
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).

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.7 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.

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.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).

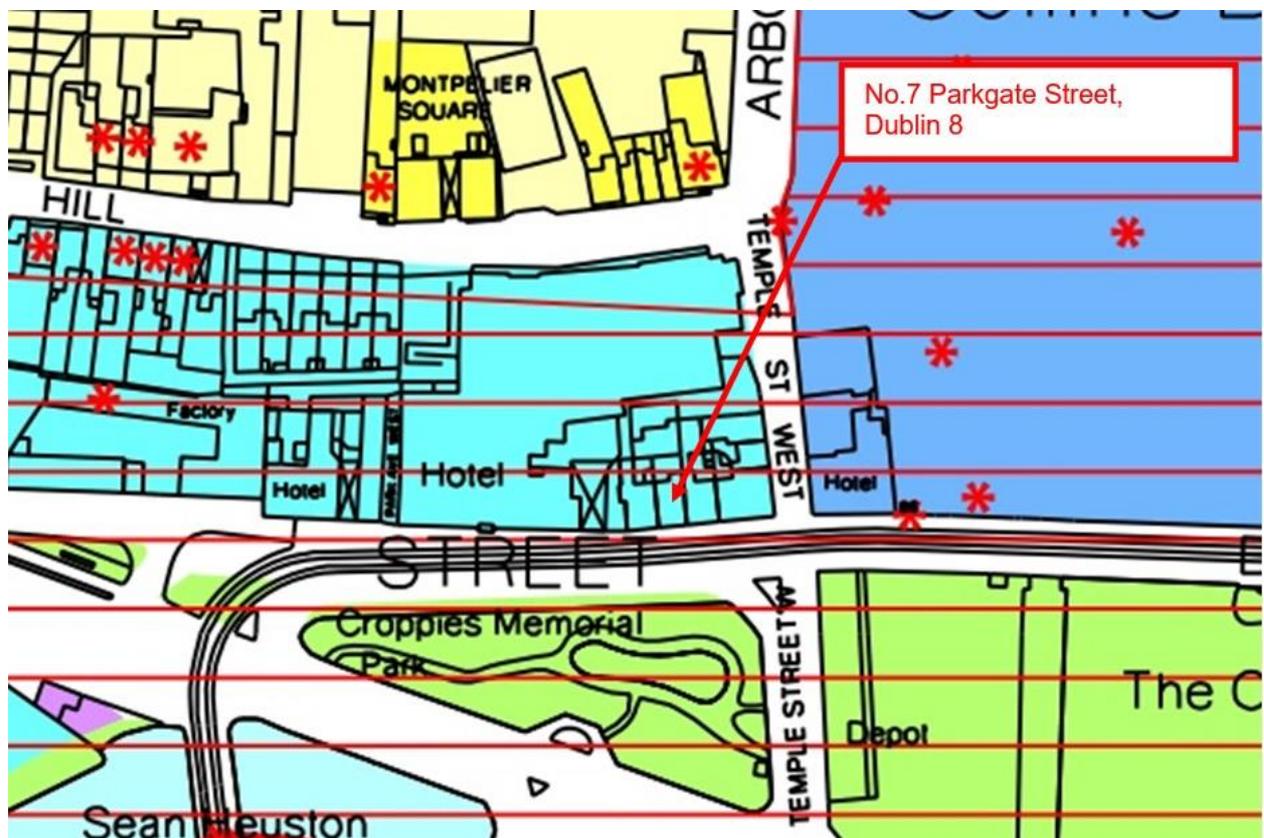


Fig.1: Site location and zoning map for No.7 Parkgate Street, Dublin 8 (arrowed red). Note that the property is located within a red hatch Conservation Area.

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.

Planning History

There is no recorded planning history for the subject property.

