

14<sup>th</sup> May 2012

To the Chairperson and Members of the South East Area Committee

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**Recommendation:**

**Addition of '190a Rathmines Road Lower, Rathmines, Dublin 6' to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000.**

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<b>Recommendation</b>	
<b>Proposed Entry</b>	<b>190a Rathmines Road Lower, Rathmines, Dublin 6 Front exterior of late Georgian House &amp; former fire station</b>

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**Photo of Structure (see folders)**

**Introduction**

It is proposed to initiate procedures under Section 55 of the Planning & Development Act 2000 to add 190a Rathmines Road Lower, Rathmines, Dublin 6 to Dublin City Council's Record of Protected Structures.

**Request for Addition**

Conservation Section, Development Department, Dublin City Council.

**Summary of Applicants Reasons for Seeking Addition**

It has recently come to light that 190a Rathmines Road Lower is not listed on the current Record of Protected Structures (2011-2017). It was omitted in error from the current Record of Protected Structures as it appears that the building was referred to in error as 192 Rathmines Road Lower. Number 192 is the modern coffee shop in former front garden of 194 Rathmines Road Lower. This error is also supported by the inclusion of the other buildings along the terrace on the Record of Protected Structures.

**Site Location & Zoning Map**

The building is located on the east side of Rathmines Road Lower in a Z4 area: 'To provide for and improve mixed-services facilities'.

### **Summary Description**

Terraced two-bay, three-storey over basement late Georgian house, built circa 1830, with single-storey 20<sup>th</sup> century extensions to front and rear sites. This building has been derelict for a number of years. Building was subject to roof and structural repairs in circa 2004/2005.

**Front exterior:** Brick elevation to original late Georgian house. Parapet obscures view of roof. Blue Bangor slates to roof with brick chimneystack. Square-headed window openings with granite cills. Remains of timber sash windows to a number of windows and the remaining window opens are covered with Perspex sheeting. Early 20<sup>th</sup> century extension to front elevation comprising single-storey, red-brick, former fire station with pedimented front gable. Modern corrugated roof. Flat-panelled, multiple-leaf doors to front opening surmounted by three-paned arched window ope. There is an integral carriage arch/lane on the south side of the building which gives access to the rear site. There is an attractive wrought-iron gate on the lane with the letters 'DRC' presumably standing for 'Rathmines District Council'.

**Rear exterior:** Concrete rendered rear elevation with red-brick single-storey extension with lean-roof. Remains of timber sash windows visible to two window openings. Former arched opening to half landing gave access to cantilevered toilet extension which was removed circa 2005. The remaining window opes are boarded up.

**Interior:** The ground floor interior has been substantially gutted as a result of the insertion of the fire station in the early 20<sup>th</sup> century. The upper floors display some original fabric but the interior has been altered and damaged over recent years. The structural works carried out in 2005 involved the removal of original plasterwork and the strengthening of floor/roof joists and the rebuilding of a spine wall. The location of the former firemen's pole is visible in the ground floor ceiling and the first floor. The stairs is intact but sections have been removed and it displays damage in places.

### **Historic Background**

According to Deirdre Kelly, Rathmines village comprised a group of thatched cottages alongside the Swan River, until the early 19<sup>th</sup> century (Kelly, 2001, 171).

By 1850, the eastern side of Lower Rathmines Road had largely developed to its present form. Lewis's Topographical Dictionary of 1837 describes Rathmines as a considerable village and suburb of 1600 inhabitants which had been an obscure village twelve years previously. It forms a fine suburb commencing at Portobello Bridge and continuing in a line of handsome houses, with some pretty detached villas, about one mile and half (Ryan 2001, 232-233).

Number 190A Rathmines Road Lower is one of a terrace of houses along the east side of Rathmines Road Lower which were 'built speculatively in the 1830s and 40s, on individual or groups of plots, giving rise to the groupings of the houses. They were initially occupied as single residences by middle class families, with service areas in the basements and stables in a mews to the rear. The houses are typically two bays wide and three-storey over basement, the entrance elevated by a half level over a rendered basement'. (Dublin City Council 2005, 19).

