

RECEIVED: 06/11/2025

**SHAMROCK CHAMBERS  
59, 60 & 61 DAME STREET AND  
1 & 2 EUSTACE STREET  
DUBLIN 2**

**ARCHITECTURAL HERITAGE  
IMPACT ASSESSMENT:**

**29<sup>th</sup> October 2025**

**Historic Building Consultants  
Old Bawn  
Old Connaught  
Bray**

**1146/02**

## **Contents**

Contents .....	2
Background .....	5
Historical background .....	6
Conservation context.....	14
Record of Protected Structures.....	14
Conservation areas.....	14
National Inventory of Architectural Heritage.....	14
Building survey .....	15
Rear .....	18
Interior.....	19
The Lift .....	19
Ground floor .....	21
Upper floors.....	24
Assessment.....	28
Proposed development .....	31
Doorway and windows on Eustace Street.....	31
Cage lift.....	32
Additional floor .....	32
Other works.....	33
Conclusion .....	33

RECEIVED: 06/11/2025

**List of figures**

1. Detail of Speed’s map of 1610 ..... 6

2. Detail of Rocque’s map of 1756 ..... 7

3. Detail Wide Streets Commissioners map of 1782..... 7

4. Detail of 1847 Ordnance Survey map ..... 8

5. Elevation of 59-61 Dame Street in 1850 ..... 9

6. Detail of OS map of 1864 ..... 9

7. Announced opening of Loftus Bryan’s premises in Dame Street ..... 10

8. Announcement of closure of Loftus Bryan’s premises ..... 10

RECEIVED: 06/11/2025

## List of plates

1.	Dame Street frontage under construction, October 1890.....	12
2.	Overall view of Dame Street frontage, October 1890.....	12
3.	Dame Street c.1895, with Lipton's at centre left.....	13
4.	Numbers 59-61 Dame Street.....	15
5.	Corner view of Shamrock Chambers.....	15
6.	Numbers 1 and 2 Eustace Street.....	16
7.	Central section of the upper floors on the Eustace Street façade.....	16
8.	Entrance to Shamrock Chambers with flanking windows.....	17
9.	Detail of entrance to Shamrock Chambers.....	17
10.	Northern elevation, rear of 60 and 61 Dame Street.....	18
11.	Cage lift at ground-floor level.....	19
12.	Lift cage at first-floor level.....	20
13.	Lift shaft at basement level.....	20
14.	Corner shop unit on ground floor of 59 Dame Street.....	21
15.	Shop unit on ground floor of 60-61 Dame Street.....	21
16.	Shopfront at 60-61 Dame Street.....	22
17.	Foot of stairway on ground floor.....	22
18.	Staircase to basement.....	23
19.	Staircase.....	23
20.	Top of staircase.....	23
21.	Landing at lift cage.....	24
22.	Typical bathroom.....	24
23.	Room on Eustace Street frontage.....	24
24.	Room on Dame Street frontage.....	25
25.	Room on Dame Street frontage.....	25
26.	Room at corner of Dame Street and Eustace Street.....	25
27.	Office with glazed panel to corridor.....	26
28.	Typical corridor.....	26
29.	Rear windows in bow.....	26
30.	Detail of photograph of Lipton's, mid-1890s.....	29

## **Background**

This report has been prepared for Chamber Properties Limited as part of the documentation to be submitted with a planning application relating to Shamrock Chambers.

The site was inspected for the purposes of preparing this report on 24<sup>th</sup> April, 2<sup>nd</sup> May and 11<sup>th</sup> August 2025 on which occasions the photographs incorporated in the report were taken and the site examined to prepare the descriptions contained herein. The property had been visited on earlier occasions and some photographs from those visits are also included where relevant.

Historical research was carried out on the background history of the property and the results are set down below.

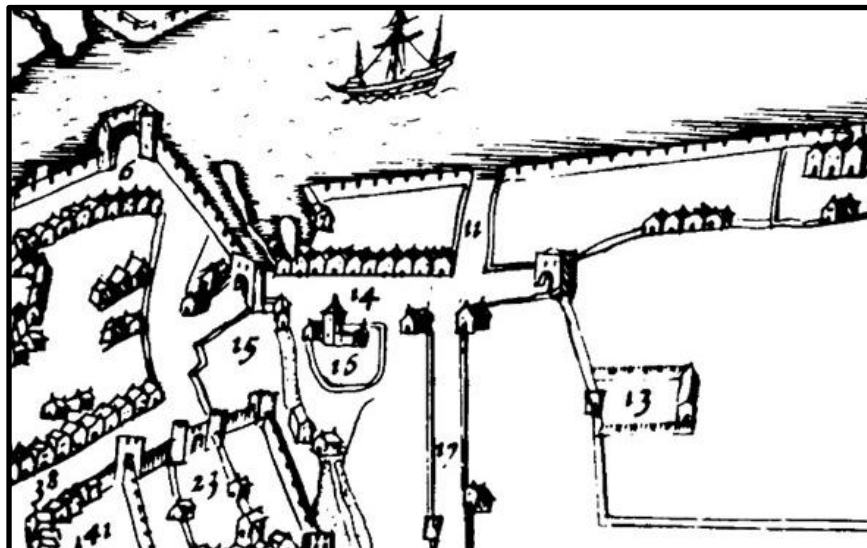
While this report contains comment on aspects of the condition of the buildings it is not a condition report or a structural report and must not be read as such.

This report has been prepared by Rob Goodbody BA(mod), DipEnvPlanning, DipABRC, MA, MUBC, MIPI.

© Rob Goodbody 2025

## Historical background

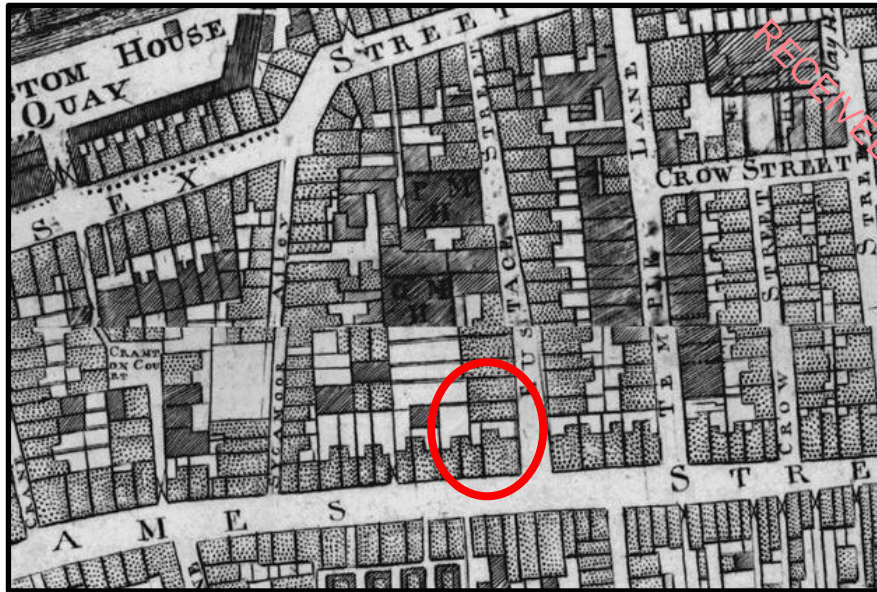
Dame Street has its origins in the medieval period, when it was a route leading eastward from the city. The eastern gate leading to this road was close to the church of St Mary del Dame and hence was called Dames Gate, passing its name in turn to the street leading out from the city. On the southern side of Dames Street, outside the walls of the city, stood the church of St Andrew until the latter half of the seventeenth century, while on the northern side houses had been built by the early part of that century and were depicted on John Speed's map of 1610. In the detail of that map that is reproduced below the city is to the left and South Great George's Street is in the centre of the lower part, meeting Dame Street near the centre of the map. To the north of Dame Street Temple Lane is seen leading to the river. Between Temple Lane and the Dames Gate the northern side of Dame Street is depicted as fully built up.



