

To the Lord Mayor and
Members of Dublin City Council

Report No. 263/2021
Report of the Assistant Chief Executive



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Addition of Garland House, 28-30 Rathmines Park, Rathmines, Dublin 6 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 **Garland House, 28-30 Rathmines Park, Rathmines, Dublin 6** to the Record of Protected Structures (RPS). The proposed addition was advertised in the Irish Independent on Wednesday 7th July 2021. The public display period was from Wednesday 7th July 2021 to Wednesday 18th August 2021, inclusive.

Request for Addition

- Rathmines Initiative, dated 11/02/2021.
- Councillor Mary Freehill, dated 27/04/2021.

Summary of Applicants Reasons for Seeking Addition

- Rathmines Initiative made a submission to the Pre-Draft Public Consultation Strategic Issues Paper for the Dublin City Development Plan 2022-2028 (Submission Portal Reference DCC-C18-ISSUE-718), dated 11th February 2021 recommending the inclusion to the Record of Protected Structures of the Former Second Church of Christ Scientist (also referred to as Garland House), Rathmines Park, Rathmines, Dublin 6.
- Councillor Mary Freehill made representation, dated 27th April 2021 to Dublin City Councils' Planning and Property Development Department for the inclusion of Garland House to the Record of Protected Structures. The representation highlighted the well preserved interior and exterior of the building, recommending its inclusion on the Record of Protected Structures in light of its historical significance and architectural design quality.

Methodology for Assessing 20th Century Structures

In November 2019, the Planning and Property Development SPC agreed a methodology to expedite proposed additions/deletions to the RPS in a systematic manner, based on the *Architectural Heritage Protection Guidelines for Planning Authorities* (2011) and NIAH/Ministerial Recommendations under Section 53(1) of the Planning and Development Act, 2000 (as amended). The methodology agreed to prioritise 20th century structures in addition to industrial sites, early buildings and underrepresented typologies. On foot of this, the Conservation Section has identified Garland House, (Former Second Church of Christ Scientist), 28-30 Rathmines Park, Rathmines, Dublin 6 as a 20th century structure and has recommended that a detailed assessment of the building be undertaken for its proposed addition to the RPS.

Site Location & Zoning Map

The site in question is zoned Z2: "To protect and/or improve the amenities of residential conservation areas", in the Dublin City Development Plan 2016-2022. Garland House, is located at the southern end of Rathmines Park, a small 19th century development located off Rathmines Road Upper in Dublin 6.

The land uses in the immediate area are principally residential, characterised by single and two-storey houses. Rathmines Park is divided east-west by a central tree-lined grassed reservation having a separate grassed triangular green to its northern end. The subject site is bounded to the south by a laneway to the rear of properties on York Road; to the west by the rear gardens of properties on York Avenue; to the east by Auburn House (a two-storey late 20th century residential development) and to the north by late 19th and early 20th century housing on Rathmines Park.



Fig.1: Site location and zoning map for Garland House, Rathmines Park, Rathmines, Dublin 6 (arrowed red). Z2 'Residential Conservation Area' zoning shown as darker yellow. The lighter yellow areas are zoned Objective Z1 "To protect, provide and improve residential amenities".

Planning History

Planning Ref:	Description:	Decision:
1202/88	Change of use to recording and rehearsal studio with ancillary use to Park House.	GRANT PERMISSION 29th Nov 1988
2402/90	Internal works to provide additional office accommodation and office use of Auditorium Area.	GRANT PERMISSION 19th Dec 1990
2032/02	Planning permission for maintenance work to the annex building of the above address, which includes the removal of existing roof and replacement with new roof, demolition and replacement of previous extensions and associated site works.	GRANT PERMISSION 23rd Aug 2002 supported by appeal to An Bord Pleanála dated 6th Jan 2003 (ABP ref:PL29S.200438)
1151/08	The development consists of extending existing single storey structure to provide a second storey to this proposed development, all at South East side of this existing office building.	GRANT PERMISSION 3rd March 2008
2625/21	Demolition of existing buildings and the construction of 40 apartments of 4 and 5 storeys in height.	REFUSE PERMISSION 14th June 2021

Site Access

An internal and external inspection of the property and rear site was carried out by Dublin City Councils Conservation Section on the 27th May 2021.

Summary Description



Fig.2: Location and layout of structures:

- Auditorium having corner bays with flat roofed single-storey entrance highlighted in red.
- Two-storey wing over concealed basement highlighted in purple.
- Single-storey projection to southwest housing former readers rooms highlighted in orange.
- Single-storey link structure bounding west of plan highlighted in blue.
- Former treasures room highlighted in yellow.
- 19th century single-storey annex (former hall/Sunday school range) highlighted in maroon.

Composition:

Freestanding triple-height multiple-bay former Second Church of Christ Scientist, built 1923, having tiered gabled frontage clasped by lower corner bays set at an oblique angle; flat roofed single-storey entrance slightly recessed between flanking two-storey bays. Two-storey wing over concealed basement, built 1923 to northwest of plan set at an oblique angle and projecting forward of main façade, linking with earlier single-storey former hall/Sunday school range c.1880 (hereafter referred to as the 'annexe'). Single-storey projection to southwest of plan, built 1923 housing former readers rooms, with single-storey link structure bounding west of plan providing access to the two-storey wing and the annexe (refer to fig: 2 for layout plan of structures).

Exterior:

Shallow pitched, roof to church auditorium carrying Westmoreland green slate having banded glazed rooflights and copper clad ventilator/lantern to centre; Westmoreland green slate to remainder of pitches with bituminous felt covering to flat roofs; replacement hipped man-made slate roof c.2002 to annexe. Rendered chimney stack to two-storey projecting wing to northwest. Variety of rainwater goods having cast-iron box hoppers with embossed garlands. Painted roughcast and smooth rendered walls. Pseudo-Lombardic frieze detailing to tiered gables having rendered pilaster quoins, breaking eaves to form stout pinnacles. Limestone and cast-iron ventilation inlets/grills. Historic metal lighting sconce to principal elevation. Diocletian and lunette windows to upper level over square-headed windows having limestone cills. Original steel-framed casements with leaded cames and 'figured rolled

glass' to principal north elevation; to two-storey wing to northwest of plan; to single-storey projection to southwest of plan; and to flat roof link structure bounding west of plan. Replacement painted uPVC windows with leaded-effect lights to remaining opes. Square-headed window openings with granite cills to annexe having two-over-two timber sash windows to south and east elevations with timber casement windows to remainder.

Principal door surround of Stradbally limestone incorporating mosaic panels to form sunburst, surmounted by flat coping and relief cut inscription reading 'SECOND CHURCH OF CHRIST SCIENTIST'. Foundation stone to bottom LHS of door with relief cut inscription reading 'THIS CHURCH IS BUILT / ON THE CORNER STONE / OF HEALING / LAID BY CHRIST JESUS / IT DEMONSTRATES / THE TRUTH OF / CHRISTIAN SCIENCE / AS REVEALED TO / MARY BAKER EDDY'. Round-headed doorway accessed by three canted limestone steps. Double leaf varnished oak doors having series of vertical panels with full-width studded strap hinges embracing half-moon aperture containing 'figured rolled glass' in fish-scale pattern.

Interior:

The principal entrance porch opens onto a large foyer retaining decorative mosaic flooring, Austrian oak wall panelling (rising to two-thirds level), timber panelled doors with octagonal overlights and a compartmented coved ceiling, (in part responding to the form of the raking gallery overhead).

