
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).

PHOTO OF STRUCTURE



Procedure Followed

In accordance with the procedures set out in Section 54 and 55 of the Planning and Development Act, 2000 (as amended), Dublin City Council indicated its intention to add No.6 Parkgate Street, Dublin 8 to the Record of Protected Structures (RPS). The proposed addition was advertised in the Irish Independent on Thursday 14th January 2021. The public display period was from Thursday 14th January 2021 to Wednesday 24th February 2021, inclusive.

Request for Addition

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

Summary of Applicants 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 4th 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 20th 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).

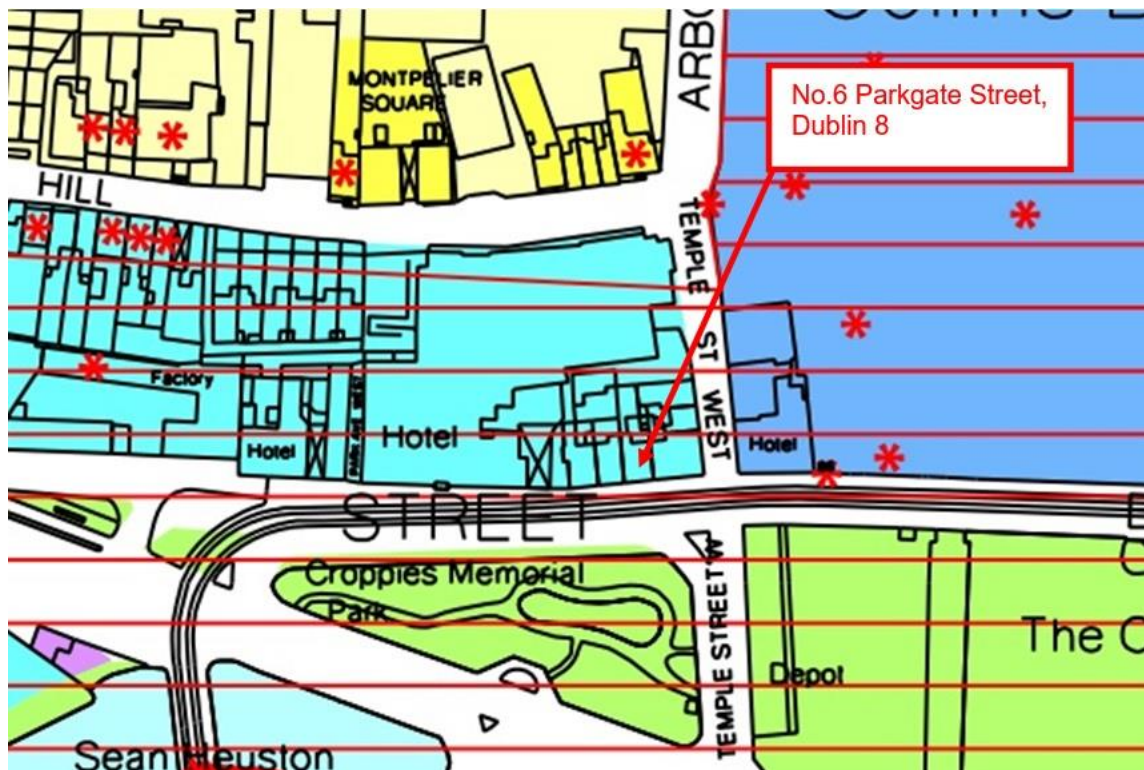


Fig.1: Site location and zoning map for No.6 Parkgate Street, Dublin 8 (arrowed red). Note that the property is located within a red hatch Conservation Area.

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.

Planning History

Planning Ref:	Description:	Decision:
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

Site Access

An internal and external inspection of the property and rear site was carried out by Dublin City Councils Conservation Section on the 25th November 2020.

Summary Description

(Refer to Appendix 1 for images)

Exterior:

Terraced two-bay three-storey house, built c.1740 with M-profile steeply pitched roof and substantial red brick chimney stack (partially rebuilt above roof level c.mid-20th century) and three-storey closet return to rear (northeast corner of plan). 20th century cantilevered toilet outshot to rear/north elevation (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. The lands to the immediate rear of No.6 Parkgate Street and No.11 and 12 Temple Street West have been amalgamated into a single yard with two short sections of red brick wall retained, forming the party boundary with No.7 Parkgate Street (to the west) and Nos.4, 5 and 6 Parkgate Street (to the east).