*Figure 1: Detail of Speed's map of 1610*

The area known as Temple Bar lies to the east of the old medieval city of Dublin and was not developed before the later 17<sup>th</sup> century. The granting of leases along the river frontage by the city's corporation in that period fostered the development of the adjacent lands. Bernard de Gomme's map of 1673 shows a wood yard on the river frontage immediately to the east of the mouth of the River Poddle and also shows a laneway leading to the wood yard from Dame Street. This laneway is labelled "Poolys ally" on the map and may have run along the future route of Eustace Street, though it is more likely to have been the street now known as Sycamore Street. It seems probable that the wood yard was run by someone by the name of Pooly.

Eustace Street as it appears today was laid out subsequent to this, though exactly when is not clear. It was certainly in existence by 1710 and probably earlier. A number of early eighteenth-century buildings survive in the street, which was probably fully developed early in that century.



RECEIVED: 06/11/2025

Figure 2: Detail of Rocque’s map of 1756

A more detailed view of the buildings on the Dame Street frontage at a slightly later period is shown on various maps and drawings prepared by the Wide Streets Commissioners for their proposed widening of Dame Street. The map extract reproduced below shows the application site as it was in 1782. This suggests that the entire property was comprised of three houses on Dame Street, with the centre house wrapping round to meet Eustace Street. The house to the north of the site was then number 1 Eustace Street. The bow at the rear of the western of the three houses is seen clearly and the map accurately reflects its position off-centre to the west. The property numbers in the street were changed at a later date.

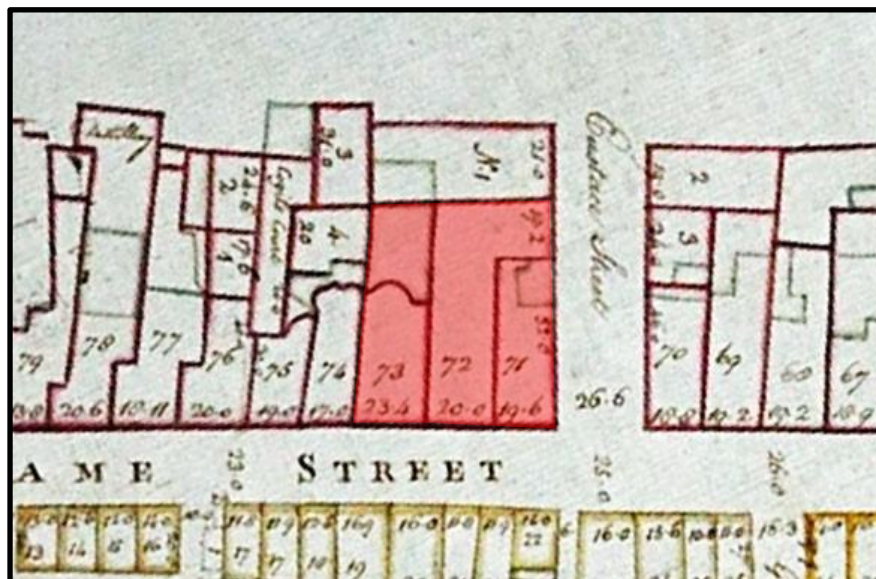


Figure 3: Detail Wide Streets Commissioners map of 1782

Dame Street was then a comparatively narrow street for its function as a major approach to the city and the Wide Streets Commissioners recorded that it was just 7.6 metres wide at this location.

The maps prepared for the Wide Streets Commissioners were part of the project to widen Dame Street. Work commenced in the early 1780s on the stretch to the west of South Great George's Street on the southern side of the street and it then continued eastward to Trinity Street. With that section widened the northern street was no longer parallel to the southern side, with a narrow pinch point opposite Trinity Street. To complete the work, it was planned to remove the frontages of buildings on the northern side, though this was to take place between Eustace Street and Anglesea Street without affecting the properties to the west of Eustace Street on the northern side of Dame Street.

No city map was published to show details of individual houses between Rocque's map of 1756 and the Ordnance Survey's first large-scale published map of 1847. Bernard Scalé's map of 1773 shows these buildings, but the information dates from 1756, as Scalé only updated the map where significant changes had occurred over the previous seventeen years and he made no attempt to verify the ordinary buildings along the streets.