Site Access

A site inspection of the property was requested by letters issued on the 19th June 2020 and again on the 6th November 2020. These were addressed for the attention of the named owner and occupier. No response was received in relation to these requests. An initial external inspection of the property was undertaken on 22nd July 2020. The initiation report was prepared on foot of this, and this report was brought to the Central Area Committee. Subsequently, on 25th January 2021 (during the public display period) a site visit was facilitated by the owner/occupant, to include an internal inspection of the property. This site visit and inspection has enabled a more comprehensive assessment of the subject property and is reflected in the body of this report.

Summary Description

The following summary description reflects the site visit conducted on the 25th January 2021. (Refer to Appendix 1 for images)

Exterior:

Terraced two-bay three-storey house, built c.1740 with 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). Single-storey extension to rear/north of closet return built c.late-20th century. Flat roof c.mid-20th century hidden behind a parapet wall replacing the early/historic roof structure. Concrete capping to parapet with granite capping to upstand party wall between No.7 and No.8. Replacement windows throughout. 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:

The interior has been refurbished in later years and displays modern surface finishes throughout. Despite some subdivision, the early 18th century floor plan and structure remains clearly discernible on all floors, 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 within the floor plan conforms to that of the 18th century, the staircase itself and configuration of the landing areas is largely modern. The ground floor front room was historically in use as a shop, with separate off-street access however a former door opening to the internal west wall (now modified as a hatch) confirms the former domestic circulation arrangement of this space. Substantial corner chimney breasts are retained on all floors, these are placed centrally within the plan and are shared back-to-back between the former principal front and rear rooms. 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.6 Parkgate Street. Though the historic windows have been replaced throughout, the openings to the front elevation retain historic sash weight boxes. Settlement is recorded to first and second floors. It is likely that the floor structure is early/historic and that early/historic floor finishes may be retained beneath modern coverings, (note that steel I-beams, boxed out in plywood, have been inserted to the ceilings of the ground and first floor, presumably in an attempt to address the settlement in the corresponding floors overhead). Ceiling heights to ground and first floor are low with little clearance over door and window heads. Ceiling levels to the second floor reflect the installation of a mid-20th century flat roof however coved sections of ceiling plaster at this level, recorded to both front and rear rooms, and springing from the party wall with No.6 Parkgate Street, are likely to represent early fabric relating to the historic roof structure. This suggests that the historic roof was gabled to front and rear (typical of the Dutch-Billy arrangement) and that the current parapet reflects a later modification. A section of coved ceiling plaster is also present along the party wall of the closet return and it is likely that the eastern pitch of both the principal roof and that of the closet return were aligned. A corresponding boxed out section of plywood, to the front room and shower room along the party wall with No.8 Parkgate Street may conceal further early fabric relating to the historic roof structure in this area.

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 replaced, coved sections of ceiling plaster springing from the party wall with No.6 Parkgate Street, suggest that the historic roof was gabled to front and rear and was typical of an 18th century Dutch-Billy arrangement. The current parapet is likely to reflect a later modification of the principal elevation. The early 18th century plan remains clearly discernible on all floors, 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 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.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 comparative 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 (as amended)

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. Evidence suggests that this conformed 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 retention of sections of coved ceiling plaster to the second floor would strongly suggest the historic roof was gabled to both front and rear and that the current parapet wall is a later modification. As such it is likely that No.7 reflects a variant of the iconic 'Dutch-Billy' typology.
- Despite refurbishment and some subdivision, the property retains its original early 18th century plan form 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 to ground and first floors. As noted above the sections of coved ceiling plaster at second floor is likely to represent early fabric relating to the historic roof structure, suggestive of an 18th century Dutch-Billy arrangement.
- 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 Parkgate Street, 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.

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.

Inspection Afforded During Public Consultation Period

The Conservation Section conducted a full internal and external inspection of the property on the 25th January 2021. This inspection took place during the public display period on foot of contact made by the owners as a result of the notification procedure outlining the proposal to include the structure in the RPS. Note, the Conservation Section had made all reasonable efforts to contact the owner/occupier and to arrange access prior to serving notice. The inspection enabled a more comprehensive assessment of the subject property which has been reflected in the body of this report.