Two sets of double-leaf wooden doors lead from the foyer into the former auditorium. This was originally conceived a large double-height space on a square plan having chamfered corners. The space was subdivided c.1992 with the insertion of two concrete floors creating three floors of largely open-plan office accommodation with a small number of enclosed office spaces. An enclosed staircase is located over the former reader's platform with a lift shaft inserted to the north of the plan. The original raked floor at ground level has been levelled creating two distinct floor planes. A shallow barrel vaulted ceiling (evident at second floor) spans the space having inset clerestory windows and decorative plasterwork concealing a steel truss roof construction (now partially exposed to perimeter). The former first floor gallery has been subdivided for use as a meeting room and for the provision of additional office space. This is accessed via two flights of dogleg stairs positioned at opposing ends of the ground floor foyer. The floor of the gallery area has been built up in timber to provide a level plane – the exposed shuttered concrete construction is evident from the service spaces below.

Two ground floor offices located to the southwest of the plan are identified as the former First Readers Room and Second Readers Room – these spaces are provided with full-length mirrors originally for use by the Readers. A covered link corridor bounding the west of the former auditorium provides access to the two-storey wing to the northwest of the plan and to the annexe structure beyond. A staircase rises to the former first floor boardroom. These spaces retain parquet flooring, wall panelling (rising to dado level), in-built presses, running mould plaster cornicing, timber panelled doors (some with glazed lights) and steel-framed leaded casements having 'figured rolled glass' and geared pivot lights. Tiled fireplaces and hearths reflecting Art Deco and Arts and Crafts inspired detailing are present to the ground floor former clerk's office, the ground floor former treasures office and first floor former boardroom. A separate staircase provides access to the basement area (former boiler room). This has board marked shuttered concrete walls and retains early service installations and light fittings.

The 19th century annexe comprises two large rooms at ground level in addition to a number of smaller rooms, providing office, meeting room and ancillary accommodation. This portion of the structure was largely reconfigured and refurbished c.2002 when a replacement roof structure, now incorporating an attic floor, was added. Window openings were altered and a number of accretions to the west of the plan were rebuilt at this time. Much of the finishes to this section of the building are modern though some late 19th century timber window linings have been retained.

Setting:

Gravel forecourt to front having yew trees, opening on to Rathmines Park with tarmacadam vehicular entrance to east. Tarmacadam carparking to west of site having grassed area with mature planting and trees forming party boundary with properties fronting onto York Avenue.

Historical Background

The Church of Christ Scientist also known as Christian Science, was established in 1879 by Mary Baker Eddy in Massachusetts, USA (b.1821-d.1910). Eddy taught a form of spiritual healing inspired by the curative acts of Christ, as represented in the New Testament bible. In 1894 the church established its first settled congregation in Boston, Massachusetts, referred to as the 'Mother church'. All other congregations were to be considered 'Branch churches'. Where more than one branch was established in a given city or area the title of "First Church of Christ Scientist", and "Second Church of Christ Scientist" was to be given, and so forth, (Duperier, (2008), par.27).

The religion rapidly expanded in America and in Europe during the opening decades of the 20th century. By 1900 Christian Science had established a presence in Ireland and in April of 1903 formal communication had been sent to Boston announcing the foundation of the 'First Church of Christ Scientist, Dublin', (Anon, (1912), par.4). As the community of converts grew a second branch church was established on the 24th April 1920, under the name of the 'Second Church of Christ Scientist' (Anon, (1949), par.4).

The new branch church was to be located in the residential suburb of Rathmines where a hall on Rathmines Park had been appropriated and '*put into suitable order for a church*' (ibid, par.4). This is understood to be the portion of the subject building to the northwest of the site (now referred to as the 'annexe'). The hall had been home to the 'Rathmines Club' from 1885 (Kelly, (2001), pg.179), though it first appears on the 1882 Ordnance Survey map when the site of the present church was in use as a skating rink (maps not reproduced here).

Construction of a permanent church commenced in late 1921, (Ivey (2021), on the plot of land to the immediate east of the repurposed hall. Works were complete by March of 1923 at a cost of £35,000, (DIA). The dedication of the building took place a quarter of a century later, on Sunday 3rd April 1949, when construction debt for the building had been fully paid off (Anon, (1949), par.1). The new church at Rathmines Park reflected the Christian Scientists' first purpose built place of worship in Ireland, predating construction of the sister branch church on Baggot Street, Lower by some five years (Anon, (1923) pg.3). The 1938 Ordnance Survey map records the sprawling footprint of the new church on Rathmines Park, which retained and incorporated the earlier hall to the northwest of the site, now repurposed anew as a Sunday school and caretakers residence (Porter, (1933), pg.46-47).

The church was built to the designs of the architect and civil engineer, Edwin Bradbury (b.1875-d.1948) who was former President of the Architectural Association of Ireland (1908-9, 1917-18) and architect to Pembroke Urban District Council and Rathmines and Pembroke Joint Hospital Board, (DIA)¹. The appointment of a reputable practice, already well-established in the Rathmines Township may have helped lend further credibility to the newly formed congregation of Christ Scientists at Rathmines Park. Bradbury would later join in practice with Robert Edward Evans (b.1898-d.1972), a partnership best known for The Clarence Hotel, on Wellington Quay of 1937-39. Some fifteen years its junior, 'The Clarence' clearly references Bradbury's earlier work at Rathmines Park through use of both round-headed and geometric openings, steel framed leaded windows and Austrian oak panelling (fig.11).

¹ The Dictionary of Irish Architects (DIA) records 'additions' to the church under the architect William Albert Dixon and executed by the contractor Messers. Hull & Co, as referenced in the Patterson Kempster Shortall (PKS) account book dated June 1930. The Conservation Section has consulted the PKS account book for the period and cannot verify this as fact.

Bradbury's church was constructed in a pseudo-Lombardic style incorporating a blend of Art Deco and Arts & Crafts influences, marking this apart from the established Roman Catholic and Anglican churches, which generally remained conservative in outlook. When considered in context with other churches of Christian Science, Paul Ivy, Professor of Art History at Arizona College of Fine Arts notes that the church's architecture in Europe embraced stylistic diversity reflecting a departure from the traditionalist forms more widely adopted in the United States of America (Ivey, (2021)).

An article published in the Irish Times dated 14th June 1923 entitled '*Dublin Church Built of Concrete*' records the completion of the new church under the contractor, Messrs. J. and R. Thompson Ltd. This proudly claims that the Second Church of Christ Scientist at Rathmines Park was the first in Ireland to adopt modern construction techniques for ecclesiastical use. Thus far, mass concrete and structural steel had largely been the reserve of housing and commercial developments.

'This particular sphere of industry affords another example where Dublin leads the way and ...that those engaged in the direction and execution of building works in Dublin are pioneers in the use of reinforced concrete in the construction of churches. A fine example of the this new type of church building is to be found at Rathmines Park, where a new place of worship has been erected for The Second Church of Christ Scientist' (Irish Times, (1923) pg.4).

The interior arrangement reflected the liturgical requirements of the church. This focused on the delivery of readings by two elected officiants from dual readers' desks with a strong requirement for clear lines of sight and excellent acoustics, (Ivey, (2011), Par.14). Bradbury adopted the auditorium plan favoured by the church in the United States of America and which Ivey indicates had been widely elected by the branch congregations in Britain (ibid).

Research conducted by the Conservation Section suggests that Bradbury's design represented an exceptionally rare example of an auditorium plan church in Ireland. The layout comprised a square hall with tiered theatre-style seating affording the '*occupant of every seat a clear view*' of the speaker's platform, (ibid). The stepped concrete gallery was deftly positioned over the ground floor foyer and cloakrooms avoiding the need for an overhang and maximising light in the main auditorium. The platform or rostrum formed the prominent feature of the auditorium and was provided with finely crafted dual reading desks², below a curved sounding board (fig.12). The auditorium was spanned by a shallow barrel vaulted ceiling which together with the rooms' chamfered corners served to achieve both acoustic excellence and favourable distribution of light.