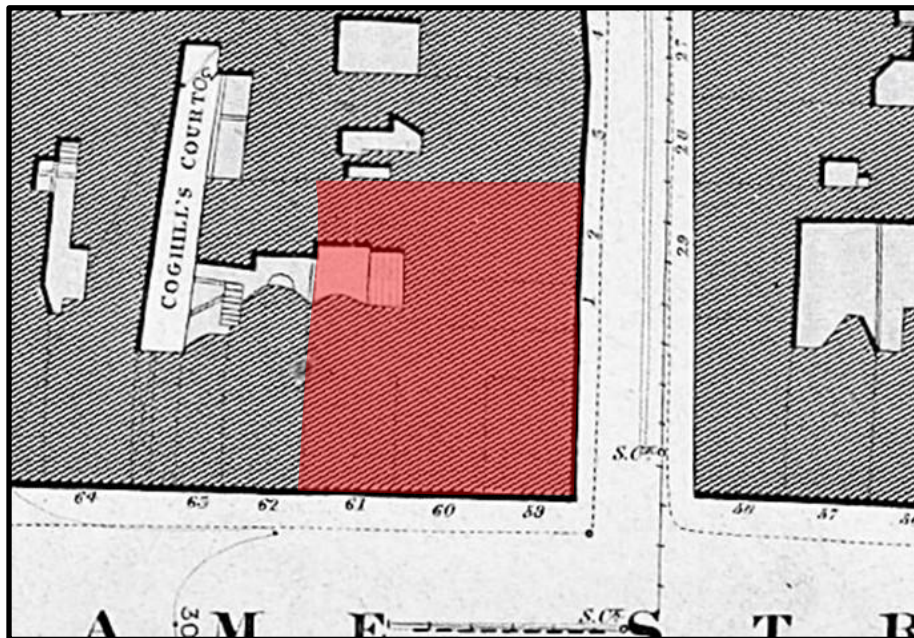


Figure 4: Detail of 1847 Ordnance Survey map

The numbering of the three buildings as 71, 72 and 73 Dame Street continued until 1844, when the street was renumbered and these became numbers 59, 60 and 61. These numbers were indicated on the Ordnance Survey's large scale map that was published in 1847. This map shows that number 59 had been subdivided and two new properties had been created in Eustace Street, numbered 1 and 2. This subdivision had occurred at some time prior to 1838, when the same layout had been shown on the manuscript map on which the 1847 published edition was based. It would seem that part of number 1 had been a yard at the rear of number 59 Dame Street. The map also shows that at the rear of number 61 a building had been erected at the rear of the site since the preparation of the 1782 map, and a timber shed had been erected on the eastern side of the remaining yard.

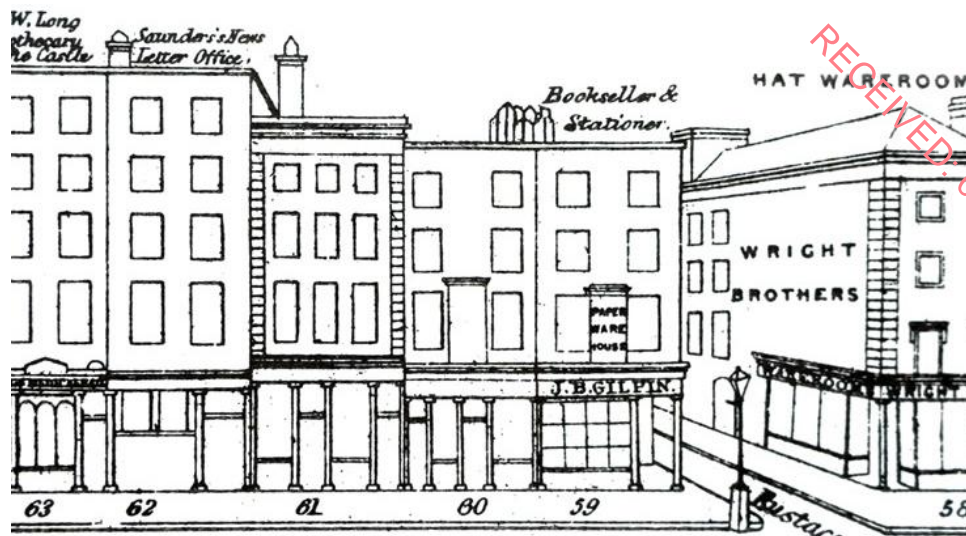


Figure 5: Elevation of 59-61 Dame Street in 1850

In 1850 Henry Shaw published a Dublin directory which, like the better-known Thom's Directory and Pettigrew and Oulton's Directory, included listings of the occupants of buildings throughout the city. Unlike the other publishers, Henry Shaw included a number of elevations of the principal commercial streets in the city. The image reproduced above shows numbers 59 to 61 Dame Street in a view from that directory. It is noted that while Shaw's elevations are relatively crude, comparison with early photographs of the city indicates that the detail shown by Shaw was generally fairly reliable. The shopfronts are shown in some detail, indicating corner access to the bookshop at number 59 and two doors to numbers 60 and 61, allowing for separate access to the upper floors. The relative heights of the buildings is noted, and this is consistent with what is seen behind the scaffolding in Plate 2 below, though by that time an additional storey had been added to each of the three buildings.

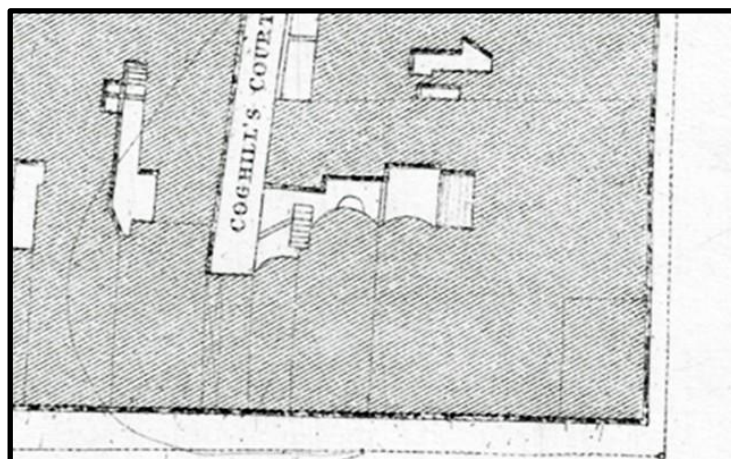


Figure 6: Detail of OS map of 1864

The Ordnance Survey published another large-scale map of the city in 1864, as seen in the detail reproduced above. This shows number 59 surrounded by a thin line, while there are no other divisions within the buildings at 60 and 61 Dame Street or 1 and 2 Eustace Street.

As it happens, the 1864 Ordnance Survey map was produced in the immediate aftermath of major changes to the property at 59 to 61 Dame Street and 1 and 2 Eustace Street, though this was not work that would have been reflected on a map. At the end of the 1850s number 59 Dame Street was occupied by a hosier and glover, number 60 by a merchant tailor, a solicitor and a barrister and number 61 by a seed shop and a railway ticket printer. Around the corner in Eustace Street numbers 1 and 2 were occupied by a jeweller and a solicitor respectively.

In 1860 work began to amalgamate the five properties to the designs of architect Charles Papworth and this included the demolition and rebuilding of number 1 Eustace Street to facilitate the construction of a large staircase to serve the combined properties. When the work was completed, the building was occupied by Brown, McConkey and Co, wholesale and retail linen drapers, haberdashers, hosiers, glovers, dealers in lace and silk mercers. Some alterations were carried out to the premises in 1871 to the designs of J Rawson Carroll, though what work this was is uncertain.

In the late 1870s, Brown McConkey relocated to smaller premises at 27 Eustace Street and in October 1877 after a period of vacancy the business premises at 59 to 61 Eustace Street was occupied by Loftus Bryan, house furnishers and ironmongers, who had moved from the previous premises at 10 to 13 Bride Street, though the company retained those premises for its manufacturing wing.

**LOFTUS A BRYAN**

Devs respectfully to announce that for the convenience of his Customers and the Public, and to meet the increasing demands of his business, he has taken the extensive Warerooms and Premises Nos. 59, 60, and 61 DAME-STREET, and Nos. 1 and 2 EUSTACE-STREET, and he trusts to merit in the future the support which his Establishment has received for now nearly a century.