The inspection confirmed the following:

- The early 18th century floor plan remains clearly discernible on all floors, despite some subdivision.
- Though the position of the staircase conforms to that of an 18th century floor plan the staircase itself is largely modern.
- Substantial corner chimney breasts are retained on all floors, these are placed centrally within the plan and are shared back-to-back between the former principal front and rear rooms.
- 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. This feature is shared with No.6 Parkgate Street.
- Ceiling heights to ground and first floor are low with little clearance over door and window heads.
- It is likely that the floor structure is early/historic and that early/historic floor finishes may be retained beneath modern floor coverings.
- Coved sections of ceiling plaster at second floor level, recorded to both front and rear rooms, and springing from the party wall with No.6 Parkgate Street, are likely to represent early fabric relating to the historic roof structure. This suggests that the historic roof was gabled to front and rear and was typical of an 18th century Dutch-Billy arrangement. This coved feature is also present along the party wall of the closet return and it is likely that the eastern pitch of both the principal roof and that of the closet return were aligned. A corresponding boxed out section of plywood, to the front room along the party wall with No.8 Parkgate Street may conceal further early fabric relating to the historic roof structure in this area.
- A section of moulded cornice to the west wall of the ground floor entrance hall/corridor is modern.
- The boxed-out downstands to the centre of the rear room ceilings, at both ground and first floor, conceal modern steel-I beams.
- The downstands to the external walls to both front and rear rooms at ground floor are modern curtain pelmets.

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; No.7 Parkgate Street, Dublin 8 (the subject of this report); 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.7 Parkgate Street, Dublin 8 and has also considered the Ministerial Recommendation for the site. A full internal and external inspection of the property was carried out during the public display period which confirmed: legible early 18th century floor plan layouts to include full height closet return and substantial corner chimney breasts on all floors; low floor to ceiling heights to ground and first floors; and evidence of the former early roof structure suggesting that this was typical of an 18th century Dutch-Billy. Though No.7 Parkgate Street possess intrinsic interest in its own right, this shares a similar form and scale to that of the adjacent properties at No.6 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.7 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.7 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). Notwithstanding this, on foot of the site inspection carried out on the 25th January 2021 it is recognised that some internal modification of the property was undertaken in the 20th century. In light of this, it is recommended that the written description for the proposed Protected Structure is revised to protect significant early fabric while excluding 20th century modifications. Accordingly, it is

recommended that the written description is amended to read '*Terraced House with closet, excluding 20th century extensions and alterations*'.

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

Recommendation to the City Council

It is recommended that the description as originally provided in the public notices be amended as follows (new insertions in green and deletions in red):

Recommendation	
Address	Description
No.7 Parkgate Street, Dublin 8	Terraced House, with closet return and rear yard , excluding 20th century extensions and alterations

In accordance with section 55 of the Planning and Development Act 2000 (as amended), it is recommended that No.7 Parkgate Street, Dublin 8 be added to the Record of Protected Structures in the Dublin City Development Plan 2016-2022.

Recommendation	
Address	Description
No.7 Parkgate Street, Dublin 8	Terraced House with closet return, excluding 20th century extensions and alterations

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

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 to the elevation 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 now dominated by the Ashling 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. Note the externally mounted water tank to right of roof.



