

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

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15 March 2022

To the Chairperson and Members of the Central Area Committee

Architectural Heritage Assessment of **10 HENRY PLACE, DUBLIN 1**, in relation to the City Council Motion to add the building to the Record of Protected Structures

Photograph of Structure



Request and Reason for Addition:

- The Elected Members of Dublin City Council at the monthly council meeting held on 8th June 2015, passed a motion put forward by Councillor John Lyons (Motion 44): *“That the following 1916 Buildings (Add 569), identified in the Franc Myles Battlefield Report, commissioned by Shaffrey Associates on behalf of Chartered Land, be added to the list of protected structures as buildings of National historical importance. 1 .O’ Briens Mineral Water Building, Henry Place - Occupied by volunteers. 2 .The White House, Henry Place - Occupied and held by Michael Collins. 3. No.10 Moore Street - Point of entry -The First Council of War - Overnight stay. 4. The Bottling Stores rear. 10 Moore Street and Moore Lane - Occupied by Frank Henderson. 5. Hanlons, 20/21 Moore Street - Surrender order accepted by volunteers after consultation with Thomas Clarke, Joseph Plunkett, Michael Collins and Sean Mac Diarmada”.*

The buildings referred to above have been assessed individually with a separate report for each. The structure on the site of the former 'White House' at No.10 Henry Place, Dublin 1, forms the subject of this report.

Location and Land Use Zoning:

No.10 Henry Place, Dublin 1 is located in an area zoned Z5, the objective of which is “To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity”.

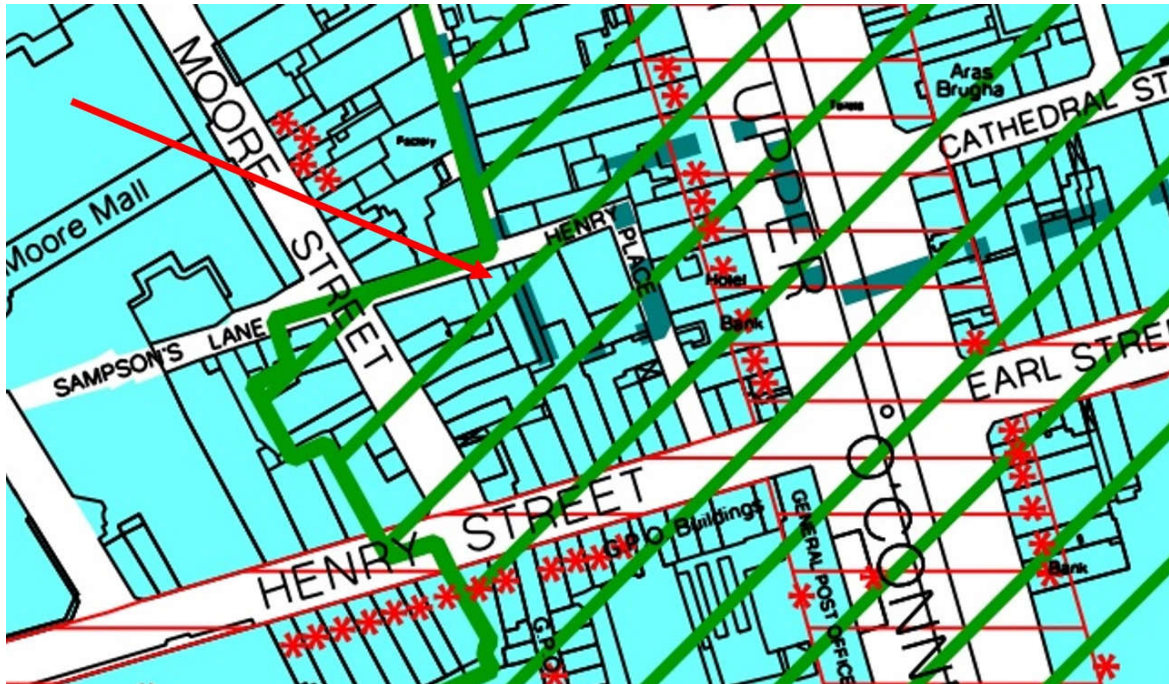


Fig. 1: Site Location and Land Use Zoning

Architectural Conservation Area:

No.10 Henry Place, Dublin 1 is located within the O'Connell Street Architectural Conservation Area (2001); shown in diagonal green coloured cross hatch on Fig.1, above.

