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To the Chairperson and Members
of the South East Area Committee

Initiation of the Statutory Process for the Proposed 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).

PHOTOGRAPH OF STRUCTURE



Introduction

It is proposed to initiate procedures under Section 54 and Section 55 of the Planning & Development Act 2000 (as amended) to add 'Garland House, 28-30 Rathmines Park, Rathmines, Dublin 6' to Dublin City Council's Record of Protected Structures.

Request for Addition

- Rathmines Initiative, dated 11/02/2021.
- Councillor Mary Freehill, dated 27/04/2021.
- Councillor James Geoghegan, dated 28/04/2021.

Summary of 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.
- Councillor James Geoghegan made representation, dated 28th May 2021 to the Dublin City Council South East Area Committee, (reference Q.92 South East Area Committee 10th May 2021) for the inclusion of Garland House to the Record of Protected Structures. The representation identified the former Church of Christ Scientist at Rathmines Park, built in 1923 as a historically important building.

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 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".

Relevant 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.	A decision has not yet been made on this application

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.



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.

Summary Description

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 comes 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).

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).

¹ The Dictionary of Irish Architects (DIA) records 'additions' to the church under the architect William Albert Dixon and executed by the contractor Messrs. 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.

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 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

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.

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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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

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 6', 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 Clearance 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.

Conclusion

Dublin City Council's Conservation Section has carried out an assessment of 'Garland House, (Former Second Church of Christ Scientist), Rathmines Park, Rathmines, Dublin 6', and has also considered the applicants reasons for addition. 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) and concludes that the structure merits inclusion on the Record of Protected Structures.

The 19th century single-storey annexe to the northwest of the church retains little historic fabric and although of some social significance, does not merit being placed on the RPS.

For purposes of clarity the former treasurer's office, adjoining the 19th century single-storey annex, is considered to be of special interest and as such shall be included in the protection (refer to fig:2 for location plan).

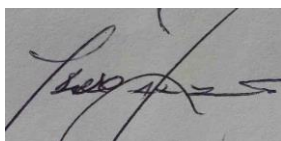
The extent of the proposed Protected Structure status and its curtilage is outlined in Fig. 3 of this document (below).

It is now proposed to initiate the statutory process for the proposed addition of this structure to the Record of Protected Structures. This includes undertaking a statutory public consultation process in accordance with Section 55 of the Act. Following the statutory consultation process, a further report will be prepared taking any submissions and observations received into consideration, with a recommendation to the City Council to proceed or not with the proposed addition, or with a recommendation including amendments to the proposed addition.

Recommendation

It is recommended that the statutory process to initiate the proposed addition of 'Garland House (Former Second Church of Christ Scientist), Rathmines Park, Rathmines, Dublin 6', including former treasurer's office, but excluding the 19th century single-storey annexe, to the Record of Protected Structures, in accordance with Section 54 and 55 of the Planning and Development Act, 2000 (as amended), be noted.

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



Paraic Fallon
Senior Planner

31/05/2021

Date

Conservation Section
Extent of Protected Structure Status & Curtilage



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

Appendix 1: Short Photographic Record



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 opens, 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.