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

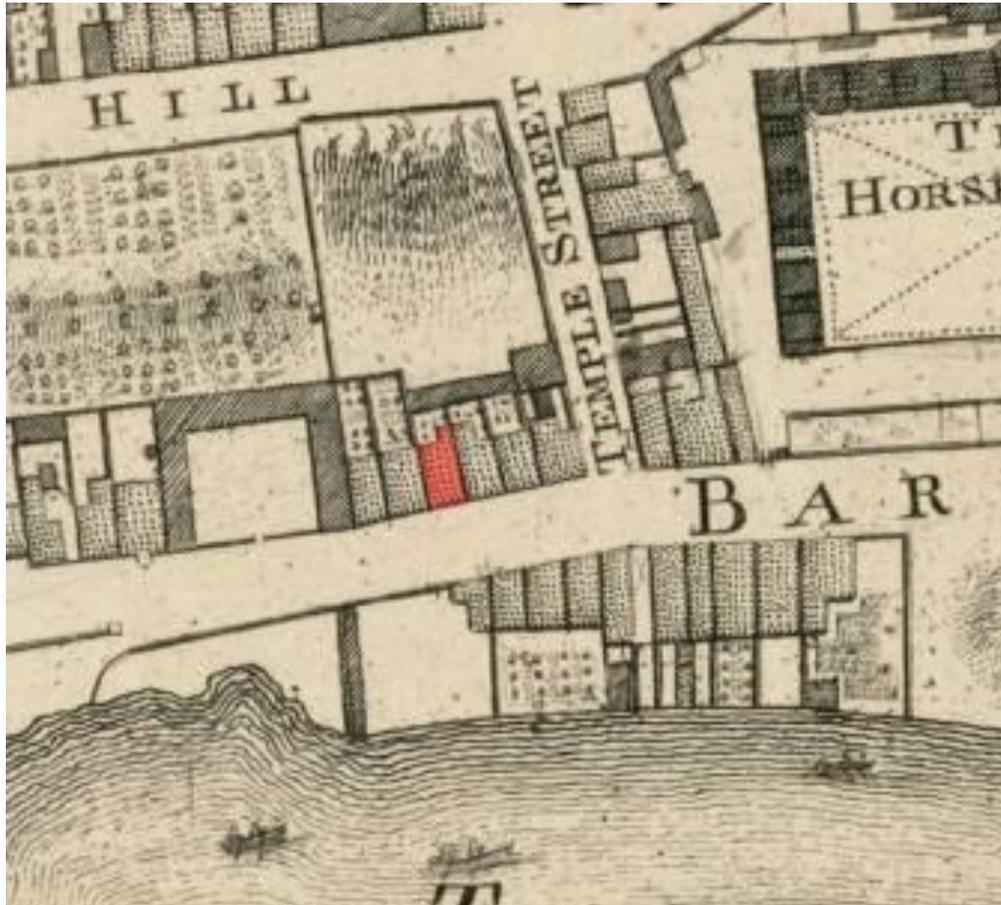


Fig.8: 1756 Survey of the City and Suburbs of Dublin by John Rocque. No.7 Parkgate Street is hatched red.