Relevant Planning History:

Planning Ref.	Description	Decision
2051/84	Change of use of ground floor from furniture store to bingo hall at 10 Henry Place, Dublin 1.	Grant Permission 21/08/2021 and on Appeal 29/5/69050
1610/85	Change of use for part of ground floor from bingo hall to gaming machines at No.10 Henry Place.	Refuse Permission 25/11/1985
2479/08	Description has been abbreviated Seven year permission for development at an overall site of c.2.17 hectares, at nos 40-41, 42 (a protected structure), 43 (a protected structure), 44 (a protected structure), 45-51, 52-54 (protected structures), 55-56, 57 (a protected structure), 58 (a protected structure), 59, 60 (a protected structure) and 61 (a protected structure) and 60a (otherwise 5 Henry Place) O'Connell Street Upper, Nos 37-41a Henry Street, nos 1-13, 14-17 (protected structures and a national monument) and 18-25 Moore Street, nos 71 and 71a Parnell Street, nos 1-8 O'Rahilly Parade, nos 1-15 Moore Lane, Nos 4-13 (including 3 Moore Lane) and 15-18 Henry Place, nos 6-8 at the junction of Henry Place and Moore Lane and including Clarkes Court off Moore Street, Moore Place off Henry Place, Murphys Court off Moore Lane, part of Moore	Grant Permission on appeal per PL29N.232347: 24/03/2010 including demolition of No.10 Moore Lane.

Planning Ref.	Description	Decision
	<p>Lane from the junction of Henry Place and Moore Lane to the junction of Moore Lane and O'Rahilly Parade and part of Henry Place from the junction of Moore Street and Henry Place to the rear of no. 61 O'Connell Street Upper (a protected structure), Dublin 1.</p> <p>The proposed development includes 109 no. retail units and an anchor store, 110 no. retail units; 17 no. cafe/restaurant/bar units; 108 no. residential units; office space; a gallery; a visitor attraction or 'Sky Lift', viewing deck and ticketing area; a drop in facility; a commemorative centre, an assembly hall; 2no. new public streets, 3 no. public spaces at street level, a roof garden; an outdoor performance space; communal residential open space; 1115 no. car parking spaces, 560 no. bicycle parking spaces, a c.30m high hydroponic vertical garden with feature lift on the Henry Street frontage.</p>	
2479/08X1	As above – Extension of Duration of Planning Permission granted per PL29N.232347.	Extension of Duration granted: 21/07/2016
2861/21	<p>Description has been abbreviated</p> <p>Seven year permission at a site, 'Dublin Central – Site 3' (c. 0.37 Ha), at Nos. 36 – 41 Henry Street, Nos. 1 – 9 Moore Street, Nos. 3 – 13 Henry Place (formerly known as Nos. 2 – 13 Henry Place), Clarke's Court and Mulligan's Lane, Dublin 1. Also, the site includes the rear of Nos. 50 – 51 and Nos. 52 – 54 Upper O'Connell Street, No. 13 Moore Lane, No. 14 Moore Lane (otherwise known as Nos. 1 – 3 O'Rahilly Parade and Nos. 14 – 15 Moore Lane or Nos. 1 – 8 O'Rahilly Parade and Nos. 14 – 15 Moore Lane), Dublin 1. The site is otherwise bounded by Henry Street to the south, Moore Street to the west and Henry Place to the north and east. The proposed development comprises a mixed-use scheme in 2no. blocks, ranging in height from 1 – 9 storeys over 2no. new independent single level basements. A proposed new passageway separates the 2no. blocks (Block 3A & Block 3B), connecting Henry Street and Henry Place. The proposed blocks comprise: - Block 3A (Eastern Block), fronting Henry Street, Henry Place and the new passageway, with modulating building height at 4, 5, 7 and 9 storeys, over single storey basement...Block 3B (Western Block), fronting Henry Street, Moore Street, Henry Place and the new passageway, with modulating building height at 1, 3, 5, 6 and 7 storeys, with top storey set back, over single storey basement.</p> <p>All associated and ancillary site development, conservation, demolition, landscaping, site infrastructure and temporary works, including: - Conservation, repair, refurbishment and adaptive reuse of part of the existing building fabric, including: - Retention of Nos. 36 – 37 Henry Street, with modifications, a vertical extension and new shopfronts; Retention of No. 39 – 40 Henry Street (upper floor façade); Retention of Nos. 8 – 9 Moore Street, with internal and external modifications and new shopfronts; Retention of Nos. 11 – 13 Henry Place, with internal and external modifications and new shopfronts; Demolition of all other existing buildings and structures on site, including No. 38 Henry Street to form new passageway linking Henry Street to Henry Place; etc.</p> <p>Note: 10 Henry Place is proposed to be demolished and replaced with a 2-storey building for cultural/gallery use with restaurant/café, as part of the development proposed and decision to grant planning permission. The decision is on appeal to An Bord Pleanála.</p>	Decision to Grant Permission: 12/01/2022; now on appeal to An Bord Pleanála