The Factory and Workshops continue at BRIDE-STREET as usual.	
Chimney Pieces, Marble and Cast Iron	Toilet Ware
Kitchen Ranges, Open and Close Fire	Hat, Coat, and Umbrella Stands
Stoves of every description	Bedsteads and Bedding
Grates in every design	Lawn Mowers
Fenders and Fireirons	Garden Requisites of every Description
Kitchen and Culinary Utensils	Stable Fittings on the most improved principles
Brushes in every variety	Farm Implements
Cutlery (Rogers')	Entrance and Field Gates
Electro Plated Ware (Dixon's)	Hurdle and Wire Fencing.
Tin and Japan Ware	
Plumbing, Gasfitting, D-alhanging, and Smithwork of every description executed by competent Tradesmen in the best manner.	

AGENT FOR MILNER'S SAFES AND BOXES.  
Ironmonger to Trinity College, Bank of Ireland, and principal Clubs, Hotels, and Public Institutions of Ireland.  
KITCHEN RANGES MANUFACTURED ON THE PREMISES.

**LOFTUS A. BRYAN,**  
DAME-STREET AND BRIDE-STREET.

Figure 7: Announcement that Loftus Bryan was opening the premises in Dame Street (Freemans Journal, 6<sup>th</sup> October 1877)

The business only lasted five years in Dame Street and in September 1882 Loftus Bryan began posting a simple advertisement in the papers announcing his retirement from business. The reality was that the sale had been ordered by the High Court of Chancery.

**RETIRING FROM BUSINESS.**  
SELLING OFF UNDER COST PRICE.  
**LOFTUS A. BRYAN,**  
IRONMONGER,  
DAME STREET.

Figure 8: Announcement of closure (Irish Times 22<sup>nd</sup> September 1882)

With the closure of Loftus Bryan's business at the end of 1882 the premises were vacant for a period. To exacerbate the problem the adjacent premises to the west, formerly occupied by *Saunders's Newsletter*, also lay vacant. Cognisant of the rateable income that could not be levied on vacant buildings, resulting in a loss to the city of about £200 a year for Loftus Bryan's premises alone, councillors began to lobby for a change in the law to allow for rates to be paid on vacant buildings. This would have the double benefit of ensuring that the city did not lose the income while also encouraging building owners not to leave them vacant.

The Dublin Corporation Bill that was placed before Parliament in 1890 included a provision under section 65 that would make unoccupied premises liable for a proportion of the municipal rates. The *Freemans Journal* commented that:

As the roads and footways have to be maintained, and such property protected by the police, it is not fair that these burdens should be borne by other premises, especially as an owner may for many years be waiting for offers in excess of any to be had, as in the cases of the extensive premises formerly occupied by Loftus Bryan and those formerly used by *Saunders's News-Letter* in Dame Street.

In fact, by this time the owner had found an occupier for numbers 59 to 61 Dame Street and 1 & 2 Eustace Street, when Sir Thomas Lipton decided to acquire the property.

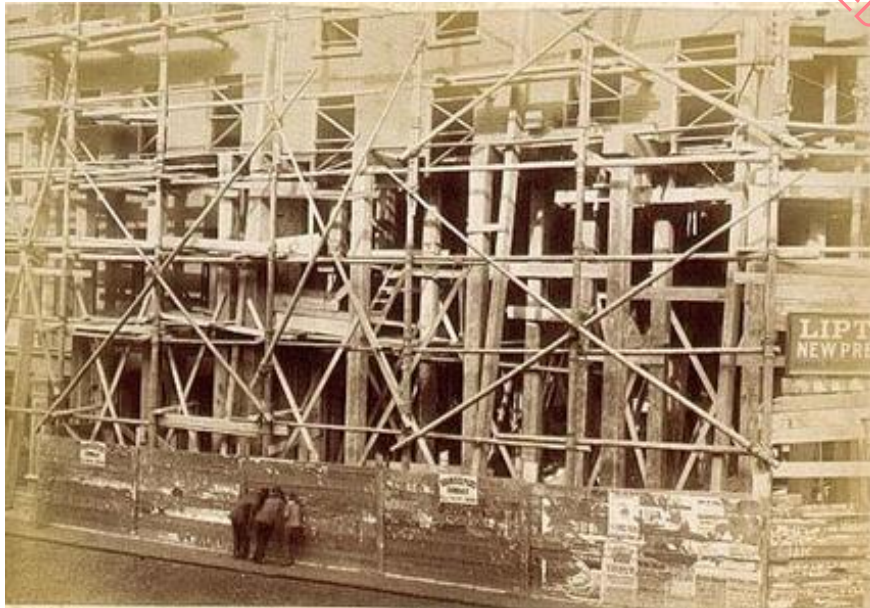
Thomas Lipton had been born in Glasgow in 1848 to parents who had recently emigrated from a farm in Fermanagh, near to Clones, from where they were driven out by the Great Famine. Mr and Mrs Lipton eventually managed to set up a small grocery shop, while Thomas, leaving school at 13, left home to work in a wide variety of jobs at sea, in Britain and in the United States. Returning home in his early twenties he began to help his parents in the shop and adopted business practices that resulted in enough success to allow him to open multiple branches. By the late 1880s, when he was forty years of age, he had about seventy shops on Great Britain and decided to enter the Irish market. The premises in Dame Street were to be his first venture on this side of the Irish Sea.

After eight years of vacancy the premises needed to be upgraded and brought back into good condition. Lipton engaged the architect J J Farrell to carry out the work and the result was described in the *Freemans Journal* on 20<sup>th</sup> December 1890 in its account of the opening of the new shop:

Yesterday there was a great stir in Dame Street, caused by the opening of Lipton's large market establishment in Dame Street, the first invasion of Ireland by the firm which has now seventy shops in England and Scotland. A great block of buildings in Dame Street, which for years past has excited the indignation of every lover of architectural beauty in the city, were some time ago purchased by Lipton's firm, and then handed over to Messrs Worthington [builders], who in a very short time demolished the old ruin, excavated the ground, and erected a great three storey building, the first floor of which rests on huge iron pillars, giving a ground floor, with plate glass windows, of a height quite beyond anything we have had in the city before. This vast emporium has been stocked with Lipton's specialities ...

Despite the claim in this text, the building was not demolished, except the ground-floor and first-floor levels, though extensive internal alterations were also made, leaving little other than the external shell at the upper levels intact.

The works commenced in September 1890 and photographs were taken on 13<sup>th</sup> October.



RECEIVED: 06/11/2025

*Plate 1: Dame Street frontage under construction, October 1890*

The photograph above shows the upper floors on the Dame Street frontage propped up on massive timber baulks to facilitate the construction of the double-height shopfront.



