublin Civic Trust 2010).
  - Though the principal elevation is restrained in terms of detailing the disproportionate ratio of solid to void expressed by the diminutively scaled window openings at first and second floor, together with the steeply pitched roof and substantial chimney stack (shared with No.7 Parkgate Street) are indicative of the buildings early date. Along with No.7 and No.8 the building is one of the last remaining early 18th century properties on Parkgate Street.
  - Though the interior has not been inspected as part of this assessment, a conservation report undertaken in 2018 would suggest that this retains its original early 18th century plan form and a number of salient early 18th century features to include substantial corner chimney breasts, closet return, low floor to ceiling heights, dogleg closed-string staircase as well as miscellaneous timber joinery items. In addition a number of late 19th century cast-iron fireplaces are retained to ground, first and second floors.
  - No.6 is located on a prominent gateway entry point to the city and although the street is now dominated by the Ashling Hotel, the property which presently shares a common building height with that of No.7 and No.8, provides a human scale and historic context which makes a positive contribution to the streetscape and the character of the wider area.
  - The shop unit at ground floor reflects the past commercial use of the building and the separate door access to the private quarters demonstrates how commerce and domestic accommodation existed side-by-side. Despite the loss of the timber shopfront and removal of the internal cabinetry/counters the surviving fragmentary remains of the shop interior to include the double-leaf shop doors, display windows with glazed

screens, timber lining and modest shelving are of interest as rare survivals of, the once common, independent retailer. Sited on the periphery of the 18<sup>th</sup> century city the simple shop interior reflects an almost urban vernacular tradition sharing many characteristics with its rural counterparts of the time.

- **HISTORICAL:**

- The property charts the development of urban domestic architecture in Dublin as this transitioned from the early Dutch Billy to the classic Georgian terrace.
- No.6 was constructed in the early part of the 18th century when Parkgate Street, situated between the set pieces of the Royal Deer Park and Ormond's Royal Barracks developed into one of the principal thoroughfares of the Georgian city. Its construction reflects the ascent of the area stimulated by plans under the Duke of Ormond to reshape Dublin into a renaissance capital and its survival is a physical reminder of Ormond's legacy.

**Conclusion:**

Dublin City Council has considered the applicants' reasons for seeking addition. It is noted that both the NIAH and the member of the general public, who requested addition of the property, incorrectly assign a 19<sup>th</sup> century date for the structure however research conducted by the Conservation Section indicates that the property dates to the early 18<sup>th</sup> century.

No.6 Parkgate Street represents a hitherto unidentified exemplar of a 'transitional' type house of the early 18th century reflecting the evolution from the 'Dutch Billy' to the standard Georgian terraced property. Less than sixty 'transition' type houses have been identified within the city of which few survive unaltered (refer to *A Survey of Gable-Fronted Houses & Other Early Buildings of Dublin City by Dublin Civic Trust 2010*). In the case of No.8 Parkgate Street the building is remarkably intact retaining salient early 18th century features to include a steeply pitched hipped roof, substantial corner chimney breasts, closet return, distinctive fenestration pattern displaying a disproportionate ratio of solid to void, low floor to ceiling heights and a dogleg closed-string staircase. Although No.6 possess intrinsic interest in its own right, the property shares a similar form and scale with No.7 and No.8 Parkgate Street which are considered to be of group value and heightened significance as the sole survivors of a form which was once typical on the street. In addition to architectural interest, this structure has been assigned historic significance being strongly representative of the character and development pattern of the area from the early 18th century.

Having assessed the site Dublin City Council recommends that No.6 Parkgate Street, Dublin 8 comprising the two-bay three storey house with closet return to include the rear yard and boundary's be proposed for addition to the City's Record of Protected Structures.

The extent of the proposed Protected Structure status and curtilage is outlined in Fig.2 of this document (below).



The purpose of this report is to seek the approval of the Central Area Committee of Dublin City Council for the initiation of the statutory process for the proposed addition of this structure to the Record of Protected Structures. This includes undertaking a statutory public consultation process in accordance with Section 55 of the Act. Following the statutory consultation process, a further report will be prepared taking any submissions and observations received into consideration, with a recommendation to the City Council to proceed or not with the proposed addition, or with a recommendation including amendments to the proposed addition.