Decorative treatment was sparing, in line with the church's teachings which sought to avoid visual distraction and refrained from the use of overt symbolism (fig.12). Spiritual inscriptions often represented the only form of decorative relief. At Rathmines the walls and the roof of the auditorium were painted '*without any colour*' having Austrian oak panelling to lower level and floors laid of parquet (ibid). A large entrance foyer extending across the full width of the building provided a space for meeting, before and after services, and gave access to the auditorium and gallery via stairs placed at either end. The Irish Times reported that '*the entrance is laid in mosaic and here is seen the only touch of colour in the building, as all the corridors, boardroom, official rooms and cloak rooms are, like the main hall, panelled in oak and painted white overhead*' (ibid).

The auditorium was originally furnished with an electric organ by the prominent firm of organ builders, Henry Willis & Sons and Lewis & Company Ltd., of London, (Bunning (2013) par.3). The Irish Times reported that the '*fine, beautiful organ, one of the best in Dublin, makes it possible for recitals of organ and vocal music to be broadcast*' (Anon, (1949), par.4). The church continued to be used for RTE broadcasts and latterly as a recording studio and rehearsal space until the late 1980's. On closure of

² The reader's desks and chairs together with the chairs from the board room were removed from Second Church, Dublin on closure of the church c.1986 and are now housed in the current premises of First Church of Christ Scientist, at No.21 Herbert Park Road.

the church the organ was removed and transported to Australia where it was installed in Holy Trinity Anglican Church, Wangaratta, Victoria in 1992-93.

The church was equipped with all modern conveniences including a high pressure heating system and artificial lighting (to facilitate evening services and the regular Wednesday night testimony meetings). Trade publications of the period extolled the merits of natural ventilation and at Rathmines Park passive ventilation was provided via metal grills and limestone inlets, vented via a decorative copper clad cupola at roof level.

By the late twentieth century the congregation had declined in numbers. In 1983 the main auditorium had been vacated and by 1986 the church had been placed on the open market. The building initially found new use in 1988 as a recording studio and rehearsal space under the composer and pianist, Frank McNamara, (Reg. Ref: 1202/88). Church members had by then reverted to holding services in the former Sunday school range, the very structure where in 1921 the congregation had first come together in worship.

On the 3rd February 1992, after almost three quarters of century in existence, Second Church of Christ Scientist, Dublin formerly consolidated with the First Church of Christ, Scientist, Dublin. That same year the church on Rathmines Park was purchased by Thomas Garland & Partners Consulting Engineers who renamed the property 'Garland House', (Anon. (2016), par.5).

Garland & Partners refurbished the former church c.1992 as office accommodation under planning permission Reg. Ref: 2402/90. The approved development provided two new reinforced concrete (RC) floors within the existing auditorium, supported on four new 300x300mm RC columns. A new RC staircase was introduced and adjustments were made to the existing raking ground floor and stepped gallery areas to make these 'sufficiently level'.

In 2002 planning permission was granted for replacement of the existing slate roof to the former hall and Sunday school range, by then referred to as the 'annexe' (Reg. Ref: 2032/02). In 2008 permission was granted for the extension and the provision of a second floor to the existing single-storey projection to southwest of the church (Reg. Ref: 1151/08). These works were not executed. The annexe continues (2021) to be used as office accommodation.

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- Ordnance Survey Mapping.
- The Mary Eddy Baker Library.

NIAH Significance/Rating

Correspondence from Barry O'Reilly, Architectural Heritage Officer NIAH, DHLGH, dated 29th April 2021 confirms that the National Inventory of Architectural Heritage (NIAH) has recorded Garland House under the current ongoing survey phase (phase 15) of the Dublin Survey. Ministerial Recommendations for phase 15 of the NIAH Dublin survey are due to be issued to Dublin City Council in 2022.

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

The Conservation Section, following inspection of the site on 27th May 2021, considers that Garland House (Former Second Church of Christ Scientist), Rathmines Park, Rathmines, Dublin 6th, is of special interest under the following five special interest categories as outlined by the *Architectural Heritage Protection Guidelines for Planning Authorities* (2011):

- ARCHITECTURAL:
 - The church was built to the designs of the well-established architect and civil engineer, Edwin Bradbury (b.1875-d.1948) who was former President of the Architectural Association of Ireland (1908-9, 1917-18) and architect to Pembroke Urban District Council and Rathmines and Pembroke Joint Hospital Board, (DIA). Bradbury would later join in practice with Robert Edward Evans (b.1898-d.1972), a partnership best known for The Clarence Hotel, on Wellington Quay of 1937-39.
 - Designed in a pseudo-Lombardic style, the church is of distinct character and architectural detailing which incorporates both Art Deco and Arts & Crafts references, fashionable at the time. Bradbury's scheme is characterised by stylistic diversity and stands apart from its Roman Catholic, Anglican and non-conformist peers who largely continued to favour a more traditionalist architecture. The church at Rathmines Park most closely aligns with other celebrated branch churches of Christian Science, such as First Church of Christ, Scientist Belfast (built 1937 to designs by Bertram Clough Williams-Ellis (b.1883 d.1978)).

- Concealed from the principal thoroughfares of Rathmines Road Upper and Rathgar Road, the Second Church of Christ Scientist on Rathmines Park presents an unexpected and valuable contribution to this established residential neighbourhood. The church, which terminates views along Rathmines Park (west) represents a prominent focal point in its immediate setting. The church is architecturally impressive with stucco embellishments, textured wall treatments and an abundance of Diocletian and lunette windows, (reflecting the churches need for well-lit services). Bradbury's tiered composition, which steps down to the northwest of the site, responds to the domestic scale of the adjacent two-storey red brick housing serving to integrate the building into its suburban context.
- The building retains a significant amount of internal historic fabric despite refurbishment c.1992, to include the insertion of two additional floors within the main auditorium and the adjustment of the raking ground floor level. The principal ceiling, evident at second floor, retains historic plasterwork concealing the steel trussed superstructure which enabled Bradbury to span the auditorium without interruption. The foyer, former boardroom, clerk's room, reader's rooms, treasurer's office and link corridor are remarkably complete and are little altered. These retain mosaic and parquet flooring, timber panelled doors, wall panelling and steel framed and leaded lights closely aligned with the Arts & Crafts aesthetic. The interior joinery and fenestration treatment of Second Church, Rathmines was later referenced by Bradbury, in partnership with Robert Edward Evans, at The Clarence Hotel on Wellington Quay of 1937-39 (fig.11). The Clarence Hotel is on the current Record of Protected Structures (RPS ref:8361) and has been assigned a 'Regional' rating by the National Inventory of Architectural Heritage (NIAH ref: 50020034).
- The main hall was designed as an exemplar of the 'auditorium plan' with tiered seating, favoured by the Christ Scientists and widely employed by the congregation in the United States of America. Research suggests that Bradbury's design represented a rare example of the 'auditorium plan church' in Ireland. This reflected the liturgical requirements of the church which focused on the delivery of readings by two elected officiant's from dual desks to the front of the hall. Despite the removal of the readers platform and raking seating c.1992 the building remains of interest as a rare example of a former 'auditorium planed church' in Ireland.
- However, it is considered that the 19th century single-storey annexe (former Sunday school and caretaker's residence) retains little internal historic fabric and has been significantly altered through the provision of a new roof and attic floor c.2002. This section of the building retains some window linings and timber sash windows. This structure is not considered to be of special architectural interest.
- ARTISTIC:
 - The Stradbally limestone door surround with relief-cut inscription plaques and mosaic sunburst detailing demonstrates high quality and skilled craftsmanship.
 - The interior has been designed to a high standard demonstrating fine craftsmanship and a use of quality materials. The most elaborate treatment was reserved for the entrance foyer where the use of rich Austrian oak panelling, textured leaded lights and mosaic detailing combined simplicity with sophistication. The foyer of the former Second Church, Rathmines is considered, alongside Bradbury's later work at The Clarence Hotel on Wellington Quay, to represent one of the finest Arts & Crafts inspired interiors in the city.
- TECHNICAL:
 - The Second Church of Christ Scientist is among the earliest ecclesiastical structures in Ireland to employ mass concrete and steel construction. Contemporary newspaper reporting described the building as '*pioneering*'. Prior to this, the use of mass-produced industrial materials and construction techniques had most commonly been associated with

