

30th October 2020

To the Chairperson and Members of the Central Area Committee

Initiation of the Statutory Process for the Proposed Addition of No.7 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).

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.7 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 4th of June 2014.

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.7 Parkgate Street, Dublin 8, together with the neighbouring properties at Nos.6 and 8 Parkgate Street, Dublin 8 has been assigned a 'Regional' rating. The Stage 1 recommendations were issued to Dublin City Council on the 4th of June 2014.

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.7 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.7 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:

There is no recorded planning history for the subject property.

Recent 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 named owner and occupier. 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, built c.1740 with substantial red brick chimney stack and three-storey closet return to rear (northeast corner of plan). Flat roof replacing the historic roof structure. One of three surviving similar properties (along with No.6 and No.8 Parkgate Street). Formerly in use as shop at ground floor with rendered shop fascia having painted lettering reading '7 Tipperary House 7' and painted lettering to upper floors reading 'Budget Accommodation'. Small enclosed yard to rear/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 the *Tipperary House Webpage* last accessed 11th August 2020. The webpage contains a photographic gallery and a 360° virtual tour of parts of the ground and second floors (including the ground floor entrance hall/corridor, staircase, ground floor front room, ground floor rear room as well as the second floor stairwell, landing and a second floor front bedroom). Refer to Appendix 2 for relevant images from the *Tipperary House Webpage*.

The rooms which have been captured by the *Tipperary House Webpage* have been refurbished and display modern surface finishes throughout. Despite this the early 18th century floor plan and structure remains clearly discernible at least at ground floor, comprising two principal rooms on one side of a narrow hallway with a closet return accessed off the rear room. Though the position of the staircase conforms to that of an 18th century floor plan the staircase itself would appear to be modern. The ground floor front room was previously in use as a shop, with separate off-street access via a single-leaf modern timber panelled door. The two principal rooms to the ground floor and at least one room to the second floor retain their substantial corner chimney breasts which are placed centrally within the plan and are shared back-to-back between front and rear rooms. Ceiling heights are low with little clearance over door and window heads. A coved section of ceiling is recorded to the southeast corner of the second floor front room. This is a curious feature and may suggest the building once carried a cruciform roof with a gabled front, a common characteristic of the 'Dutch Billy'. A section of moulded cornice is recorded to the west wall of the ground floor corridor though it is unclear whether this is historic or modern. A number of boxed out downstands are also indicated to the ground floor ceilings and may represent bressumer beams typical of an early building typology.

Historical Background

During the late 17th and early 18th 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 18th 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 18th 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.7 Parkgate Street had already been developed by the opening decades of the 18th 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 Rocque records 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). Though the original roof and roof structure have been removed from No.7 a coved section of ceiling is recorded to the southeast corner of the second floor front room (fig.15). This is a curious feature and may suggest the building once carried a cruciform roof with a gabled front, a common characteristic of the 'Dutch Billy'. The early 18th century plan remains clearly discernible at ground floor, comprising two principal rooms on one side of a narrow hallway with a closet return accessed off the rear room (see fig.9 for a typical mid-18th century floor plan). The principal spaces 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. Corner fireplaces and a closet return placed off the rear room 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.10). This records a second smaller outbuilding to the rear yard. Giles's Livery Stables arranged around an open sided courtyard is located to the west of the subject site.

The 1847 Ordnance Survey map indicates that the enclosed yards and outbuildings to the rear of both No.7 and No.8 Parkgate Street have been removed to facilitate the construction of livery Stables c.1876 (not reproduced here). The Valuation Record Book for 1863-1878 confirms that the newly built stables were directly associated with No.8 Parkgate Street despite in part occupying lands which had previously

appeared to belong to No.7. The subject property, recorded as 'house and small yard' is listed in the Valuation Books from 1855 as No.4 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.7 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.7 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. The property remained in use as a Provisions Merchant until at least 1870 and by 1890 George Branagan 'Machineman' is recorded operating from the premises.

The 1911 O.S map records the re-enclosure of the rear sites to both No.7 and No.8 Parkgate Street (fig.11). The yards are represented on a diminished scale with both sharing a common boundary line to the north and having back-to-back outbuildings. The 1912 Electoral Roll lists Joseph Hynes as the rated occupier of No.7 Parkgate Street and the Hynes family remain resident until at least 1951.