**Recommendation:**

It is recommended that the statutory process is initiated for the proposed addition of No.6 Parkgate Street, Dublin 8, to the Record of Protected Structures, in accordance with Section 54 and 55 of the Planning and Development Act, 2000 (as amended).

Recommendation	
Address	Description
No.6 Parkgate Street, Dublin 8	Terraced House, return and rear yard

Deirdre Scully

30/10/2020

**Deirdre Scully**  
Deputy City Planner

**Date**

**Extent of Protected Structure Status**

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



Fig.2: No.6 Parkgate Street, Dublin 8: extent of Protected Structure status and curtilage outlined in red.

## Appendix 1: Short Photographic Record & Historical Maps



Fig.3: Principal/south elevation. Note the steeply pitched hipped roof, substantial chimney stack & disproportionate ratio of solid to void indicating an early construction date.



Fig4: Context view of No.6 (right), No.7 (centre) and No.8 (left) Parkage Street taken from the east showing the properties dominated by the Aisling Hotel.



Fig.5: Context view of No.6 Parkgate Street taken from the west showing part of the National Museum of Ireland, Collins Barracks to the extreme right of image.



Fig.6: Rear aspect of steeply pitched double-hipped roof (arrowed red) and gabled closet return (arrowed green) indicative of an early date.



Fig.7: Detail of substantial chimney stack shared with No.7 Parkgate Street.

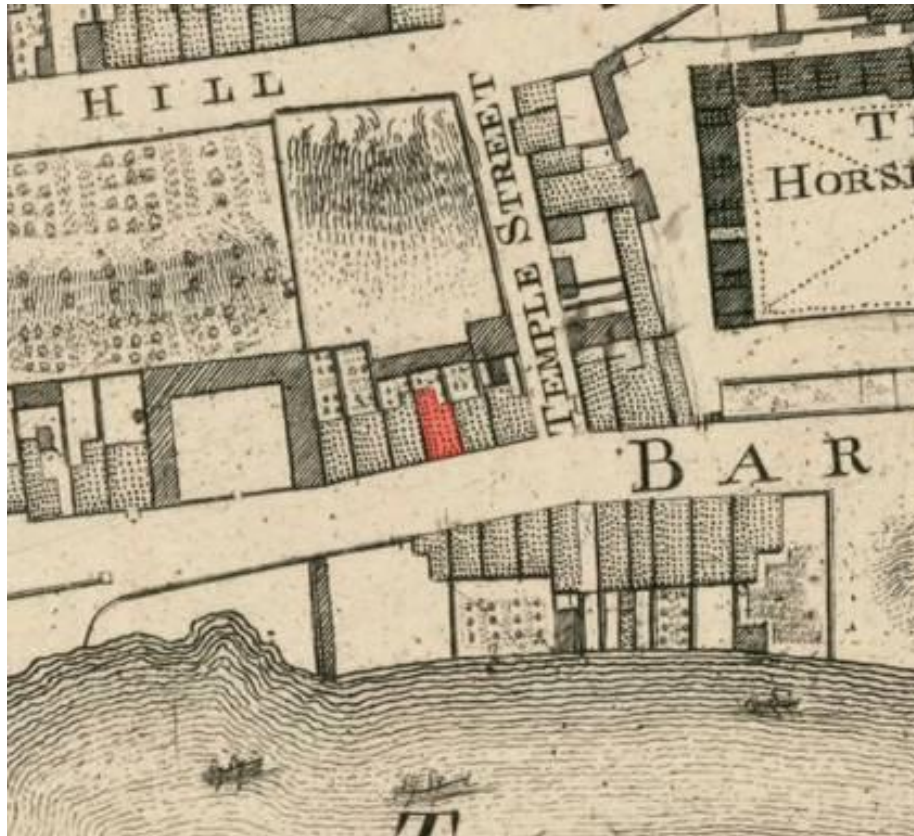


Fig.8: 1756 Survey of the City and Suburbs of Dublin by John Rocque. No.6 Parkgate Street is hatched red.