Recent Enforcement History:

E0274/21: case closed - exempted development.

Description:

This description is based on an internal and external inspection by the Conservation Section on the 5th August 2021, consideration of available research and documentation, together with the architectural heritage documents submitted as part of planning application Reg. Ref: 2861/21.

Exterior:

Two-storey gable-fronted purpose built motor garage erected c.1920 on the amalgamated plots of No.10 Henry Place and Nos. 4 and 5 Moore Place, now in use as a warehouse/store. Incorporating the fragmentary remains of No.4 Moore Place to sections of the south, east and west elevations (fig.5 & 9). Pitched roof with the ridge running perpendicular to Henry Place raised with the addition of concrete blockwork (visible to interior) and weathered in mineral felt having exposed timber eaves fascia and uPVC rainwater goods. Painted ruled-and-lined rendered finish to the principal gable-fronted elevation, displaying various patch repairs corresponding with the blocking up of previous openings; exposed section of buff coloured stock brick c.1920 at low level to the northeast corner (Fig. 5). Render-dash finish to the northern half of the west elevation with sections of exposed buff coloured stock brick c.1920. Unpainted rendered finish to the east elevation reflecting a variety of patch repair and rendering programmes (one section inscribed and dated 1959 with further areas corresponding with the blocking up of previous openings).

Areas of exposed brickwork at low level to the east elevation presenting two distinct construction phases; the southern portion having red brick laid in Flemish bond and with some evidence of Calp limestone is understood to date to the early 19th century; the northern portion having buff coloured stock brick laid in English Garden wall bond is understood to date to c.1920. Blocked square-headed former window opening placed centrally to the first floor of the principal gable-fronted elevation having a painted sill. Blocked square-headed former window openings to the east elevation. Square-headed pedestrian doorways to the principal gable-fronted elevation and side (east) elevation having sheet metal steel doors. Bounded to the east by an alleyway formerly marked as 'Mulligans Court (1847 O.S. Town Plan Series) and latterly 'Moore Place' (Goads Insurance Plan of 1926)' which originally returned to the south of the subject warehouse providing access to the rear of properties on Moore Street; now with controlled roller shutter access to Henry Place and with its southern leg roofed over to present as a single-storey structure. Former yard to west now roofed over to present as a single-storey structure with roller shutter access to Henry Place.

Interior:

Largely open plan space to ground floor and first floors with the exception of a cold store and W.C. to the west of the ground floor. Concrete ground floor. Walls generally with plastered/painted finish. However localised investigative stripping of plaster indicates that that some 19th century brickwork and Calp stone is retained to the southern end of the east and west walls and parts of the south walls (Fig. 10), with buff coloured stock brick laid in English garden wall bond c.1920 to the remainder. Plasterboard ceiling running between down-stand steel I-beams bearing onto brick piers forming buttresses to east and west walls. Modern cold store room inserted to the southeast corner of the ground floor plan having plasterboard wall and ceiling finishes. Modern W.C inserted to the southeast of the plan with plasterboard finishes to stud walls and ceiling areas and having modern sanitary ware. A modern timber staircase with integral goods chute provides access to the first floor level. Scaring evident in the northernmost bay of the west wall reflects the location of a previous staircase c.1920 (Fig. 8). Plywood floor finish to first floor. Variety of wall finishes to include painted brickwork and plaster finishes having sections of exposed brickwork and modern blockwork to wall-head level. Exposed modern cut timber roof structure.