Interior:

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.11 & fig.12). The layout is repeated at first and second floors though some later subdivision has taken place to front rooms. A dogleg closed-string staircase with intersecting banister rail having Doric newel posts and wide, shallow threads, 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 18th century fireplaces have been replaced with two late 19th century cast-iron surrounds, a timber surround and one late 20th century tiled fireplace. A narrowing in thickness of the cross wall (running east west) between the former principal front and rear rooms is recorded on the first and second floor and is a feature shared with No.7 Parkgate Street. Ceiling heights are low to ground and first floors with little clearance over door and window heads. Timber flooring survives on all levels. Walls are plastered and papered, carrying timber skirting, with some exposed sections of early handmade bricks. Late-19th/early 20th century timber sash windows survive within orthogonally set reveals having timber linings and architraves. Door leafs have been removed, though an early 18th century lugged timber architrave survives to ground floor with 19th century and later architraves to remainder.

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 mid-to-late 20th century timber shelving surviving to the north of the room. A number of mirrors (late 20th 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 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.6 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.10). 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.10). 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 indicate 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). No.6 Parkgate Street currently carries a steeply pitched M-profile roof set behind a low parapet wall. Access was not gained to the roofspace as part of the internal inspection and it is unclear if the current roof reflects the early arrangement or a later 18th century modification. Notwithstanding this the property dates to a period when the classic 'Dutch Billy' typology was in decline and No.6 Parkgate Street may represent a 'transitional' type house reflecting 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 'transitional' type house reflects a progressive change in terms of roof structure and external elevation it clung 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.11 & fig.12). 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.13). 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.14). The timber lined shop interior retains some simple mid-to-late 20th century 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 (now since demolished). 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). The early 20th century single storey extension to the rear/north was removed post 2017 with the lands to the immediate rear of No. 6 Parkgate Street and No.11 and 12 Temple Street West now combined.

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 Significance/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 2).

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 2 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 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.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 and site inspection would suggest that Nos. 6, 7 and 8 Parkgate Street date to the early 18th century.

Assessment of Special Interest under the Planning & Development Act 2000 (as amended)

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 an early 18th century building, possibly conforming to a variant of the gable-fronted 'Dutch Billy' known as a 'transitional' type house. These 'transitional' buildings reflected the evolution from the 'Dutch Billy' to the standard Georgian terraced property. They represent the decline of the iconic gable-fronted elevation, abandoned in favour of hipped roofs placed behind parapet walling, whilst 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.

- The interior 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 and an early lugged timber door architrave, as well as 19th century 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 and timber lining are of interest as rare survivals of, the once common, independent retailer. Sited on the periphery of the 18th 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.

Meeting of the Area Committee

The proposed addition of the structure was brought forward to the Central Area Committee on the 10th November 2020 which noted the proposal by the Assistant Chief Executive to initiate the procedure to add it to the RPS.

Submissions/ Observations Received

The proposed addition was advertised in the Irish Independent on Thursday 14th January 2021. The public display period was from Thursday 14th January 2021 to Wednesday 24th February 2021, inclusive.

One submission/observation was received and this has been read and considered with a response provided below.

1. Submission by Mr. Sebastian Venken, interested party.

This submission includes the following:

- A written submission from Mr. Sebastian Venken using the online consultation platform (Response ANON-GGMZ-KYQ3-W) dated 15th February 2021.

Summary of grounds of submission:

Favour of Addition: This is a general submission in favour of the five proposed additions to the Record of Protected Structures which had been advertised in the Irish Independent on Thursday 14th January 2021 and placed on public display from Thursday 14th January 2021 to Wednesday 24th February 2021, inclusive. The proposed additions (listed in alphabetical order) were: No.6 Parkgate Street,

Dublin 8 (the subject of this report); No.7 Parkgate Street, Dublin 8; No.8 Parkgate Street Dublin 8; No.31 Old Kilmainham, Dublin 8; and No. 139-149 North King Street, Dublin 7). The submission states *'I would be very much in favour of adding all these structures to the register of protected structures. Far more in these areas should be added'*.

Response: Noted.

Ministerial Observations

The Planning and Development Act, 2000 (as amended) provides that submissions and observations received by the planning authority in relation to a structure recommended for addition to the RPS by the Minister of Culture, Heritage and the Gaeltacht, shall be sent to the Minister for his observations. This was duly done by post on 26th February 2021.

No observations were received from the Minister in relation to the written submissions/observations within the statutory period.