commercial and residential architecture. At Rathmines, the innovative use of modern construction techniques in an ecclesiastical context enabled Bradbury to provide uninterrupted spans in pursuit of the perfect auditorium plan form, favoured by the church in America.

- **HISTORIC:**

- The church at Rathmines Park is of historic interest as the first purpose built church of Christian Science in Ireland - a branch of protestant Christianity which was founded in the United States of America in the late 19th century by Mary Baker Eddy. As such, the church represents an important component of Ireland's early twentieth-century ecclesiastical heritage which testifies to the development of the American non-conformist tradition on the island.
- The construction of the church at Rathmines Park formed part of a larger international building movement reflecting the growth of Christian Science during the early 20th century as this sought to promote itself as a credible religion and meet the needs of an expanding worldwide community of converts.
- Survival of Christian Science Church buildings, when viewed against other non-conformist churches in Ireland, is comparatively rare and disproportionately so when considered against the established Roman Catholic and Anglican building stock. Of the four branch churches to have been built in Ireland only former Second Church Rathmines Park, Dublin, former First Church Belfast and former First Church Cork survive, making the church at Rathmines Park one of only three representative examples that still exists on the island and only one of two in the Republic of Ireland.

- **SOCIAL:**

- On a national level the former church at Rathmines Park is of social significance as the first purpose built place of worship for Christian Scientists in Ireland. In a regional context the building remains an essential reference for Christian Science in Dublin. Following demolition of the sister branch church on Baggot Street, Lower in 1975, it now serves as the only tangible reminder of the early Christian Science congregation in the capital, as this organised itself as a credible non-conformist presence in the city.
- The 19th century single-storey annexe (former Sunday school and caretaker's residence) is of some social interest as having served as the as the temporary church for the congregation in 1921, prior to construction of Bradbury's purpose-built church in 1923.

Meeting of the Area Committee

The proposed addition of the structure was brought forward to the South East Area Committee on 14th June 2021 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 Wednesday 7th July 2021. The public display period was from Wednesday 7th July 2021 to Wednesday 18th August 2021, inclusive. Twenty-seven submissions/observations were received and have been read and considered with a response to their respective submissions and observations provided below.

Submission 1: Submission by Simon Clear & Associates Planning & Development. Consultants on behalf of the landowner.

Submission 2: Submission by Mr. Rodney Senior, former member and the last Hon. Treasurer of Second Church of Christ Scientist, Dublin.

Submission 3-27 inclusive: Submissions by local residents and others including Dr Paul Ivey and The Rathmines Initiative. These submissions include similar observations in favour of the proposed addition of Garland House.

Submission 1: Submission by Simon Clear & Associates Planning & Development Consultants on behalf of the property owner. Written submission dated 12th August 2021 with supporting report by Padraig Murray, FRIAI and Conservation Architect Grade 1, dated 11th August 2021.

Summary of grounds of submission:

Procedure: The submission queries the motive for the proposed inclusion of Garland House to the Record of Protected Structures at this time which it claims appears to have been instigated to oppose a then current planning application for redevelopment of the site under Planning Ref:2625/21. The submission provides an extract from the Minutes of the South East Area Committee Meeting held on 10th May 2021 which includes a formal response to representation made by Councilor Geoghegan in opposition to the demolition of Garland House and the construction of 40 Apartments under the aforementioned planning application (Planning Ref:2625/21). The wording from the councilor reads '*As an important starting point the listing of the Garland House building as a Protected Structure is critical*'. The submission includes the formal response to the councilor as recorded in the minutes which stated that '*the request for this building to be considered for addition to the RPS in order to oppose a current planning application for a proposed development, is not a legitimate reason for such consideration under the provisions of the Planning and Development Act, 2000 (as amended)*'... adding that '*given the large number of requested additions and Ministerial Recommendations and the need to prioritise these, it is not intended to consider the proposed addition of Garland House to the Record of Protected Structures at this time*'. Mr. Clear concludes that '*DCC proceeded with the subject procedure despite the advice that the purpose was, by way of its own admission, not legitimate*'...adding that '*the motivation for requesting listing was to cause collateral damage and devaluation of the privately owned property, masquerading as being for the purposes of the common good*'.

Response: It is accepted that a request for a structure to be considered for addition to the RPS for the purposes of opposing a proposed development, is not a legitimate reason for such consideration under the provisions of the Planning and Development Act, 2000 (as amended). Councilor Geoghegan's request for addition of Garland House, shall henceforth be discounted and reference to the councilor's nomination to add the building to the RPS has now been removed from the addition file.

Notwithstanding this, there remain two valid nominations for addition of Garland House to the RPS to include; the Rathmines Initiative under the Pre-Draft Public Consultation Strategic Issues Paper for the Dublin City Development Plan 2022-2028 (dated 11th February 2021); and Councilor Mary Freehill through representation to Dublin City Councils' Planning and Property Development Department (dated 27th April 2021). The structure has been assessed on the basis of its special interest as highlighted in these nominations. This is in line with Sections 51 and 55 of the Planning & Development Act, 2000 (as amended) and, as a potentially significant 20th century structure in accordance with the methodology agreed with Dublin City Councils Planning and Property SPC in November 2019. This sought to prioritise the addition of 20th century structures, industrial sites, early buildings and underrepresented typologies to the RPS. The statutory process for the addition of Garland House to the Record of Protected Structures was initiated on the 7th July 2021 in accordance with Sections 54 and 55 of the Planning and Development Act 2000 (as amended).

Notwithstanding the aforementioned, it should be noted that addition of a building to the Record of Protected Structures does not preclude development of the site once carried out in line with Department of Housing, Local Government and Heritage's *Architectural Heritage Protection Guidelines for Planning Authorities* (2011) and the principles of proper planning and sustainable development.

Inaccurate report: Mr. Clear claims the DCC report is 'gushing' and 'inaccurate'.

Response: The Conservation Sections report has been based on detailed historic research and on sources and information which are publicly available for consultation. The planning authority considers that that all reasonable research has been undertaken and that the report accurately reflects the special significance of the structure (Architectural, Artistic, Technical, Historic and Social), in line with Sections 51 and 55 of the Planning & Development Act, 2000 (as amended) and closely aligned to the special significance categories as elaborated in *Architectural Heritage Protection Guidelines for Planning Authorities* (2011).