By 1960 the property is recorded as the 'Tipperary Café'. This was purchased by the current owner in 1970 when a guesthouse was established on the site under the name of 'Tipperary House B&B'. The website for the guesthouse indicates that the property was refurbished in 2013.

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*.
- Thom's Irish Almanac and Official Directory, (1850-1995).
- Tipperary House. 2020. Tipperary House budget accommodation in Dublin. Available at: <https://www.tipperaryhousedublin.com/>. [Accessed 11 August 2020].
- Valuation Records Valuation Office of Ireland, (covering 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.7 Parkgate Street, Dublin 8 as a group with the adjacent properties at No.6 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 assigns a late 19th 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.7 Parkgate Street, had originally been numbered as No.4 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 No.6, 7 and 8 Parkgate Street date to the early 18th century.

Assessment of Special Interest under the Planning & Development Act 2000

No.7 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.7 Parkgate Street represents a hitherto unidentified early 18th century building possibly conforming to the gable-fronted 'Dutch Billy' typology. Despite the loss of the original roof structure, the restrained detailing to the principal/south elevation displaying a disproportionate ratio of solid to void and diminutively scaled window openings together with the presence of a substantial chimney stack (shared with No.6 Parkgate Street) indicate an early construction date for the building.
 - Dating to c.1740 the property was built at time of significant change in domestic urban architecture when the iconic gable-fronted house was in decline, in favour of hipped roofs placed behind a parapet wall. Though the original roof structure has long been removed investigation of a section of coved plasterwork to the northeast corner of the second floor front room may offer further insight and provide confirmation of the original roof configuration.
 - Though the interior has not been inspected as part of this assessment, review of the Tipperary House Webpage (last accessed 11th August 2020) would suggest that despite refurbishment and surface decoration the property retains its original early 18th century plan form to ground floor (at the very least) and displays a number of salient early 18th century features to include substantial corner chimney breasts, closet return accessed off the rear room and low floor to ceiling heights. A number of

additional features to include a section of cornicing to the ground floor hallway, bressumer beams to the ground floor and a section of coved ceiling to the second floor may also be of significance.

- No.7 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.6 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 former shop unit at ground floor with modest rendered fascia board is almost vernacular in character drawing sharp contrast with the high Victorian frontage of W.Ryans Public House, further west at No.28 Parkgate Street. Though now in use as a guest house the surviving shopfront reflects the past commercial use of the building and the separate door access to the private quarters demonstrates how commerce and domestic accommodation once existed side-by-side.
- **HISTORICAL:**
 - The property charts the development of urban domestic architecture in Dublin at a time when the 'Dutch Billy' typology was in decline.
 - No.7 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 the NIAH incorrectly assigns a 19th century date for the structure however research conducted by the Conservation Section indicates that the property dates to the early 18th century. Few early buildings survive unaltered within the city and a review of Dublin Civic Trust's *A Survey of Gable-Fronted Houses & Other Early Buildings 2010* indicates that later modifications and refurbishment is commonplace. In the case of No.7 Parkgate street the substantial superstructure of the building remains intact and the Conservation Section considers that the loss of the roof is amply counterbalanced by the survival of significant features typical of early Dutch Billy/transitional townhouses, including its distinctive early 18th century plan form, the substantial corner chimney breasts, closet return, low floor to ceiling heights and fenestration pattern. The coved section of ceiling to the upper floor may provide evidence of the original roof structure and the ceiling downstands evident at ground floor may reflect bressumer beams typical of this building typology. It is likely that further early fabric survives concealed behind modern finishes or later alterations. Although No.7 possess intrinsic interest in its own right, the property shares a similar form and scale with No.6 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 and upon review of the historic record Dublin City Council recommends that No.7 Parkgate Street, Dublin 8 comprising the two-bay three storey house with closet return and 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.7 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.7 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.7 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 disproportionate ratio of solid to void indicating an early construction date.



Fig.4: Context view of No.6 (right), No.7 (centre) and No.8 (left) Parkgate Street taken from the east showing the properties dominated by the Aisling Hotel.



Fig.5: Context view of No.7 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 No.7 showing closet return (arrowed) indicative of an early date.