Historical Background:

The site now occupied by the warehouse building at No.10 Henry Place was developed as tenement housing in the early 19th century when a new laneway, then recorded as Mulligan's Court (later Moore Place) was laid out (Fig. 11). Mulligan's Court as first shown on the 1847 Ordnance Survey Town Plan is recorded as a narrow laneway which returned through 90° providing access to the rear of properties on Moore Street. The subject site is captured in great detail on Goad's Insurance Plan of

1893 which records a total of six tenements on the laneway (Fig.12). The three tenement buildings along the west of the laneway which collectively constitute the plot now occupied by the present warehouse building were stated (in order from North to South), as No.10 Henry Place, No.5 Moore Place and No.4 Moore Place. Goads Insurance Plan records these structures as three-storey masonry buildings with slated roofs (Fig.12).

1916 Historical Association

Henry Place and its environs bore witness to the urban conflict of Easter 1916 when on the evening of Friday 28th April the leadership of the Easter Rising and a detachment of the Irish Volunteers evacuated the General Post Office (GPO) on O'Connell Street, moving along Henry Place, to take up positions along Nos. 10 to 25 Moore Street where they would later surrender on Saturday the 29th April. At the junction of Henry Place and Moore Lane, the leadership and volunteers found themselves under intense attack from British snipers, positioned at the Parnell Street end of Moore Lane. A number of witness statements collected by the Bureau of Military History recount that the volunteers, to include an injured Michael Collins, entered and took charge of a building referred to as the 'White House' (Shaffrey Associates Architects & Franc Myles, 2012, pg.51&52). This building is understood to have been the tenement property at No. 10 Henry Place. Two children, Bridget McKane aged 15, who lived at No.10 Henry Place and William Mullan aged 9, who lived at No.8 Moore Place, lost their lives during the conflict. A further 18 to 20 volunteers are reported to have been injured in the heavy fire while crossing the junction with Moore Lane (Witness Statement Ref. No.:388).

Two images taken in the aftermath of the rising, record the tenement building at No.10 Henry Place, referred to in the witness statements as the 'White House' (Fig. 2). These refer to a three-bay, three-storey house with a 'whitewashed' ground floor from whence the name 'White House' came. The images record considerable damage to the principal façade of the property which would have been exposed to direct fire from the British barricade at the northern end of Moore Lane. The images show numerous pock marks from bullet fire, shattered glazing and the loss of a brick pier at ground floor, which would have formerly divided the window openings at this level. The case files of the Property Losses (Ireland) Committee, which had been established in June 1916 to assess claims for damages to buildings and property as a result of the Rising, record damage and loss at No.10 Henry Place with one claim describing that the front parlour of the building had been blown-in by shellfire (PLIC/1/5962).

Post 1916

The reconstruction of properties on Henry Place and Moore Place, following the events of 1916 can be charted in the Valuation Office records of the period. These record No.10 Henry Place as a ruin in 1917, though the Irish Builder stated in its edition of 11th January of that year, that a 'new two-storey motor garage' was being erected at 10 Henry Place to designs by Thomas France McNamara. By 1919 the Valuation Office records the newly built 'motor garage'; which amalgamated three plots on the west side of Moore Place, comprising the former 'White House' site at 10 Henry Place, along with 4 and 5 Moore Place, into a single entry. This was reflected also in an increase in value from £12 to £55 in the valuations book for the period.

The 1926 Goads Insurance Plan records the motor garage as a linear plan building, stretching the length of Moore Place reflecting the amalgamation of the three plots along the western flank of the laneway. The plan, form and layout of the structure clearly indicates that it had changed significantly from the 1847 OS Map. The new building is indicated as of masonry construction comprising two stories with a slate roof. Eight window openings are recorded to the east elevation overlooking Moore Place with a further two openings to the rear/south elevation. Part of the west elevation forms a shared party wall with the rear sites of properties on Moore Street, with the remainder bounded by a small gated yard having access onto Henry Place. A large opening is recorded to the principal street-facing/north elevation to Henry Place, with a further opening in the west elevation giving onto the adjacent yard.