*Plate 2: Overall view of Dame Street frontage, October 1890*

The second image shows the entire Dame Street frontage scaffolded for the works, taken on the same day in October 1890.



Plate 3: Dame Street c. 1895, with Lipton's at centre left

Lipton's shops were a significant commercial success and branches were opened elsewhere in Dublin and around Ireland, in addition to the large numbers in Britain. Branches in the Dublin area by the 1930s included Dame Street, Henry Street, Baggot Street, Rathmines, Dun Laoghaire and Bray. Lipton was knighted and became a well-known figure. His principal hobby was yachting, and he had a succession of substantial yachts named *Shamrock I* to *Shamrock V*, with which he attempted to win the Americas Cup, managing only second place despite repeated attempts. He was also a substantial benefactor of various sports and charities. He died in 1931.

The company occupied the entire premises at 59-61 Dame Street and 1-2 Eustace Street initially. There was no residential element and the censuses of 1901 and 1911 recorded 59-61 Dame Street as "Shop", while 1-2 Eustace Street was listed as "Store" in 1901 and "Warehouse" in 1911. In 1909 the *Irish Builder* noted that the contractor Thomas F Slevin and Sons was rebuilding the premises, though it is not clear what works were being carried out at that time.

By the end of the 1920s, Lipton's no longer needed the upper floors. The property was converted into small office suites to the designs of architects Kaye-Parry, Ross and Hendy and given the name Shamrock Chambers in honour of the founder's yachts. From this time a dozen or more businesses occupied chambers in the building. It was at this time that the existing cage lift was inserted into the stairwell.

Lipton's closed its shop in Dame Street in the early 1960s and it became the Chopstick Restaurant. It was subsequently divided into two separate shop units.

## **Conservation context**

### **Record of Protected Structures**

Numbers 59-61 Dame Street are not protected structures. Numbers 1-2 Eustace Street are included in the record of protected structures under reference 2691 with the description "Shamrock Chambers: stucco pedimented entrance door and flanking windows and cage lift".

### **Conservation areas**

The application site does not lie within an architectural conservation area. Dame Street and Eustace Street lie within an area that is indicated with red hatching on map E of the Dublin City Development Plan 2022-2028, indicating that it is a conservation area that is not an architectural conservation area.

### **National Inventory of Architectural Heritage**

The National Inventory of Architectural Heritage has included Shamrock Chambers in its survey of Dublin city and has assigned a Regional significance to the building for its architectural and historical interest.

RECEIVED: 06/11/2025

## Building survey



RECEIVED: 06/11/2025

*Plate 4: Numbers 59-61 Dame Street*

Numbers 59-61 Dame Street has a seven-bay frontage to Dame Street with three brick floors over a double-height shopfront which has a deep fascia supported on columns in the western shop unit. The eastern shop unit has a deeper fascia and wraps around the corner into Eustace Street via a chamfered corner. The shopfront has clerestory lights above which is a fascia bearing the name Shamrock Chambers. The timber casement windows on the upper floors have horizontal top lights and a lower section divided vertically. The building is topped with a parapet with an upper section of concrete topped with copings. The brickwork is mostly red with some variation in colour and with some yellow brick. Number 61 is slightly lower than the rest of the frontage and in the upper floors has darker brick bands at either side of the elevation.



*Plate 5: Corner view of Shamrock Chambers*



The Eustace Street façade is in three sections, representing the original plots at 59 Dame Street and 1 and 2 Eustace Street. The Dame Street element is two-bay, the left-hand bay being blind. The double-height shopfront wraps around the chamfered corner onto this frontage.

The central section, formerly 1 Eustace Street, is faced with yellow brick, unevenly keyed into the masonry on either side. This element is three-bay with four storeys over the ground-floor entrance.

The northern, or right-hand element is the former 2 Eustace Street and is faced with red brick. The ground-floor level is faced with smooth render. The windows in all sections are timber casements.

*Plate 6: Eustace Street frontage*

The photograph below shows the central section of the Eustace Street façade, with the different areas of red and yellow brickwork. This contrasts with the rendered ground-floor entrance and its flanking windows. The timber casement windows are also evident.



*Plate 7: Central section of the upper floors on the Eustace Street façade*



*Plate 8: Entrance to Shamrock Chambers with flanking windows*

The entrance to the building has a reeded surround, with keystone and is set in a rendered ground-floor façade surmounted by a pediment that is flanked by corncicing over the adjacent windows. The windows on either side are timber casements with opening top lights and are surmounted by a semicircular fan pattern with a bowl of fruit at centre. The windows are currently covered over for security reasons.



*Plate 9: Detail of entrance to Shamrock Chambers*

Rear



RECEIVED: 06/11/2025

*Plate 10: Northern elevation, rear of 60 and 61 Dame Street*

The rear of the buildings in both Dame Street and Eustace Street are constructed with yellow stock brick. The rear of number 61 Dame Street is bowed, with the bow off-centre toward the west. The windows are timber casements with top-hung upper lights, below which the windows are divided vertically. The windows are all on the same level with the window heads and the sills aligned. There is some variation in colour of the brickwork, indicating that alterations have been made in the past.

A steel fire escape descends from the bow at the top of number 61 Dame Street.

## Interior

The entry in the record of protected structures defines the elements of this building that are protected, limiting it to the doorway with its flanking windows and the cage lift in the interior. However, this description also gives an indication of the nature of the interior of the building to ensure that a full appraisal may be carried out to include any elements that may be of architectural heritage significance. The descriptions of the interior show a representative sample of the building rather than a full survey.

## The Lift



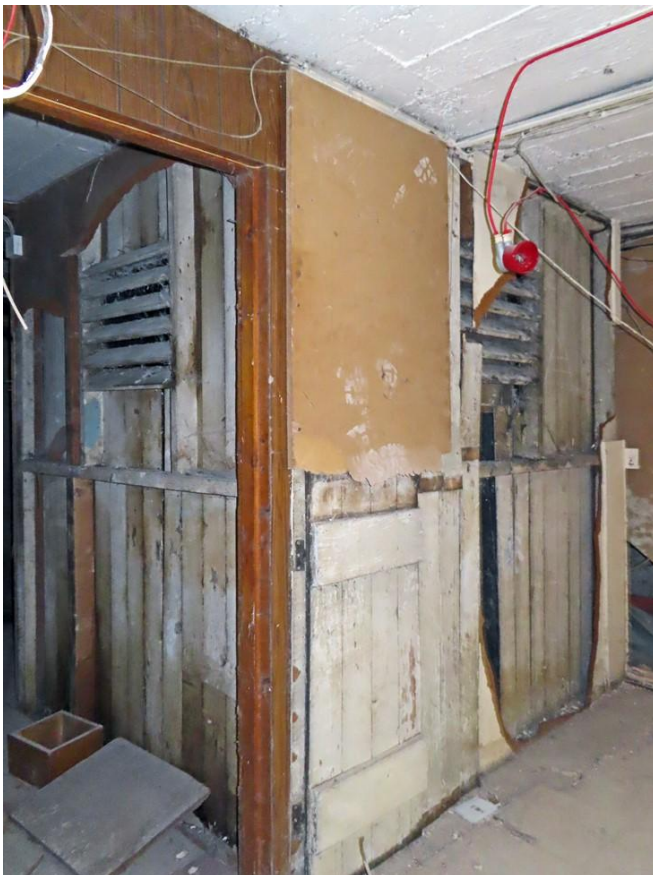
*Plate 11: Cage lift at ground-floor level*

The cage lift is comprised of a square-section steel frame infilled with woven steel mesh. The lift gates are of the concertina type, with interconnected steel bars and hung on a steel rail by means of pulley wheels. To the front of the cage there is wrought-iron scrollwork at the top of the mesh on either side of the lift door. The lift car is of hardwood and is slung from the upper levels by means of steel cables. This lift requires a lift attendant as it is not automated.