Fig.7: Detail of substantial chimney stack shared with No.6 Parkgate Street.

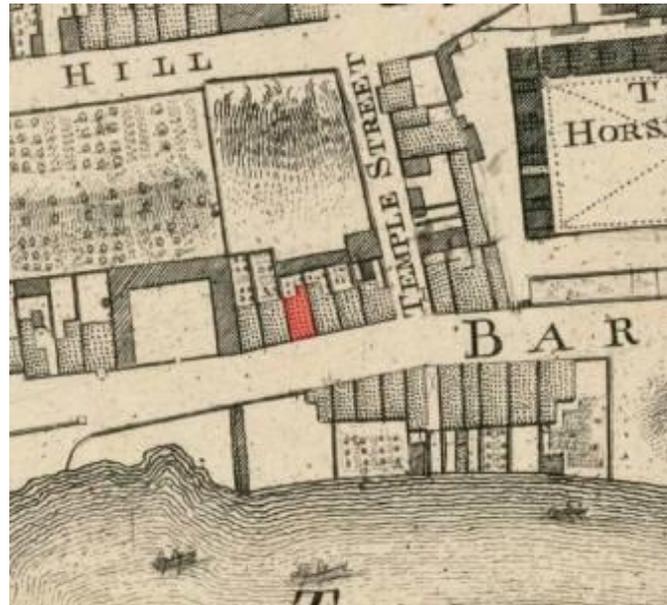


Fig.8: 1756 Survey of the City and Suburbs of Dublin by John Rocque. No.7 Parkgate Street is hatched red.

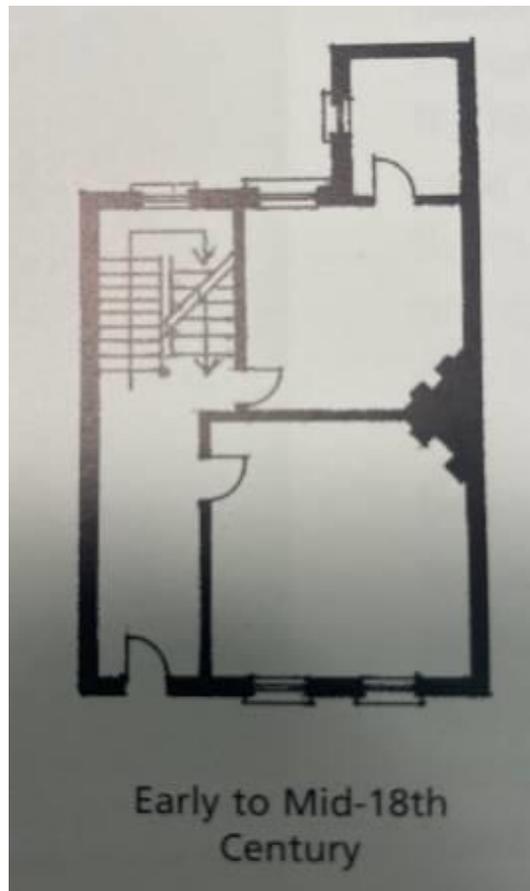


Fig.9: Extract from Period Houses, A Conservation Guidance Manual by Frank Keohane, Pg.8 depicting an early to mid-18th century floor plan with corner chimney breasts and closet return accessed off the rear room.



Fig.10: 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.