The building is understood to have remained in use as a motor garage until the mid-1930's and was later used as a store, before Ellcie Shoes opened a factory on the site. An image dated to 1952 taken by the Bureau of Military History records the principal elevation of the former garage, by then in use by Ellcie Shoes (Fig. 3). This shows the gable-fronted building with timber sliding doors to ground floor and a large opening at first floor level. A revision of the Goads Insurance Plan in 1961 shows no change to the building envelope from that which was depicted by the earlier 1926 edition, though by now the site is marked as a 'Boot Factory' (Fig. 13). A disused sunken petrol tank marked on the map is likely to be related to the former motor garage use. Ellcie Shoes operated from the site until the 1970's. The building was more recently in use for storage and as a workshop.

References:

- Department of Arts Heritage and the Gaeltacht, Architectural Heritage Protection Guidelines for Planning Authorities, 2011.
- Dictionary of Irish Architects, www.dia.ie
- Dublin City Council (2001) *O'Connell Street Architectural Conservation Area*. Report by Dublin City Council.
- Goad, Charles, Insurance Plan of the City of Dublin, 1893.
- Goad, Charles, Insurance Plan of the City of Dublin, 1926.
- Goad, Charles, Insurance Plan of the City of Dublin, 1961 revision.
- Military Archives, <https://www.militaryarchives.ie/collections/online-collections/bureau-of-military-history-1913-1921/bmhsearch/>
- Molloy & Associates Conservation Architects (February 2021) Dublin Central Masterplan Area Conservation Plan. Report submitted with Planning Reference 2861/21.
- Molloy & Associates Conservation Architects (May 2021) Architectural Heritage Impact Assessment Dublin Central Masterplan Area – Site 3. Report submitted with Planning Reference 2861/21.
- Ordnance Survey Town Plan Series for Dublin City 1847.
- Property Losses (Ireland) Committee, <http://centenaries.nationalarchives.ie/centenaries/plic/index.jsp>
- Shaffrey Associates Architects & Franc Myles, Archaeology & Built Heritage (06 February 2012) *Application for Ministerial Consent to carry out Works at 14 – 17 Moore Street, Dublin 1, a National Monument*. Unpublished Report submitted to Department of Arts, Heritage and Gaeltacht in response to a Request for Additional Information. * Note this report includes the Battlefield Archaeological Assessment for Moore Street & Environs by Franc Myles.
- Valuations Office, cancelled books 1882 to present day.

NIAH Record:

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 National Inventory of Architectural Heritage (NIAH) survey has been carried out for the area under Stage 1 of the Dublin Survey. However, 10 Henry Place was not recorded.

Assessment of Special Interest under the Planning and Development Act 2000:

The location (plot/site) of the former 'White House' on the northwest corner of Henry Place and Moore Place, is of historical, cultural and social interest by association with the events of the 1916 Rising. In particular, the site is of significance as a key location on the evacuation route from the GPO to Moore Street and also as the site of two of the more poignant civilian deaths to have occurred during the conflict, namely that of Bridget McKane aged 15 and William Mullen aged 9.

However, the scale, form and fabric of the current two-storey, gable-fronted structure built c.1920 as a motor garage during extensive post-1916 redevelopment, bears no discernible relationship to the former three-bay, three-storey hipped roof tenement building depicted in archive images taken in the aftermath of the 1916 Rising; referred to in witness statements as the 'White House'.

The assessment undertaken by Franc Myles in 2012 suggested that No. 10 Henry Place was the most likely structure, outside of the National Monument at Nos.14 to 17 Moore Street, with potential to have some evidence of the 1916 conflict. However, that assessment of the building was limited to an examination of documentary sources and an external visual inspection of the principal, Henry Place elevation only (Shaffrey Associates Architects & Franc Myles, 2012, p.121).