*Plate 12: Lift cage at first-floor level*

The lift serves the ground floor and upper floors and is set into the stair well, with the stairway running around the sides of the cage. The lift cage on the upper floors is similar to that on the ground-floor level.



The lift shaft descends to basement level, though this area appears never to have been served by the lift and the shaft is boxed in with timber sheeting and hardboard, with louvred openings to the front and side.

*Plate 13: Lift shaft at basement level*

Ground floor



Plate 14: Corner shop unit on ground floor of 59 Dame Street

The shop units on the Dame Street frontage have been fitted out to serve their use as a retail unit. No historic fabric has been identified in these areas.



Plate 15: Shop unit on ground floor of 60-61 Dame Street



*Plate 16: Shopfront at 60-61 Dame Street*

As was seen in the historical background above, the three buildings were amalgamated into a single retail unit in the 1850s and substantial reconstruction was carried out in 1890, again in 1909 and in the 1930s. It appears that the present shopfront dates from no earlier than the 1930s, based on the earlier image of Lipton's shop shown in Plate 3 above. At ground-floor level this consists of a series of plain columns with box capitals rising from a tiled plinth.



To the rear of the shop at ground-floor level the area along the Eustace Street frontage accommodates the entrance hall, stairway and the lift. The stairway is closed-string with square-section newels having urn finials.

*Plate 17: Foot of stairway on ground floor*



*Plate 18: Staircase to basement*



Access to the basement is via a staircase on the Eustace Street frontage, in number 2 Eustace Street. This is separate to the main staircase and leads only to the basement from the street, with no access to the rest of the building. The stairway descends through to flights at right angles. The balustrade is simple, with parallel boards at the top, newels at the top, bottom and turn, and a plain handrail, below which is a plain board. The treads and risers are of timber. The three enclosing walls of the stair well are of crudely laid brick in English garden wall bond.

*Plate 19: Staircase*

*Plate 20: Top of staircase*



**Upper floors**

At the Eustace Street side of the building the rooms are relatively utilitarian. The stair hall takes up a significant amount of space in the centre of this side, while to the north are small rooms, including WCs and kitchenettes.



*Plate 21: Landing at lift cage*

The ceilings in this area are of plasterboard and the floors are boarded. The doors are generally three-panelled, with a single panel at the top and two vertical panels below. Each doorway has a timber architrave.

The sanitary ware in the WCs is comprised of late replacements.

The windows are timber casements with top light and two lower sashes, one of which is side hung. Many of the windows have timber architraves, though not all.



*Plate 22: Typical bathroom*

*Plate 23: Room on Eustace Street frontage*





The offices are at the Dame Street frontage of the building, running around into the southern part of the Eustace Street side, to the south of the stairway.

The fit-out in this area is similar to that at the Eustace Street side, with plasterboard ceilings, boarded floors and hard plaster on the walls.

*Plate 24: Room on Dame Street frontage*



The north-south internal walls are mainly of brick, though some are timber stud faced with plasterboard, as are the east-west walls.

The windows are timber casements with top light and with side-hung sashes below the transom.

*Plate 25: Room on Dame Street frontage*



*Plate 26: Room at corner of Dame Street and Eustace Street*



At the rear of some of the front offices are glazed panels designed to provide borrowed light to the corridor beyond.

The doors in this area are similar to those in the Eustace Street side, with a top panel above two long vertical panels. These are set in timber architraves.

Plate 27: Office with glazed panel to corridor



The offices are accessed via corridor that runs along the centre of the building, moving southward from the stairway and turning west along the Dame Street side. This divides the building unevenly, the offices on the Dame Street side being deeper than those at the rear.

Offices at the rear of the building look out onto the light well behind the building. These are fitted out with doors, windows, ceilings, floors etc similar to those elsewhere. The office at the western end at second- and third-floor levels includes the bow at the rear of the former 61 Dame Street.

Plate 28: Typical corridor



Plate 29: Rear windows in bow



*Plate 30: Corner chimneybreast in front room*

At the western end of the building at second- and third-floor levels there is a substantial corner chimneybreast. The fourth floor is not part of Shamrock Chambers, while the chimneybreast is missing at basement, ground floor and first floor. The chimneybreast is closed up with no evidence that the hearth has been open for some time, there being no scars in the plaster. At the rear of the building the chimneybreast is partially within small storage rooms, with a small part projecting into the rear office.



The adjacent photograph shows the chimneybreast in a store.

*Plate 31: Corner chimneybreast in store*

## Assessment

The building history of Shamrock Chambers is complex and there have been many phases of changes over time. Of the present buildings on the site, it seems clear that some fabric survives from the early 18<sup>th</sup> century, as seen in the massive corner chimneybreasts on the western party wall at second- and third-floor levels. The bow at the rear of this building also dates from the 18<sup>th</sup> century, as was seen on the 1782 Wide Streets Commissioners map. It is also clear that the Wide Streets Commissioners did not widen the northern side of Dame Street at this point, so the facades would have remained intact following the widening and straightening of the street.