Alterations c.1990: The submission supported by the report from Mr. Murray cites the insertion of two reinforced concrete floor slabs and a lift into the main auditorium in addition to the loss of the sloped floor in this space (under planning permission ref: 2402/90) as significant changes which have '*radically altered*' the structure. The submission further states that the three floors which were created as a result of these interventions have relatively low ceilings and do not have any resemblance to the original auditorium'. Mr. Murray adds that although a number of spaces are 'little altered' to include the foyer, link corridor and four other rooms, '*that does not mean that the whole radically altered structure is worthy of protection*'. Mr. Clear's submission concludes that the building was '*irreversibly butchered in the early 1990's and there is no vestige of the scale or magnificence as suggested in the DCC report*'.

Response: The structure has been assessed under the categories of special interest set out under Sections 51 and 55 of the Planning & Development Act, 2000 (as amended). The assessment has been based on detailed interrogation of the historic record, review of archive planning files and on foot of an external and internal site inspection by the Conservation Section. This concludes that despite the alternations carried out under planning permission ref:2402/90 Garland House (former Second Church of Christ Scientist), including the former treasurer's office but excluding the 19th century single-storey annexe is considered to be of sufficient Architectural, Artistic, Technical, Historic and Social interest to qualify its inclusion on the Record of Protected Structures.

The submissions objection to the addition of the building to the RPS is principally argued on the basis that the former auditorium has been subdivided through the insertion of concrete floors and the loss of its raking ground floor. Having regard for the extent and impact of the works carried out under planning permission ref:2402/90 and, in light of the significant degree of surviving historic fabric retained by the structure, it is considered that the interventions outlined in the submission are adequately counterbalanced by the survival of other notable elements. These include: the external envelope and elevation treatment as well as remarkably complete and little altered interiors to the foyer, the former first readers room, the former second readers room, the former board room, the former clerks office, the former treasures officer and the link corridor as well as to additional ancillary spaces. Garland House, including the former treasurer's office, (but excluding the 19th century single-storey annexe), remains of special 'Architectural' interest as the work of a known architect; an exemplar of good quality design of distinct character and architectural detailing; makes a positive contribution to its setting; is a structure with a well-designed interior incorporating both Art Deco and Arts & Crafts references; and is a rare example of a 'former' auditorium plan church in line with the Categories of Significance detailed within the *Architectural Heritage Protection Guidelines for Planning Authorities* 2011 (p.25).

The submission does not clearly demonstrate that the building does not merit the 'Regional' rating assigned by the Conservation Section nor that the building does not merit all five categories of special interest assigned to the structure (Architectural, Artistic, Technical, Historic and Social interest). As such, Garland House (former Second Church of Christ Scientist), including the former treasurer's office (but excluding the 19th century single-storey annexe) is considered to be of sufficient Architectural, Artistic, Technical, Historic and Social interest to merit its inclusion on the Record of Protected Structures.

Misleading: Mr. Murray states that the 'Assessment of Special Interest under the Planning and Development Act 2000' contained in the addition report is '*perhaps misleading at times in that one might think that the element being described still exists*'. Further reference is made to the 'Historical background' section of the report which Mr. Murray notes describes '*aspects and elements of the building including ones that are no longer in existence*'. Mr. Murray concludes that the '*structure is no longer a "rare example" of the auditorium plan church in Ireland; It is now a three-storey office building containing a bizarre two-level ground floor in lieu of the original raked floor, which was not suitable for office use, complete with the inserted lift shaft and poor natural light.*'

Response: It is considered that the 'Historical background' section of the report is an appropriate place for the description of the building as originally conceived. This provides a chronological development of the structure to include works carried out under planning permission ref: 2402/90 which clearly details the interventions associated with adaptation of the church as office accommodation at that particular point in time. A record of the structure and its current internal configuration is clearly and unambiguously detailed in the section headed 'Summary Description'. The internal alterations carried out under planning permission ref: 2402/90 are fully acknowledged within the report and have been given due consideration under the section headed 'Assessment of Special Interest under the Planning & Development Act 2000'. Therefore it is considered that there has been no attempt to misrepresent the current record.

For the public record, the submission misrepresents the Conservation Sections addition report. Garland House is not considered to be a '*rare example of an auditorium plan church in Ireland*' but as stated in the Conservation Sections 'Assessment of Special Interest under the Planning & Development Act 2000', and in full acknowledgment of the alterations carried out under planning permission ref:2402/90, does consider that '*Garland House remains a rare example of a purpose built former auditorium plan church in Ireland*'.

The 19th century Single Storey Annex Building: The submission considers that the alterations to the 19th century single-storey annexe building, which is described by Mr. Murray as resulting in the roof being raised to provide space for an upper floor, was less damaging to the original concept of the annexe than the insertion of three floors into the single volume auditorium [of the former church]. The submission concludes that '*accordingly the main structure which has been more radically altered should not be listed for protection either*'.

Response: The entire building to include the 19th century single-storey annexe was considered and assessed by the Conservation Section of Dublin City Council's Planning & Property Department, in accordance with the procedure for assessing proposed additions to the RPS outlined in the *Architectural Heritage Protection Guidelines for Planning Authorities (2011)* and the provision of Section 51 and Section 55 of the Planning and Development Act, 2000 (as amended). Following this conservation assessment, it was determined that the 19th century single-storey annexe (excluding the former Treasures office) had been substantially altered c.2002 both internally and externally. Alterations include the reconfiguration of the floor plan, the almost complete loss of internal historic finishes, the modification of window openings and the removal of the historic roof and its subsequent replacement with a wholly different roof profile. In particular the addition of the new roof, adding an extra storey, significantly altered the overall character and legibility of the structure. It is therefore considered that the 19th century single-storey annexe (excluding the former Treasures office) is not considered to be of sufficient special interest to merit inclusion on the RPS.

The submission does not clearly demonstrate that Garland House (former Second Church of Christ Scientist), including the former treasurer's office, does not merit the 'Regional' rating assigned by the Conservation Section nor that the building does not merit all five categories of special interest assigned to the structure (Architectural, Artistic, Technical, Historic and Social interest). As such, Garland House (former Second Church of Christ Scientist), including the former treasurer's office (but excluding the 19th century single-storey annexe) maintains significance under these special interest categories to qualify its inclusion on the Record of Protected Structures.

Reinforced concrete: The submission states that '*glowing references are made to the fact that this church [Garland House] was built with reinforced concrete, however no advantage was taken of the opportunities offered by reinforced concrete as was the case, for example in Ronchamp (France)*'.

Response: It is understood that the submission refers to the *Chapelle Notre Dame du Haut* at Ronchamp, France which was designed by Le Corbusier. The submission makes unfair comparison between Ronchamp of 1953-55 and Garland House built c.1921. As detailed within the Conservation Sections 'Assessment of Special Interest under the Planning & Development Act 2000' Garland House is among the earliest ecclesiastical structures in Ireland to employ mass concrete and steel construction. Prior to this, the use of mass-produced industrial materials and construction techniques had most commonly been associated with commercial and residential architecture. Contemporary newspaper reporting from the time described the building as 'pioneering'. As such, Garland House is considered to be of special 'Technical' interest in the Irish context as an early use of mass concrete and steel construction (built c.1921) in an ecclesiastical setting.

Exposed structural steel: Mr. Murray notes that there may be fire protection issues arising from the presence of sections of exposed structural steel at roof level.

Response: This is not a matter for consideration under the provisions of Part IV and in particular, Section 51 and 55 of the Planning and Development Act, 2000 (as amended).

Climate Change and Covid: The submission states that it may be difficult to properly modify the building to meet new regulations that are likely to arise in relation to Climate Change and Covid.

Response: This is not a matter for consideration under the provisions of Part IV and in particular, Section 51 and 55 of the Planning and Development Act, 2000 (as amended). Notwithstanding this, there are numerous examples of instances where former church buildings and early 20th century structures have been successfully and sensitively refurbished to facilitate appropriate new uses. The appropriate reuse of existing buildings is in keeping with a sustainable agenda.