The house is shown on the 1837 OS map. By 1870, the front garden was already constructed upon and the rear had also been constructed upon. In 1899, Rathmines Public Library moved into the building and stayed here until 1913 when it moved to a new purpose built library on the corner of Rathmines Road Lower and Leinster Road on the site of

Leinster Lodge (Kelly 2001, 198). Shortly after the library moved out the Number 190A was reconfigured again and used as a fire station. The building has not been in use as a fire station since the 1980's (*ibid*, 192). This was following the City Managers decision in 1975 to build a new station at Donnybrook to replace Rathmines (Geraghty & Whitehead 2004, 274). Donnybrook Fire Station was opened in 1982 (*ibid*, 281). Number 190A then housed the civil defence for some years (Kelly 2001, 192). In 1993, according to a Dublin City Council valuation file, the building was occupied by the Civil Defence Auxiliary Fire Service, a Housing rent office and a Civil and Engineering Department monitoring Station. It is likely that the building became unoccupied shortly after this. The building has been derelict for some years.

*1837 OS Map (not shown):* The terrace of late Georgian houses on the east side of Rathmines Road Lower is shown as constructed. This includes 190a Rathmines Road Lower. The house is shown set back from the road with a garden to the front. There is a return to the rear elevation. The rear site is shown as subdivided with a side access lane and associated boundary on the southern side of the rear site (accessed via the integral arch from Rathmines Road Lower). This gives access to the mews building of the neighbouring 190 Rathmines Road Lower to the north. There is a separate mews building for 190A Rathmines Road Lower.

*1870 OS Map:* By 1870 the entire front garden of 190A Rathmines Road Lower have been constructed upon. The rear has also been extended.

*1882 OS Map:* There is little difference between the 1870 OS Map and the 1882 OS Map.

*1908 OS Map:* The building has been extended further to the rear. The building is now in use as a public library which opened here in 1899 and stayed here for 14 years until 1913.

*1938 OS Map:* The earlier extension to the front garden appears to have been removed and a new structure has been constructed which is set back slightly from the pathway. The rear mews building is no longer present. The new public library can be seen to the southeast on the corner of Leinster Road and Rathmines Road Lower.

*1968 OS Map:* There is little difference between the 1938 and the 1968 OS Map.

### **References:**

Dublin City Council (2005) *Lower Rathmines Road, Conservation & Urban Regeneration Study*. Dublin City Council

Geraghty, T. & Whitehead, T. (2004) *The Dublin Fire Brigade*. Dublin City Council.

Kelly, D. (2001) *Four Roads to Dublin*. O'Brien Press, Dublin.

Property Section Valuations File.

Ryan, C. (2001) *Lewis' Dublin: A Topographical Dictionary of the Parishes, Towns and Villages of Dublin City and County*. The Collins Press.

<http://www.dublincitypubliclibraries.com/dublin-buildings/rathmines-public-library>

### **Assessment of Special Interest Under the Planning & Development Act 2000**

*Architectural:* Despite the loss of original fabric, the building is still considered to make a contribution to the streetscape as it forms part of a terrace of similar houses many of which still retain original fabric. The later fire station is also of architectural interest.

*Social & Historical:* This building is of social and historic interest as it was the former location of the Rathmines Fire Station and has an association with the former Rathmines District Council.

**Significance/NIAH Rating:**

The National Inventory of Architectural Heritage (NIAH) has not been carried out for the Dublin City Council area; however, its categories of special interest (architectural, historical, archaeological, artistic, cultural, scientific, technical & social) and its rating system has been used to assess the building in question. The NIAH 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. Using the NIAH System of rating this structure is considered to be of Local significance. These are structures or sites of some vintage that make a contribution to the architectural heritage but may not merit being placed in the RPS separately. Such structures may have lost much of their original fabric.

**Recommendation:**

Given the past interventions and the loss of internal fabric it is recommended that the protection is limited to the front exterior of the Georgian house and the later fire station building.

<b>Recommendation</b>	
<b>Proposed Entry</b>	<b>190a Rathmines Road Lower, Rathmines, Dublin 6 Front exterior of late Georgian House &amp; former fire station.</b>

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