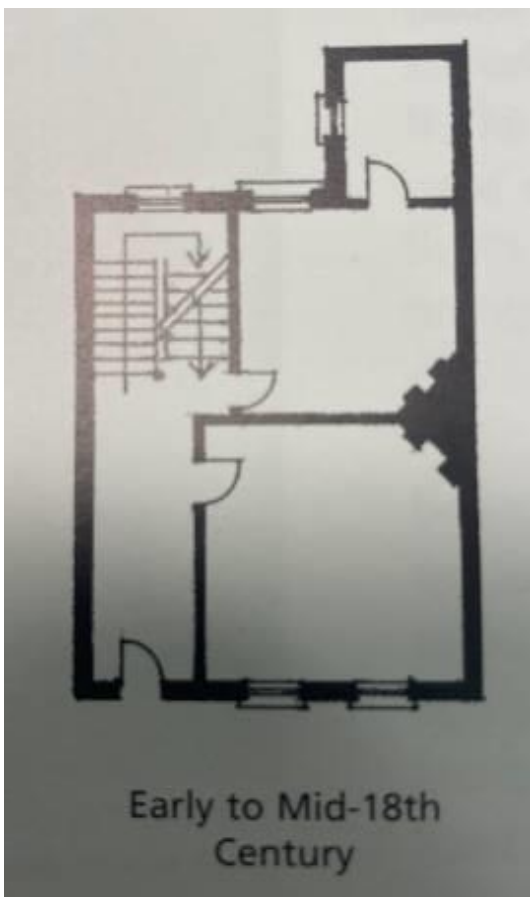


Fig.9: Extract from Period Houses, A Conservation Guidance Manual by Frank Keohane, Pg.8 depicting

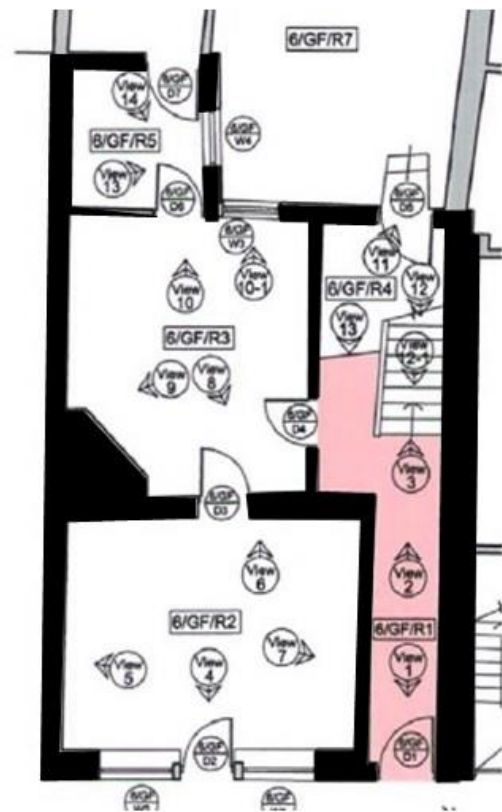


Fig.10: Ground floor plan drawing of No.6 Parkgate Street reproduced from Ryan, C. (2018) Appendix A:

an early to mid-18th century floor plan with corner chimney breasts and closet return accessed off the rear room.

Condition Report & Photographic Survey of 11&12 Temple Street West, Dublin 7 and 4,5&6 Parkgate Street, Dublin 8 To Support Dublin City Council Request for Additional Information Application No. 4160/17 (unpublished report). The early-18th century floor plan has been highlighted in black by the author for ease of clarity.



Fig.11: Detail of survey map of Parkgate Street c.1790 available at <http://digital.libraries.dublincity.ie/vital/access/manager/Repository/vital:5132?query=parkgate&queryType=vitalDismax>. No.6 Parkgate Street has been highlighted in red.



Fig.12: No.6 Parkgate Street c.1970 showing the modest shopfront (Image Courtesy of the IAA).