Submission 2: Submission by Mr. Rodney Senior, former member and the last Hon. Treasurer of Second Church of Christ Scientist, Dublin. Online submission dated 18th August 2021.

Summary of grounds of submission:

Support for Addition of Garland House to RPS: The submission supports the recommendation for the proposed addition of Garland House to the RPS.

Response: Support for the addition of Garland House to the Record of Protected Structures is acknowledged.

19th Century Single Storey Annexe: The submission also proposes that the 19th century single storey annexe is also included on the Record of Protected Structures noting that '*Without the Services, Wednesday Testimony Meetings and Business Meetings being held in the said Single Storey Building the Major Edifice [Garland House] would never have materialized*'. Mr Senior also cites the significance of scriptural wall texts used on the walls of the single-storey building which had been taken from 'Science and Health with Key to the Scriptures' by Mary Baker Eddy. The submission concludes that the single storey building could be considered of equal importance of preservation as the major edifice.

Response: The entire building to include the 19th century single-storey annexe was considered and assessed by the Conservation Section of Dublin City Council's Planning & Property Department, in accordance with the procedure for assessing proposed additions to the RPS outlined in the *Architectural Heritage Protection Guidelines for Planning Authorities (2011)* and the provision of Section 51 and Section 55 of the Planning and Development Act, 2000 (as amended). Following this

conservation assessment, it was determined that the 19th century single-storey annexe (excluding the former Treasures office) had been substantially altered c.2002 both internally and externally. Alterations include the reconfiguration of the floor plan, the almost complete loss of internal historic finishes to include the wall texts referred to within the submission, the modification of window openings and the removal of the historic roof and its subsequent replacement with a wholly different roof profile. In particular the addition of the new roof, adding an extra storey, significantly altered the overall character and legibility of the structure. Though the 19th century single-storey annexe is of some social interest as having served as the temporary church for the congregation in 1921 this part of the building (excluding the former Treasures office) is not considered to be of sufficient special interest to merit inclusion on the RPS.

Submission 3: Submission by Dr. Paul E. Ivey, University of Arizona, Tucson, Arizona, USA. Online submission dated 16th August 2021. The submission is supported by a document titled 'Support for Garland House' which includes a link to an article published by the Dr. Ivey on *Christian Science Architecture in the U. S. A. and its Influence in Europe*.

Support for Addition of Garland House to RPS: This submission records Dr. Ivey's support for the proposed addition of Garland House to the Record of Protected Structures stating that '*as a scholar of Christian Science architecture, I believe this particular church represented through its architecture the emerging social standing of its young Irish membership, and this example is one of the first if not the first Christian Science church to be built in Ireland*'. The submission continues that '*unique in this building was the adoption of the American auditorium church plan or lecture hall, with congregants gathered around the dual pulpit used by lay Readers who performed church services*'.

Response: Support for the addition of Garland House to the Record of Protected Structures is acknowledged.

Submission 4: Submission by The Rathmines Initiative. Online submission dated 14th August 2021. The submission is supported by a copy of the group's third party observation letter to Planning Application Ref:2625/21 which had proposed the demolition of Garland House.

Support for Addition of Garland House to RPS: The submission states that the Rathmines Initiative supports the inclusion of Garland House, 28-30 Rathmines Park, Rathmines, to the Record of Protected Structures. The observation letter references the Architectural, Historical and Social Significance of Garland House.

Response: Support for the addition of Garland House to the Record of Protected Structures is acknowledged. Note: the planning application referenced in the submission is a separate process which is not relevant to the assessment of the structure for proposed addition to the Record of Protected Structures under the provisions of the Planning and Development Act, 2000 (as amended).

Submission 5: Submission by Lisa Comerford. Online submission dated 22nd July 2021. The submission is supported by copy of a conservation report by Michael O'Boyle, Grade 1 Conservation Architect which had formed a third party observation to Planning Application Ref:2625/21 which had proposed the demolition of Garland House.

Support for Addition of Garland House to RPS: The submission supports the addition of Garland House to the Record of Protected Structures. The supporting report identifies the Architectural, Artistic, Social and Technical significance of the building which it considers to be of 'Regional' importance.

Response: Support for the addition of Garland House to the Record of Protected Structures is acknowledged. Note: the planning application referenced in the submission is a separate process which is not relevant to the assessment of the structure for proposed addition to the Record of Protected Structures under the provisions of the Planning and Development Act, 2000 (as amended).

Submission 6: Submission by Michael and Rosemary Lyons. Online submission dated 11th August 2021.

Support for Addition of Garland House to RPS: The submission supports the addition of Garland House to the Record of Protected Structures as a wonderful Art-Deco building of historical significance. The submission includes reference to archive planning applications dated to 1983 and 1988 (Planning ref:640/83 & Planning ref:1202/88) which sought to preserve the exterior of the church.

Response: Support for the addition of Garland House to the Record of Protected Structures is acknowledged.

Submission 7: Submission by Aoife Ahern. Online submission dated 15th August 2021.

Support for Addition of Garland House to RPS: The submission supports the addition of Garland House to the Record of Protected Structures on the basis that it is an iconic building in area. The submission refers to 'a major loss to Rathmines Park' which it is understood is in reference to Planning Application Ref:2625/21 which had proposed the demolition of Garland House.

Response: Support for the addition of Garland House to the Record of Protected Structures is acknowledged. Note: the planning application which is inferred to in the submission is a separate process which is not relevant to the assessment of the structure for proposed addition to the Record of Protected Structures under the provisions of the Planning and Development Act, 2000 (as amended).

Submission 8: Submission by Jennifer Byrne (local resident). Online submission dated 15th August 2021.

Support for Addition of Garland House to RPS: The submission supports the addition of Garland House to the Record of Protected Structures because of its beauty and uniqueness to the area.

Response: Support for the addition of Garland House to the Record of Protected Structures is acknowledged.

Submission 9: Submission by Jonathan Flynn (local resident). Online submission dated 15th August 2021. The submission is supported by a copy of a report by Dr Diarmuid O Grada, Planning Consultant, which had formed a third party observation to Planning Application Ref:2625/21 which had proposed the demolition of Garland House.

Support for Addition of Garland House to RPS: The submission supports the recommendation for the proposed addition of Garland House to the RPS. The submission references the Historical and Cultural importance of the building.

Response: Support for the addition of Garland House to the Record of Protected Structures is acknowledged. Note: the planning application referenced in the submission is a separate process which is not relevant to the assessment of the structure for proposed addition to the Record of Protected Structures under the provisions of the Planning and Development Act, 2000 (as amended).

Submission 10: Submission by Peter Byrne. Online submission dated 16th August 2021.

Support for Addition of Garland House to RPS: The submission supports the addition of Garland House to the Record of Protected Structures and considers it to be of unique architectural importance and an integral part of the urban environs of Rathmines Park and the broader area of Rathmines. It concludes that 'the presence of two circa 200 year old plus Yew trees on the site adds to the urgent requirement to preserve both the building and its environs'.

Response: Support for the addition of Garland House to the Record of Protected Structures is acknowledged. It should be noted that the Yew trees cannot be considered for inclusion in the RPS as these do not come under the definition of a 'structure' within the meaning of the Act.

Submission 11: Submission by Una Bhreathnach (local resident). Online submission dated 16th August 2021.

Support for Addition of Garland House to RPS: The submission supports the addition of Garland House to the Record of Protected Structures as one of only a few Arts and Crafts/Art Deco churches in Ireland, and part of the Rathmines heritage of 1920s/30s architecture (similar to the Kodak building on Rathmines Road). The submission also highlights the importance to the Christian Scientist community in Ireland.