The Conservation Section has now undertaken a review of the historic record and academic research, in tandem with an internal and external site inspection, including an examination of recent opening-up works carried out as part of investigations associated with the planning application Reg. Ref: 2861/21. This would indicate that the former buildings at 10 Henry Place and 4 and 5 Moore Place were substantially demolished and a new building constructed c. 1920, over the combined plots.

An exposed section of brickwork to the base of the principal/north elevation previously suggested as being of possible 18th/early 19th century origin, is now accepted to be stock brick from the early 20th century (Fig. 5). The scar of a staircase evident to the northernmost bay of the internal west elevation is understood to reflect a staircase forming part of the post 1916 redevelopment (Fig. 8). Some fragmentary 19th century fabric (brickwork and Calp limestone), possibly relating to the former tenement building at 4 Moore Place, has been retained and incorporated to the very southern portion of the more modern building (Figs. 6 & 10).

The current structure built c.1920 as a modest, purpose-built, motor garage has also been significantly altered in recent years, including the remodelling of the front gable elevation, the replacement of the roof structure and finishes, the building up of the wall heads, the blocking up of former openings, and the provision of modern internal finishes and layouts.

On the basis of the report and assessment above, the Conservation Section considers that the building now at 10 Henry Place, Dublin 1, is of no special interest under the provisions of Sections 51 and 54 of the Planning and Development Act, 2000 (as amended); nor is any part of the building of special interest.

Conclusion:

The association of this location with the well-documented events of 1916 is of national historical, cultural and social significance. However, the current two-storey, gable-fronted, structure built c.1920 on the amalgamated sites of 10 Henry Place and 4 & 5 Moore Place, bears no discernible relationship to the former three-bay, three-storey, hipped roof, tenement building described in witness statements from the period as the 'White House'.

It is recommended that a carefully considered plaque, erected at the site of the former White House may be the most appropriate way of recognising and commemorating the historic associations of this location (site) with the 1916 Easter Rising. This would be in keeping with the Architectural Heritage Protection Guidelines for Planning Authorities (2011), which states that '*The purpose of protection – the control and management of future changes to a structure – should be borne in mind when evaluating those special interest categories which may not relate directly to the physical fabric, such as historical, social and cultural interests*' (AHPG, 2011, pg.24) adding that '*Where an otherwise unremarkable structure has historical associations, it may be more appropriate to commemorate the association with a wall-mounted plaque*' (Ibid pg.25).

Recommendation:

Having regard to Sections 51 and 54 of the Planning and Development Act, 2000 (as amended), the building constructed c. 1920 situated at 10 Henry Place does not merit inclusion on the Record of Protected Structures. This recommendation not to add the building at 10 Henry Place to the City Council's Record of Protected Structures to be noted.

Paraic Fallon

15/03/2022

Paraic Fallon
Senior Planner

Date

Photographs



Ex rebel stronghold on Moore Lane, from the National Museum of Ireland Archives, part of the exhibition "Reflecting 1916", a photography-based exhibition and programme at the Gallery of Photography, Temple Bar, Dublin, running until May 1st.



Fig 2: 10 Henry Place, aka the 'White House' in the aftermath of the 1916 Rising.



Fig. 3: 10 Henry Place with gabled front elevation; c.1952 Bureau of Military History.

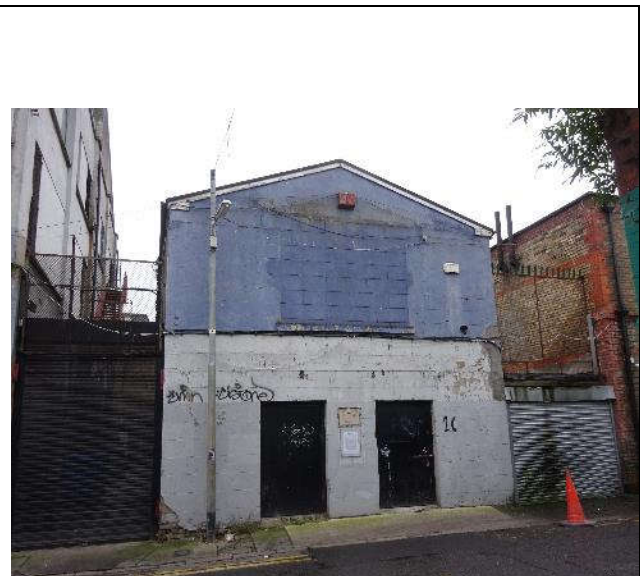


Fig. 4: 10 Henry Place with gabled front elevation now.