Conclusion

Dublin City Council Conservation Section has carried out an assessment of No.6 Parkgate Street, Dublin 8 and has also considered the Ministerial Recommendation for the site. A full internal and external inspection of the property has been carried out which confirms that this is a remarkably intact exemplar of an early 18th century building with full height closet return and a hipped roof, possibly conforming to a variant of the gable-fronted 'Dutch Billy' known as a 'transitional' type house. Salient internal features include: legible early 18th century floor plan layouts to include closet return and substantial corner chimney breasts on all floors; low floor to ceiling heights; dogleg closed-string staircase; and an early lugged timber door architrave, as well as 19th century timber joinery items. Though No.6 Parkgate Street possess intrinsic interest in its own right, this shares a similar form and scale to that of the adjacent properties at No.7 and No.8 Parkgate Street which are considered to be of group value, reflecting the last examples of their typology on the street. In addition to 'Architectural' significance, No.6 Parkgate Street has also been assigned 'Historical' interest being strongly representative of the character and development pattern of the area during the early 18th century. The Conservation Section concludes that No.6 Parkgate Street, Dublin 8 is of special 'Architectural' and 'Historical' interest and as such, merits inclusion on the Record of Protected Structures. This accords with the Ministerial Recommendation and 'Regionally' rated assessment of the property by the NIAH (Appendix 2).

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

Recommendation to the City Council

In accordance with section 55 of the Planning and Development Act 2000 (as amended), it is recommended that No.6 Parkgate Street, Dublin 8 be added to the Record of Protected Structures in the Dublin City Development Plan 2016-2022.

Recommendation	
Address	Description
No.6 Parkgate Street, Dublin 8	Terraced House with closet return

The making of any addition to the Record of Protected Structures is a reserved function of the City Council.

Richard Shakespeare
Assistant Chief Executive.
31st March 2021

Extent of Protected Structure Status & Curtilage

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



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

Appendix 1: Short External Photographic Record & Historical Maps



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



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



Fig.5: Context view of No.6 Parkgate Street taken from the west showing part of the National Museum of Ireland.



Fig.6: Rear/north elevation with steeply pitched roof and gabled closet return (indicative of an early date).

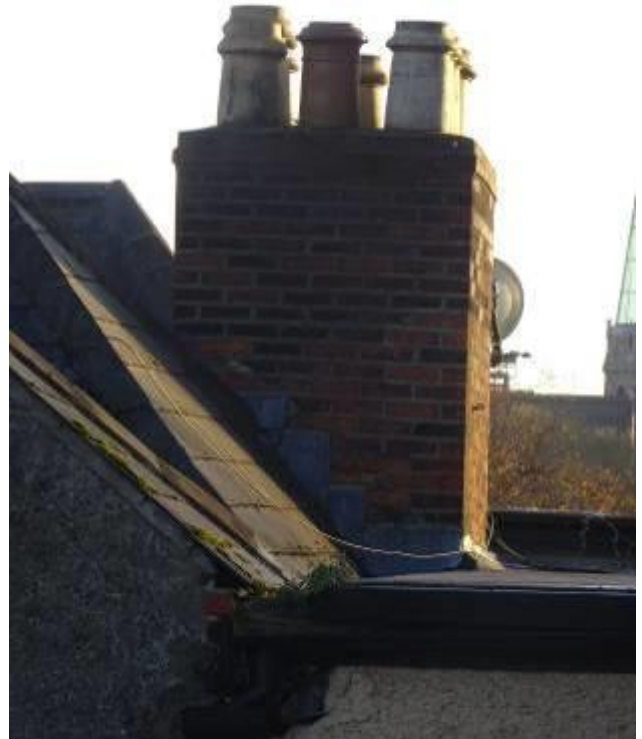


Fig.7: Detail of substantial brick chimney stack shared with No.7 Parkgate Street.



Fig.8: Surviving section of brick wall forming party boundary with No.4 and 5 Parkgate Street.



Fig.9: Surviving section of brick wall forming party boundary with No.7 Parkgate Street.



Fig.10: 1756 Survey of the City and Suburbs of Dublin by John Rocque. No.6 Parkgate Street is hatched red.

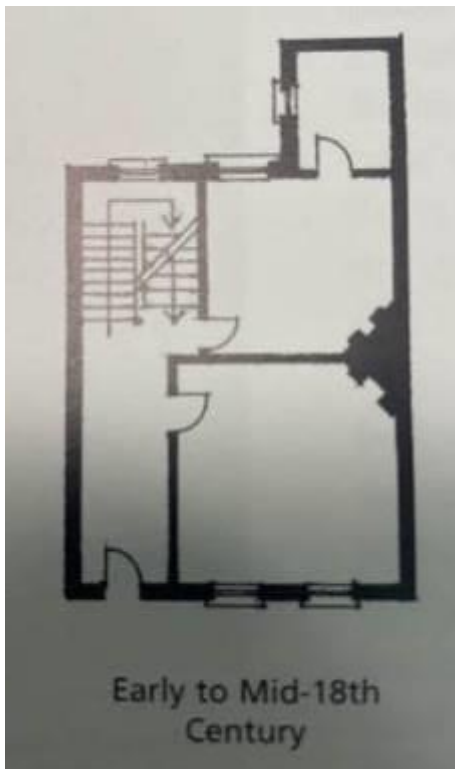


Fig.11: Extract from Period Houses, A Conservation Guidance Manual by Frank Keohane, Pg.8 depicting an early to mid-18th century floor plan with corner chimney breasts and closet return accessed off the rear room.