Response: Support for the addition of Garland House to the Record of Protected Structures is acknowledged.

Submission 12: Submission by Maeve & John O'Meara (local resident). Online submission dated 17th August 2021.

Support for Addition of Garland House to RPS: The submission supports the addition of Garland House to the Record of Protected Structures. The submission states '*building warrants and needs this protection, particularly in view of the recent application for its demolition*'.

Response: Support for the addition of Garland House to the Record of Protected Structures is acknowledged. Note: the planning application referenced in the submission is a separate process which is not relevant to the assessment of the structure for proposed addition to the Record of Protected Structures under the provisions of the Planning and Development Act, 2000 (as amended).

Submission 13: Submission by Stephen McDermott. Online submission dated 16th August 2021.

Support for Addition of Garland House to RPS: The submission supports the addition of Garland House to the Record of Protected Structures as beautiful building of significant historical merit. The submission references the recent planning application for demolition.

Response: Support for the addition of Garland House to the Record of Protected Structures is acknowledged. Note: the planning application referenced in the submission is a separate process which is not relevant to the assessment of the structure for proposed addition to the Record of Protected Structures under the provisions of the Planning and Development Act, 2000 (as amended).

Submission 14: Submission by Jane Maher (local resident). Online submission dated 16th August 2021.

Support for Addition of Garland House to RPS: The submission supports the addition of Garland House to the Record of Protected Structures as a valuable asset of cultural and historical significance.

Response: Support for the addition of Garland House to the Record of Protected Structures is acknowledged.

Submission 15: Submission by Cathal Parlon. Online submission dated 16th August 2021.

Support for Addition of Garland House to RPS: The submission supports the addition of Garland House to the Record of Protected Structures on grounds of cultural, historical and aesthetic significance.

Response: Support for the addition of Garland House to the Record of Protected Structures is acknowledged.

Submission 16: Submission by Margaret Healion (local resident). Online submission dated 16th August 2021.

Support for Addition of Garland House to RPS: The submission supports the addition of Garland House to the Record of Protected Structures which considers the structure to be of 'National' significance on account of the basis that we have so few examples of Art Deco/Arts & Craft design in Ireland. The submission adds that Garland House contributes to the character of the area and is a local landmark. Despite remodelling to the interior, the exterior and reception areas are of historic interest. The submission also refers to two Yew trees standing to the entrance of the property which contribute to the character and identity of the area. The submission includes supporting excerpts from the DCC Conservation officers planning report in relation to Planning Application Ref:2625/21 which had proposed the demolition of Garland House.

Response: Support for the addition of Garland House to the Record of Protected Structures is acknowledged however contrary to the opinion expressed in the submission the Conservation Section considers Garland House (former Second Church of Christ Scientist), to be of 'Regional' significance in line with the *Architectural Heritage Protection Guidelines for Planning Authorities* (2011). It should be noted that the Yew trees cannot be considered for inclusion in the RPS as these do not come under the definition of a 'structure' within the meaning of the Act. Also Note: the planning application referenced in the submission is a separate process which is not relevant to the assessment of the structure for proposed addition to the Record of Protected Structures under the provisions of the Planning and Development Act, 2000 (as amended).

Submission 17: Submission by Joseph O'Keeffe (local resident). Online submission dated 16th August 2021.

Support for Addition of Garland House to RPS: The submission supports the addition of the former Second Church of Christ Scientist (Garland House) to the Record of Protected Structures. The submission considers Garland House to be a '*building of significance which makes a positive contribution to the character and identity of the area*'. This adds that '*there are few buildings in the Art Deco style remaining in the city and for this reason alone Garland House should be on the List of Protected Structures*'.

Response: Support for the addition of Garland House to the Record of Protected Structures is acknowledged.

Submission 18: Submission by Dympna Kirke (local resident). Online submission dated 17th August 2021.

Support for Addition of Garland House to RPS: The submission supports the addition of Garland House to the Record of Protected Structures. The submission considers the building to be the '*Grand Dame*' of the area which is of much historic and cultural value and adds enormously to our architectural heritage. The submission concludes '*that any building of historic merit once lost, is lost and gone forever*'. It is understood that this is in reference to Planning Application Ref:2625/21 which had proposed the demolition of Garland House.

Response: Support for the addition of Garland House to the Record of Protected Structures is acknowledged. Note: the planning application which is referred to in the submission is a separate process which is not relevant to the assessment of the structure for proposed addition to the Record of Protected Structures under the provisions of the Planning and Development Act, 2000 (as amended).

Submission 19: Submission by Assunta Delany (local resident). Online submission dated 17th August 2021.

Support for Addition of Garland House to RPS: The submission supports the addition of Garland House to the Record of Protected Structures.

Response: Support for the addition of Garland House to the Record of Protected Structures is acknowledged.

Submission 20: Caroline Dee-Brown (local resident). Online submission dated 17th August 2021.

Support for Addition of Garland House to RPS: The submission supports the addition of Garland House to the Record of Protected Structures citing it as a historical building of special architectural and artistic interest which the submission states has been identified by the NIAH as being of 'Regional' significance. The submission provides commentary on the special significance of the building as one of first reinforced concrete buildings in Ireland; as occupying a prominent position in Rathmines Park; for its well preserved exterior and interior; and highlights the copper roof lantern as a prominent feature in the surrounding urban landscape. The submission notes that 'its loss would negatively impact the amenities and setting of the Residential Conservation Areas (Objective Z2) of Rathmines Park, York Road and York Avenue' which is understood is in reference to recent Planning Application Ref:2625/21 which had proposed the demolition of Garland House. The submission concludes that the re-use of older buildings of significance is important to the achievement of sustainability and highlights the need to '*safeguard our architectural heritage for the next and subsequent generations*'.

Response: Support for the addition of Garland House to the Record of Protected Structures is acknowledged. However, it should be noted that Garland House has not presently been identified by the NIAH as being of 'Regional' significance. Correspondence from Barry O'Reilly, Architectural Heritage Officer NIAH, DHLGH, dated 29th April 2021 to the Conservation Section, confirms that the National Inventory of Architectural Heritage (NIAH) has recorded Garland House under the current ongoing survey phase (phase 15) of the Dublin Survey. Ministerial Recommendations for phase 15 of the NIAH Dublin survey are due to be issued to Dublin City Council in 2022. Note: the planning application which is inferred to in the submission is a separate process which is not relevant to the assessment of the structure for proposed addition to the Record of Protected Structures under the provisions of the Planning and Development Act, 2000 (as amended).

Submission 21: Submission by Niamh O'Connor (local resident). Online submission dated 17th August 2021.

Support for Addition of Garland House to RPS: The submission supports the addition of Garland House to the Record of Protected Structures. The submission considers that '*There are very few other art deco buildings of such quality in this country and none quite like this one. It was also architecturally innovative and designed by one of our most eminent architects*'. The submission concludes that '*the fact that it was commissioned by the Church of Christ, Science provides an interesting window into the social history of Rathmines in particular and of Ireland, more generally, in the first quarter of the 20th century*'.

Response: Support for the addition of Garland House to the Record of Protected Structures is acknowledged.

Submission 22: Submission by Paul Finlay (local resident). Online submission dated 17th August 2021.

Support for Addition of Garland House to RPS: The submission supports the addition of Garland House to the Record of Protected Structures as an attractive building which it considered to be a landmark in the area.

Response: Support for the addition of Garland House to the Record of Protected Structures is acknowledged.

Submission 23: Submission by Tanya Ferrie. Online submission dated 17th August 2021.