**Appendix 2: Representative internal images reproduced from Messers Chris Ryan Architects Photographic Survey dated 2018**

Representative images reproduced from Ryan. C. (2018) *Appendix Document A: Condition Report & Photographic Survey of 11&12 Temple Street West, Dublin 7 and 4,5&6 Parkgate Street, Dublin 8 To Support Dublin City Council Request for Additional Information Application No. 4160/17 (unpublished report).*



Fig.13: Image showing first floor landing. Note the Doric newel post and ramped banister rail typical of the early-to-mid 18th century (arrowed). Also note the moulded timber door architrave.



Fig.14: Detail of first floor landing showing intersecting handrail typical of the early-to-mid 18th century (arrowed).



Fig.15: Detail of staircase between first and second floors. Note the intersecting handrail (arrowed red) and moulded closed string typical of the early-to-mid 18th century (arrowed blue).



Fig.16: Aspect of ground floor rear room. Note the low floor to ceiling heights, substantial corner chimney breast with cast-iron fireplace and moulded architrave to doors.



Fig.17: Aspect of ground floor rear room. Note the substantial corner chimney breast



Fig.18: Aspect of first floor front room. Note the low floor to ceiling heights and substantial

with cast-iron fireplace.



Fig.19: Aspect of first floor rear room. Note the low floor to ceiling heights, substantial corner chimney breast with late 20th century tiled fireplace and moulded architrave to doors.

corner chimney breast with cast-iron fireplace.



Fig.20: Aspect of second floor front room. Note the corner chimney breast with cast-iron fireplace.



Fig.21: Aspect of second floor rear room. Note the corner chimney breast with cast-iron fireplace.




Fig.22: Aspect of ground floor shop. Note the timber sheeted walls, double-leaf doors and horizontal sliding glazed screens to display windows.



## Appendix 3: NIAH Record

### NIAH Assessment for No.6 Parkgate Street, Dublin 8

	<p><b>Reg.</b> No.50070147</p> <p><b>Date</b> 1875-1885</p> <p><b>Previous Name</b> N/A</p> <p><b>Townland</b></p> <p><b>County</b> Dublin City</p> <p><b>Coordinates</b> 313906, 234428</p> <p><b>Categories of Special Interest</b> ARCHITECTURAL</p> <p><b>Rating</b> Regional</p> <p><b>Original Use</b> House</p> <p><b>In use As</b> guest house/b&amp;b</p>
<p><b>Description:</b> Terrace of three two-bay three-storey houses, built c.1880. Formerly in use as shops, No.7 now in use as guesthouse. Hipped slate roof with terracotta ridge tiles and red brick chimneystack having clay chimneypots, behind raised rendered parapet with painted masonry coping. Roughcast render, with render quoins and string course over fascia to ground floor, to No.8, smooth rendered walls to others, render plinth course throughout. Square-headed window openings throughout, painted masonry sills, render surrounds to No.8, replacement uPVC windows. One-over-one pane timber sash windows to No.6. Square-headed window openings to ground floor to No.6 having timber framed bipartite display windows and steel grilles over, square-headed display windows to No.7, square-headed window opening to ground floor to No.8 with render surround and timber framed display window, cast-iron railings. Pair of square-headed door openings to each, render surrounds and timber panelled doors to No.8, timber panelled doors to No.7, door opening to No.6 having timber architrave surround and half-glazed timber panelled door, door opening with half-glazed timber panelled door and steel grille over.</p>	
<p><b>Appraisal:</b> The unusual fenestration arrangements and the pair of doors to the ground floors of these buildings indicates the commercial purpose they each served in the past. Sharing a parapet height and fenestration alignment to the upper floors, they make a pleasing contribution to the streetscape. Although they have been somewhat altered, some timber sash windows and timber doors have been retained, adding to the overall architectural significance of the terrace. Thom's Dublin Street Directories from 1860 to 1885 indicates that a livery stables and horse repository was sited here, indicating that the current buildings were constructed in the late nineteenth-century.</p>	