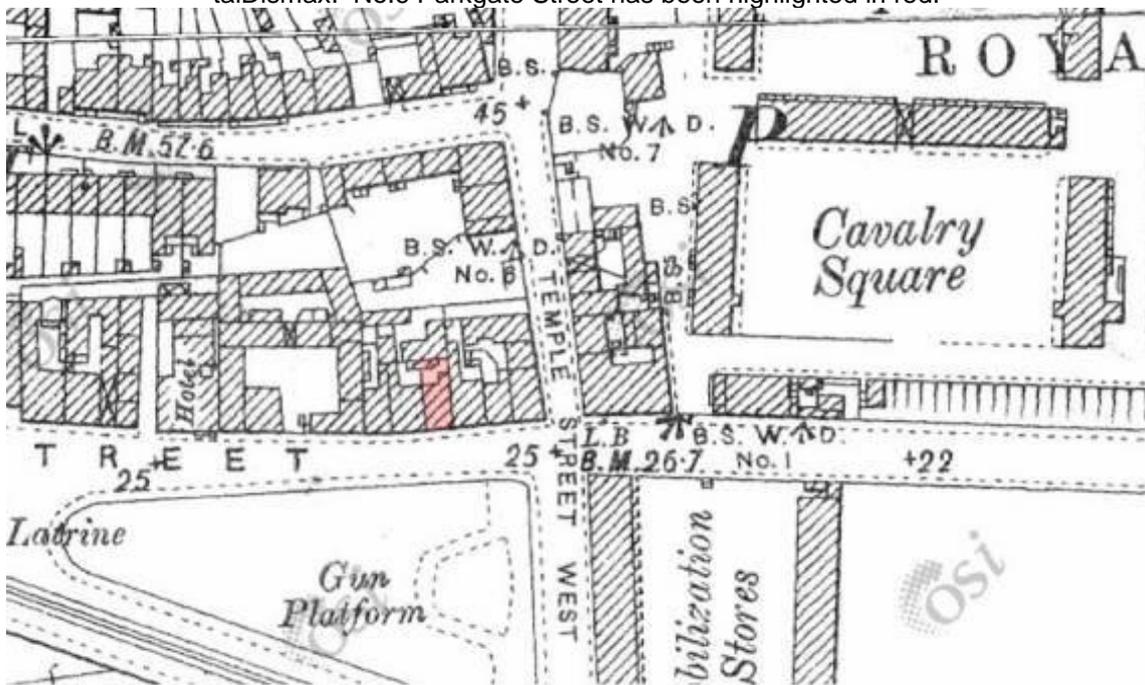


Fig.11: 1911 Ordnance Survey Map of County Dublin. No.7 Parkgate Street has been highlighted red. Note the reduced plot size.

Appendix 2: Representative internal images reproduced from the Tipperary House Website

Relevant images reproduced from the 360° virtual tour of parts of the ground and second floors of No.7 Parkgate Street available at the *Tipperary House Website* (last accessed 11th August 2020).



Fig.12: Image showing ground floor entrance hall. Note the moulded cornice to the west wall (arrowed).