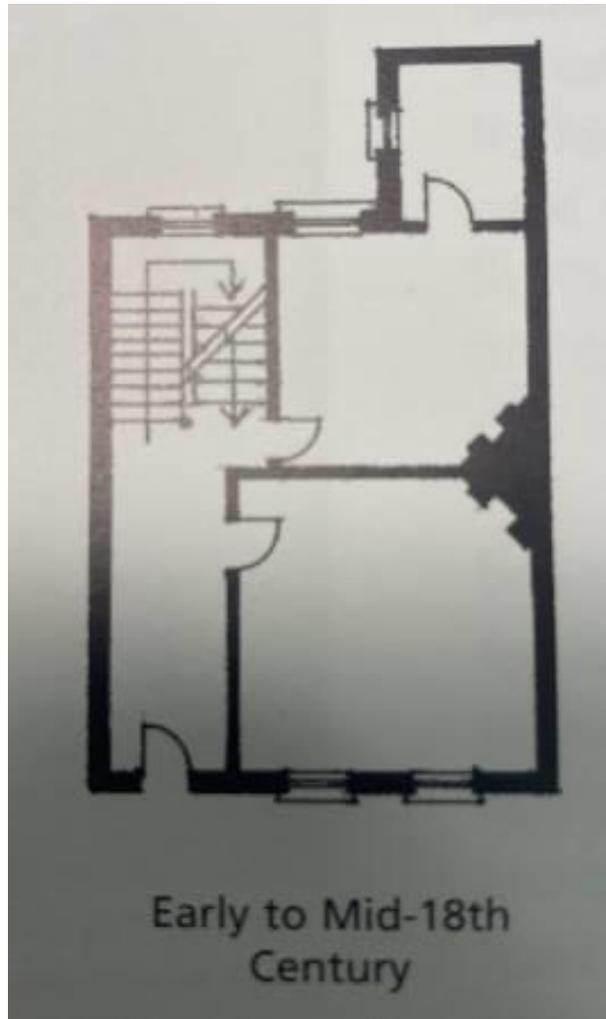


Fig.9: Extract from *Period Houses, A Conservation Guidance Manual* by Frank Keohane, Pg.8 depicting an early to mid-18th century floor plan with corner chimney breasts and closet return accessed off the rear room.



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.

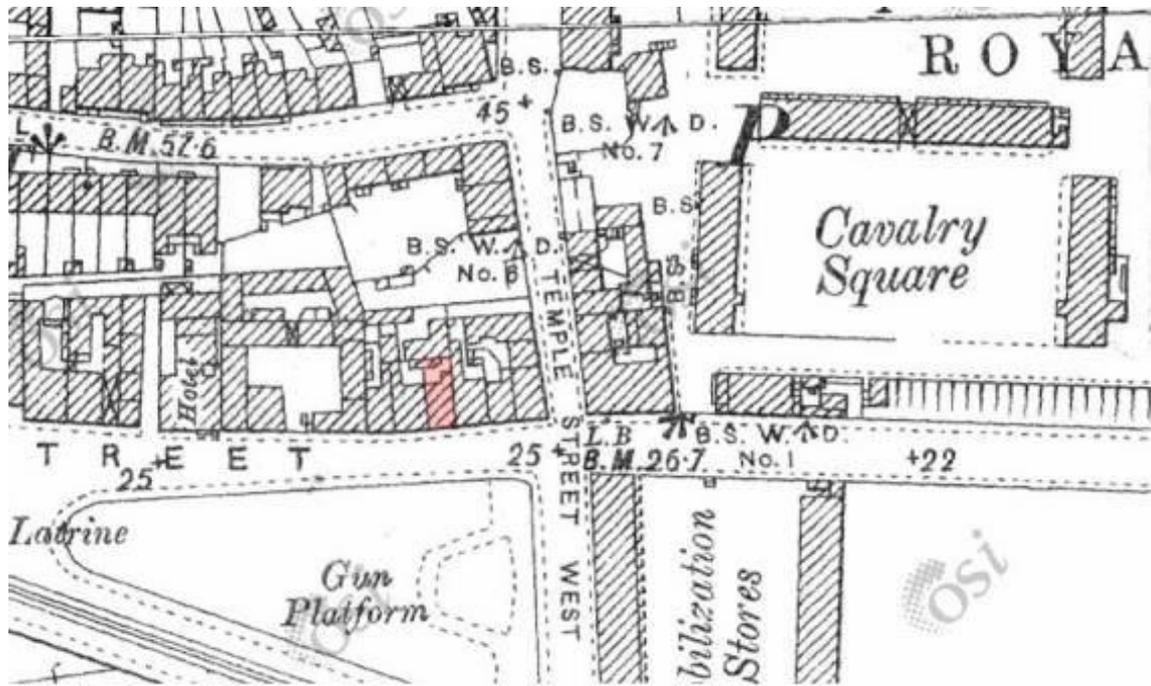


Fig.11: 1911 Ordnance Survey Map of County Dublin. No.7 Parkgate Street has been highlighted red. Note the reduced plot size.

Appendix 2: NIAH Record

NIAH Assessment for No.7 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
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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>																					