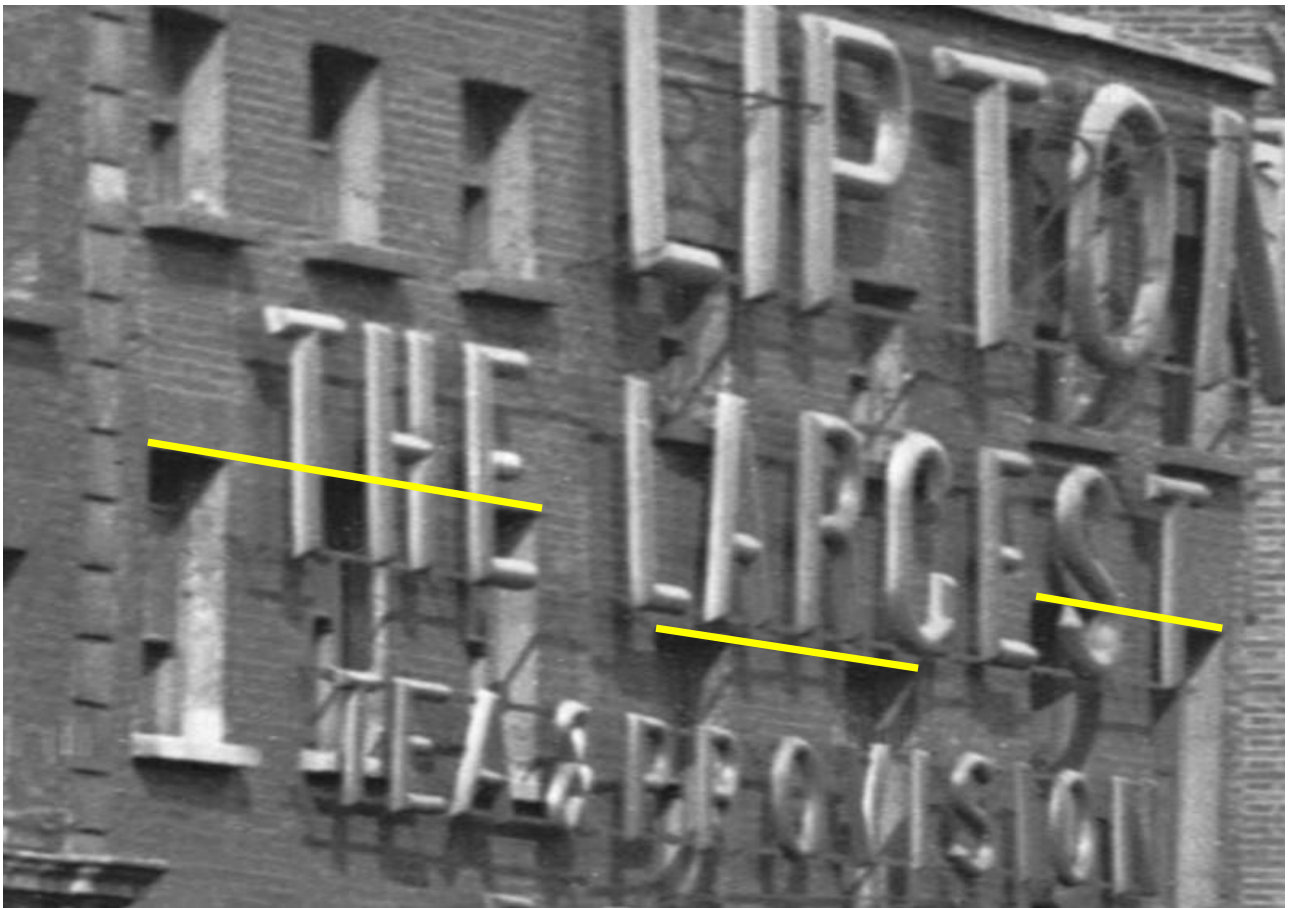
The 1782 map shows that number 60 Dame Street was L-shaped, wrapping around the rear of number 59 to provide a frontage onto Eustace Street.

At some time subsequent to that and prior to the publication of the Ordnance Survey's large-scale map in 1847, number 1 Eustace Street had been built on the rear of the property at 59 Dame Street and the part of number 60 Dame Street that had fronted Eustace Street had been rebuilt as a separate unit with its frontage onto Eustace Street.

The period 1861 to 1930 brought about multiple changes to the buildings, which may be summarised as follows:

- 1861: Amalgamation of 59, 60 and 61 Dame Street and 1 and 2 Eustace Street into a single property to provide for a substantial shop unit or "monster house" to use the terminology of the day. Demolition of number 1 Eustace Street to provide for a staircase to serve the premises.
- 1871: Unspecified alterations.
- In the period of occupation by Loftus Bryan in the late 1870s and early 1880s there is no indication that any works were carried out.
- Between 1882 and 1890 the premises stood vacant and appear to have become derelict, to judge by the comments in the *Freemans Journal* and in the attention drawn to it in the debate on levying rates on vacant premises.
- 1890: Fitting out for Lipton's, including the installation of a double-height shopfront. The shop unit appears also to have been double height.
- 1909: "Rebuilding of premises" reported in the *Irish Builder*. It is unclear what this entailed, as the entire premises remained as shop and storage for Lipton's, though the works were on a scale sufficient to get a mention in the trade journal.
- 1930: Fitting out of the upper floors as small offices or chambers and the installation of the cage lift.

One change to the façade of the building is reflected in the detail shown on the photograph of Dame Street that is reproduced in plate 3 above. The photograph is from the Lawrence collection and can be reliably dated to circa 1895. It dates from after Lipton's occupied the premises in 1890, and a sufficient period has elapsed for the awnings to the front to have become soiled and torn. The image shows horse-drawn trams in the street, indicating that the photographs predates the introduction of electric trams in the city, which commenced in 1896.



*Plate 32: Detail of photograph of Lipton's, mid-1890s*

The enlarged section of the photograph reproduced above has been stretched laterally to emphasise the locations of the windows and the yellow bars indicate the locations of the window heads on the third floor. This shows that the window heads at number 59, at right, were slightly lower than those of number 61, at left, while those of number 60 were significantly lower. The windows on the fourth floor are also visible in the photograph and the same differences may be seen. At second-floor level the layout is also the same and this is also evident at sill level, with the sills of number 59 partly concealed by the top of the shopfront, those on number 60 wholly concealed, while those at number 61 are about three brick courses above the shopfront.

The photograph also shows that the parapets on the building are of brick, with stone copings and there are parallel quoins at the left-hand side of number 61.

These features seen in the 1890s photograph differ significantly from the present façade of the building, on which the window heads on the second, third and fourth floors are at similar heights across the three buildings, as are the sills on the second and third floors. The second-floor sills are five brick courses above the cornice of the shopfront. Furthermore, the parapets have been rebuilt since the 1890s, with a narrow concrete band below the copings on number 61 and a substantial area of concrete below the copings on numbers 59 and 60, below which are four courses of yellow stock brick.

Many other changes are visible in the brickwork on the facades of both Dame Street and Eustace Street. In the latter street the variations in the brickwork are considerable and the central section of the façade is in yellow brick, contrasting with the red brick on either side, reflecting the reconstruction of this building in the 1860s.

It seems probable that the realignment of the windows on the Dame Street façade was carried out as part of the conversion of the upper floors to office suites in 1930 and the change strongly suggests that the works included the unification of the floor levels across the buildings, eliminating the differences that included much lower levels in the central building at 60 Dame Street.