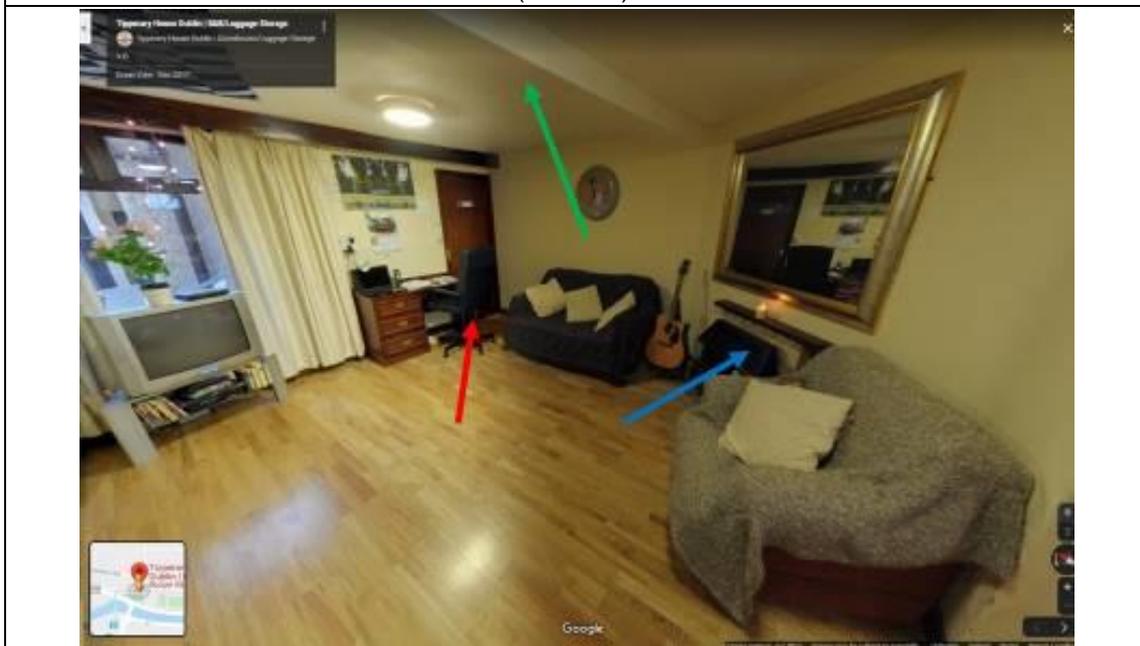


Fig.13: Image showing the ground floor rear room. Note the low floor to ceiling heights, the door giving access to the closet return (arrowed red), the substantial corner chimney breast (arrowed blue) and the downstand beam reflecting a possible bressumer (arrowed green).



Fig.14: Image of ground floor front room. Note the low floor to ceiling heights, substantial corner chimney breast (arrowed red) and the former shop display windows and separate shop door access.

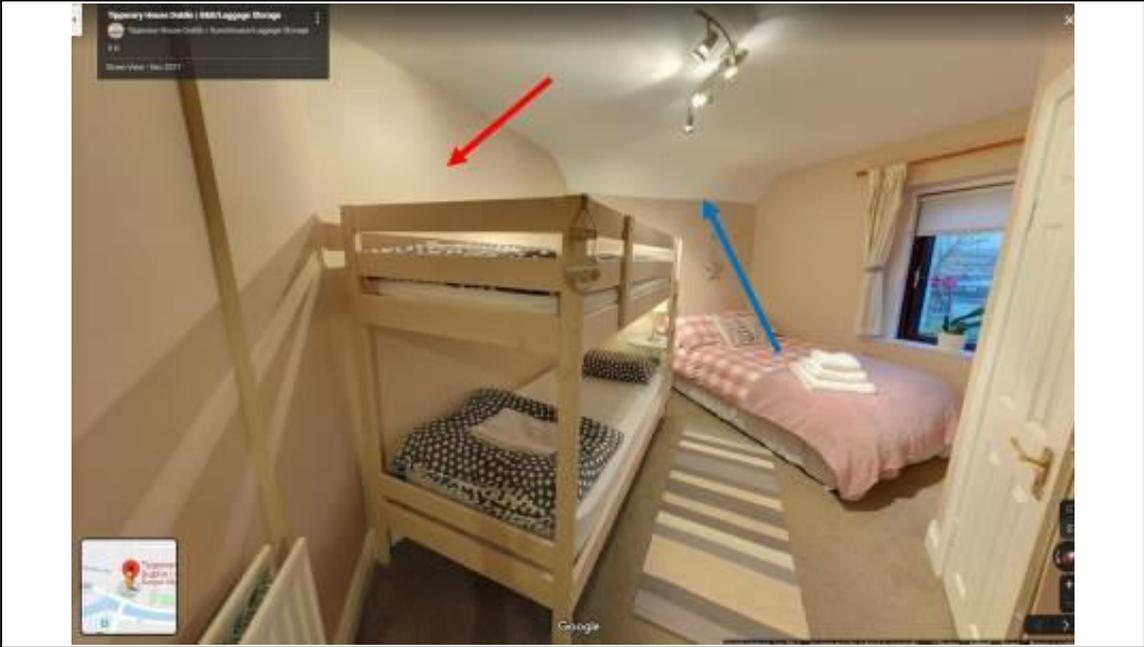


Fig.15: Image of second floor front room. Note the substantial corner chimney breast (arrowed red) and the section of coved ceiling to the southeast corner suggesting the original roof configuration may have originally conformed to the gable-fronted 'Dutch-Billy' typology (arrowed blue).

Appendix 3: NIAH Record

NIAH Assessment for No.7 Parkgate Street, Dublin 8

	<p>Reg. No.50070147</p> <p>Date 1875-1885</p> <p>Previous Name N/A</p> <p>Townland</p> <p>County Dublin City</p> <p>Coordinates 313906, 234428</p> <p>Categories of Special Interest ARCHITECTURAL</p> <p>Rating Regional</p> <p>Original Use House</p> <p>In use As guest house/b&b</p>
<p>Description: 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 chimney pots, 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>Appraisal: 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>	