Fig. 5: Exposed section of stock brick dating from c.1920 at low level to the northeast corner of main Henry Place elevation.



Fig. 6: Exposed section of early 19th century red brick to the southern part of the east elevation, understood to relate to the tenement building at No. 4 Moore Place.



Fig. 7: Interior view of ground floor looking south.



Fig.8: Scaring of former staircase to interior of the west elevation (highlighted in red).



Fig. 9: Interior view of first floor looking south.



Fig. 10: Stripped plaster at 1st floor SE corner with 19th century brickwork and Calp stone, understood to relate to the former tenement at 4 Moore Place.

Historic Maps

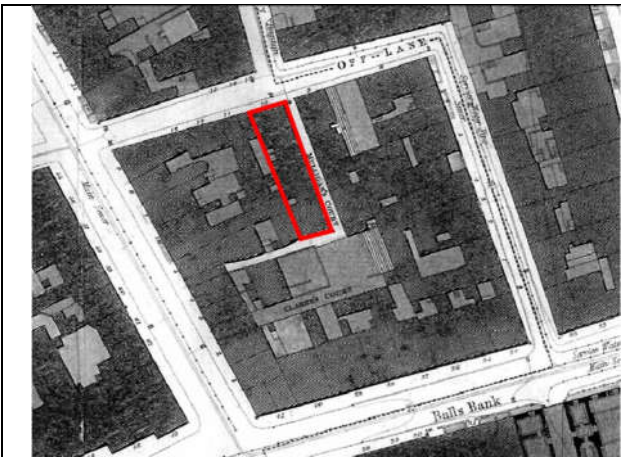


Fig. 11: 1847 Ordnance Survey Town Plan Series. Location of the current warehouse structure outlined in red.

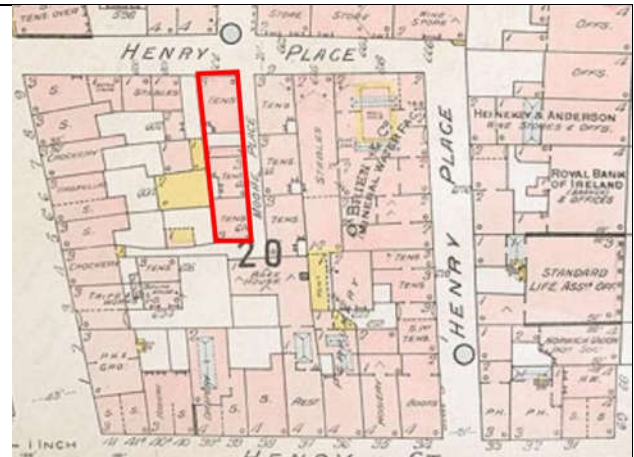


Fig.12: 1893 Goads Insurance Plan with location of the current warehouse structure outlined in red.

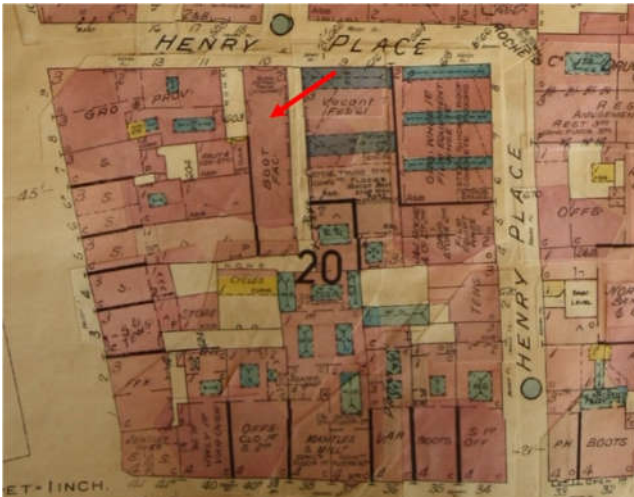


Fig.13: 1961 Revision of Goads Insurance Plan with 10 Henry Place arrowed red.