Support for Addition of Garland House to RPS: The submission supports the addition of Garland House to the Record of Protected Structures which it considers to be a prominent feature in the area and a building of significance with unique historical interest.

Response: Support for the addition of Garland House to the Record of Protected Structures is acknowledged.

Submission 24: Submission by Jerimiah Bailey. Online submission dated 17th August 2021.

Support for Addition of Garland House to RPS: The submission supports the addition of Garland House to the Record of Protected Structures due to its architectural and historical significance.

Response: Support for the addition of Garland House to the Record of Protected Structures is acknowledged.

Submission 25: Submission by Phillip Urrea (local resident). Online submission dated 17th August 2021.

Support for Addition of Garland House to RPS: The submission supports the addition of Garland House to the Record of Protected Structures as a unique Art Deco church.

Response: Support for the addition of Garland House to the Record of Protected Structures is acknowledged.

Submission 26: Submission from Zara Cox (local resident). Online submission dated 18th August 2021. The submission is supported by a document in support of addition of Garland House to the Record of Protected Structures.

Support for Addition of Garland House to RPS: The submission supports the addition of Garland House to the Record of Protected Structures. The submission considers the building to be architectural impressive with fine Arts & Crafts detailing and interiors. The submission adds that it is of historic significance with a distinct character that greatly adds to the area. The submission supports the need to preserve our heritage to include the historic Yew trees which is understood to be in reference to the recent planning application for demolition of the structure and redevelopment of the site. The submission concludes by referencing the community interest in this building.

Response: Support for the addition of Garland House to the Record of Protected Structures is acknowledged. It should be noted that the Yew trees cannot be considered for inclusion in the RPS as these do not come under the definition of a 'structure' within the meaning of the Act. Also Note: the planning application which is inferred to in the submission is a separate process which is not relevant to the assessment of the structure for proposed addition to the Record of Protected Structures under the provisions of the Planning and Development Act, 2000 (as amended).

Submission 27: Submission by Mrs. K. Morgan. Online submission dated 18th August 2021.

Support for Addition of Garland House to RPS: The submission supports the addition of Garland House to the Record of Protected Structures on the basis of its historical significance in terms of Dublin and Ireland's history, its religious history, and architectural history. The submission states that '*it would be a shame if Dublin did not preserve the only remaining purpose built Christian Science church left in Ireland*'. It is understood that this is in reference to Planning Application Ref:2625/21 which had proposed the demolition of Garland House.

Response: Support for the addition of Garland House to the Record of Protected Structures is acknowledged. Note: the planning application which is referred to in the submission is a separate process which is not relevant to the assessment of the structure for proposed addition to the Record of Protected Structures under the provisions of the Planning and Development Act, 2000 (as amended).

Conclusion

Dublin City Council Conservation Section has carried out an assessment of Garland House, 28-30 Rathmines Park, Dublin 6.

Following assessment of the site the Conservation Section are in agreement with the request for addition by the Rathmines Initiative and Councilor Freehill that Garland House, Rathmines Park, Rathmines, Dublin 6 merits inclusion on the Record of Protected Structures. Twenty-seven submissions were made during the public consultation period (7th July 2021 to 18th August 2021, inclusive). The majority are in support of the addition of the structure to the City Council's Record of Protected Structures (RPS). Of those that were not in support, the grounds presented have been concluded to not be sufficient to undermine Garland House (former Second Church of Christ Scientist), including the former treasurer's office but excluding the 19th century single-storey annexe as being of sufficient Architectural, Artistic, Technical, Historic and Social interest to merit its inclusion on the Record of Protected Structures.

The extent of the proposed Protected Structure status and curtilage is outlined in Fig.3 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 Garland House, 28-30 Rathmines Park, Dublin 6 be added to the Record of Protected Structures in the Dublin City Development Plan 2016-2022.

Recommendation	
Address	Description
28-30 Rathmines Park, Dublin 6	Garland House (Former Second Church of Christ Scientist), including former treasurer's office, but excluding 19 th century single-storey annexe.

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

Richard Shakespeare
Assistant Chief Executive

Dated: 16th September 2021

Extent of Protected Structure Status & Curtilage

The proposed protected structures and their curtilage are outlined below in red. The curtilage extends to the boundaries as shown on the map below.



Fig.3: The extent of the protected structure and its curtilage is outlined in red.

Appendix 1: Short Photographic Record & Historical Maps



Fig.4: Principal/south elevation of Garland House (former Second Church of Christ Scientist). Note the yew tree to the front site which appears on early archival images dating to c.1929.



Fig.5: Aspect of Garland House (former Second Church Christ Scientist) taken from the southwest.



Fig.6: Aspect of 19th century single-storey annexe with replacement roof (c. 2002) within the curtilage of Garland House and not proposed for protected structure status. .



Fig.7: Ventilator/lantern to roof of auditorium. Note the Westmoreland slate roof and in-line band of rooflights mid-pitch.



Fig.8: Cast-iron box hopper and early electric lighting sconce.



Fig.9: Painted steel frame and leaded light window with limestone cill.

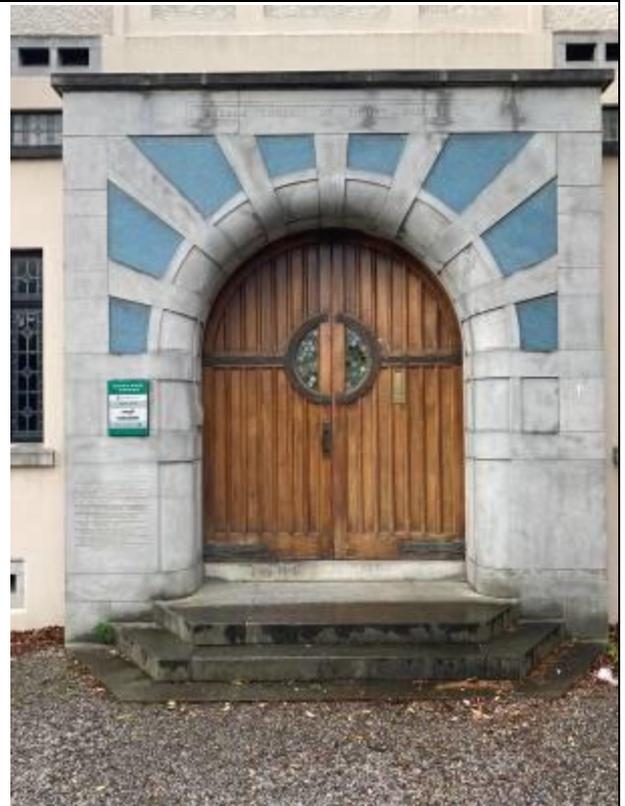


Fig.10: Stradbally limestone door surround incorporating mosaic sunburst detailing.



Fig.11: Interior image the foyer at Garland House to designs by Edwin Bradbury (left) and archival image of the tea rooms at The Clarence Hotel, Wellington Quay built 1937-39, also by Bradbury in later partnership with Robert Edward Evans (right). Note similarities to include the use of geometric forms at ceiling and window/door opes, panelled wall linings and leaded fenestration. Image to right reproduced courtesy of the G&T Crampton Photographic Archive, UCD Digital Library (<https://digital.ucd.ie/view/ucdlib:47068>).



Fig.12: Image of interior of church as featured in the sales brochure c.1986. Note the chaste decorative scheme and organ by Henry Willis & Sons and Lewis & Company Ltd. The speaker's platform to the front of the auditorium incorporated a gently curved sounding board which was echoed in the gentle curvature of the matching reading desks. Image reproduced by kind permission of the Irish Architectural Archive.