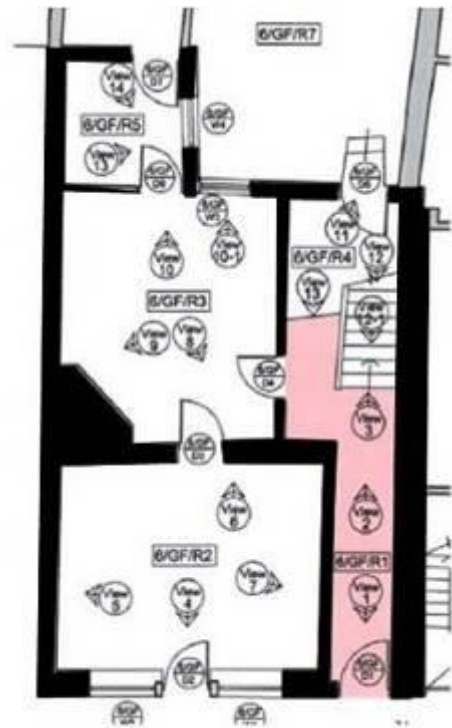


Fig.12: Ground floor plan drawing of No.6 Parkgate Street reproduced from Ryan, C. (2018) Appendix A: Condition Report & Photographic Survey of 11&12 Temple Street West, Dublin 7 and 4,5&6 Parkgate Street, Dublin 8 to Support Dublin City Council Request for Additional Information Application No. 4160/17 (unpublished report). The early-18th century floor plan has been highlighted in black by the author of this report for clarity.

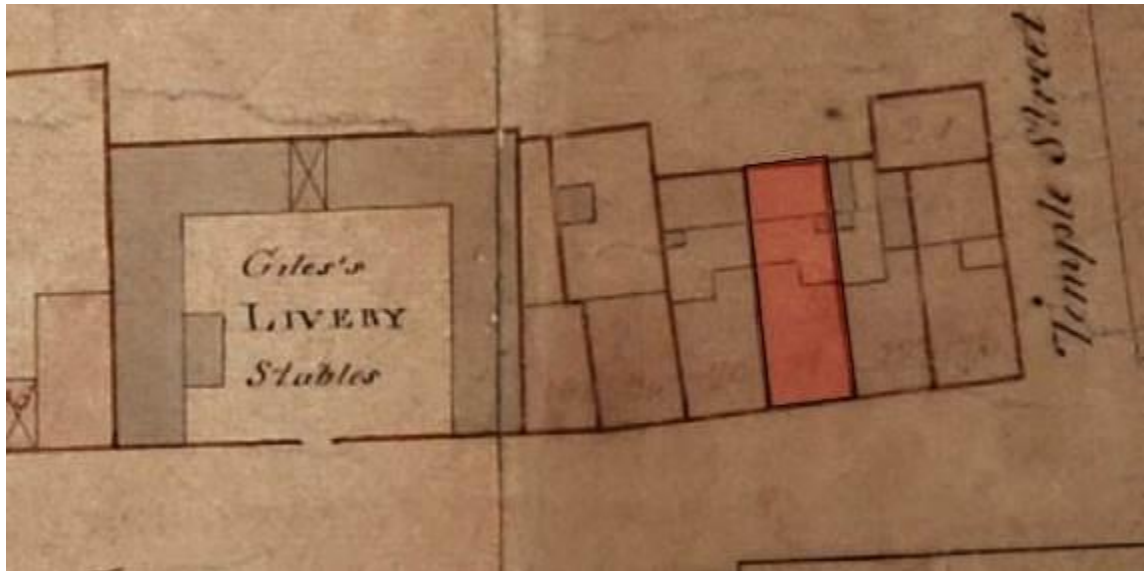



Fig.13: Detail of survey map of Parkgate Street c.1790 available at <http://digital.libraries.dublincity.ie/vital/access/manager/Repository/vital:5132?query=parkgate&queryType=vitalDismax>. No.6 Parkgate Street has been highlighted in red.



Fig.14: No.6 Parkgate Street c.1970 showing the modest shopfront (Image Courtesy of the IAA).

Appendix 2: NIAH Record

NIAH Assessment for No.6 Parkgate Street, Dublin 8

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