The stucco work at the entrance from Eustace Street is clearly part of the works in 1930, as this was the time that the upper floors ceased to be ancillary storage for the shop and became office suites, necessitating a stronger statement at the entrance. While the entry in the National Inventory of Architectural Heritage postulates that the cage lift dates from 1890, it seems more probable that it was also part of the 1930s fit-out, as this was the time that the use of this part of the building intensified, with a greater footfall and a need to provide high-quality facilities to attract office tenants. This is also supported by the awkward entry to the building, which turns sharply to the right inside the front door on Eustace Street, a design which would not have been imposed by choice in the original layout, but became necessary when the lift shaft closed off the original access into the stair hall.

There is only one access to the basement and this is via a staircase that is totally separate from the main staircase, as described above and illustrated in Plate 18, Plate 19 and Plate 20 above. This staircase is plain and utilitarian and it seems likely that this was added to the building in 1930 when the installation of the lift shaft compromised the previous access to the basement. The late date of this stairway is confirmed by the use of English garden wall bond in the walls of the stair well, as this bond did not come into general use in Ireland prior to the late nineteenth century, other than for its original use in garden walls.

## Proposed development

It is proposed to change the use of the building to hotel, with the hotel reception and back of house facilities at ground-floor level on the Eustace Street frontage, while the Dame Street frontage would be in retail/café use. There are to be bedrooms on the upper floors and with ancillary services in the basement including storage, staff area, bin stores, bicycle storage and toilets. The works would include the reconfiguration of the internal layout through all floors. The shopfront is to be refurbished and provided with new signage. A breakfast area and landscaped courtyard is proposed at the first-floor roof level at the rear of the original buildings on the Dame Street and Eustace Street frontages and a green roof is to be provided over the first-floor breakfast area.

As was noted above, the building is not a protected structure, though the entrance from Eustace Street and the flanking windows are protected, as is the cage lift.

This assessment looks at the proposals that affect the protected elements of the building and this is followed by comments on the proposals for the rest of the premises.

### Doorway and windows on Eustace Street

The doorway and windows that are protected are shown in plates 8 and 9 above and are a fine feature of the building frontage. It is proposed to remove the grilles from the front of the windows and to clean the windows. The works to remove the grilles and refurbish the windows represent a welcome and positive intervention.

There are two windows to the left (south) of the protected door and windows on the Eustace Street frontage and two doorways to the right (north), the latter of which are closed with roller shutters. It is proposed to convert one of the windows that is not a protected structure to a doorway with a timber panelled door. The roller shutters are to be removed from the two northern doors, with a timber panelled door set into the left-hand of these doorways, while the right-hand doorway is to be closed up to form a window, with a timber casement window and with the stone plinth on either side of the doorway continued across to close the gap below the new window. None of these proposed alterations will have any adverse impact on the character of the building or the street.

### Shopfront

The present shopfront is in two sections, one being the front of number 59 Dame Street, while a separate shopfront runs across numbers 60 and 61. These are twentieth-century shopfronts, bearing little resemblance to the more traditional shopfront style, particularly that to the front of numbers 60 and 61, which features four cylindrical columns topped with rectangular capitals and which rise from a plain platform. The proposed shopfront would reintroduce traditional elements to numbers 60 and 61, visually separating them into two units to reflect the original property frontages through the introduction of pilasters on the street frontage, one at the boundary between numbers 60 and 61, where the present division is to the

rear, and the other at the western, or left-hand end, where a cylindrical column would be boxed in to form a pilaster, giving greater solidity to the margin of the shopfront. As the spacing of the columns is not symmetrical at present an additional column is to be introduced at left in the shopfront at number 61, providing the symmetry that is visually important. The design would also reintroduce stallrisers, which are missing at present. The upper floor windows and timberwork are to be refurbished and fascia signs to be introduced above the shopfronts that would be in keeping with the proposed shopfronts below.

The proposals for the shopfront would reintroduce traditional forms to the shopfront without any semblance of pastiche, thereby respecting the character of the building.

### **Cage lift**

The possibility of reusing the cage lift has been examined Ardent Lift Consultancy, resulting in a proposal to refurbish the lift for reuse. Some changes will be necessary in order to meet safety requirements and this will include the fitting of new doors in place of the lattice gates, which are no longer acceptable due to the danger of trapping fingers in the lattice. The lattice gates would be retained but fitted adjacent to the lift doorway and no longer in use. The new doors would be glazed and in keeping with the character of the lift. The existing mesh that encloses the lift shaft has too wide a mesh to be considered safe and it doesn't continue to ceiling level. It is proposed to retain this mesh in place, but to supplement it with a finer mesh so as to meet safety requirements with minimal impact on the character of the lift. The lift car is to be refurbished for reuse. The lift was originally operated by a lift attendant and will need a new car operating panel for automated operation. This panel is to be of brass to ensure that it is in keeping with the character of the lift.

Some modifications to the lift mechanism and the track guides will be necessary to comply with standards. Replacement of timber in the machine room will also be necessary, the new materials to be non-combustible.

As part of the proposed development it is intended to extend the lift shaft up a floor to serve the proposed mansard extension and to extend it down to basement level. The existing shaft runs to basement level, though the lift did not run down to that floor and the shaft is enclosed with rough timbers. The extension of the lift both up and down will be possible without compromising the historic character of the lift.

For fuller details of the proposals in relation to the lift please see the report by Ardent Lift Consultancy.

### **Additional floor**

It is proposed to add a floor to the building, set back from the frontage as a mansard-type addition. This is to be clad in metal and will be angled back from the frontage, with dormer windows on both the Dame Street and Eustace Street frontages. The design has been carefully worked out to ensure that it does not conflict with the conservation area objective on Dame Street or Eustace Street.

## Other works

The proposal would involve removal of some walls within the building, opening up some doorways through the remaining walls and fitting out the premises for its proposed uses.

Examination of the interior has revealed that there is little remaining that predates the fit-out of 1930 other than the external walls and parts of the dividing walls between the three Dame Street buildings. The windows, doors, ceilings, flooring, staircase, lift and virtually all other elements date from this period and are standard fittings of the period without any particular architectural heritage merit.

The floor plans suggest that the original shell of the buildings at 59, 60 and 61 Dame Street survive, though, as noted, number 1 Eustace Street was rebuilt, while number 2 has been significantly altered and is not an early building. The Dame Street premises would have dated from the early- to mid-eighteenth century and the former party walls between numbers 59 and 60 and between numbers 60 and 61 survive in part, though examination of the brickwork shows that there have been later interventions into these walls. As noted below, early chimneybreasts also survive in number 61 Dame Street

However, close examination of the building fabric shows that no other internal features remain from prior to the twentieth century and even the floors have been replaced, as part of the unification of the buildings in 1930.

The internal walls that are to be removed date from the 1930 refurbishment. The works proposed to the other early north-south dividing walls are minor and the walls themselves will be left more or less intact, retaining the strong presence of the original plan form of the three buildings on Dame Street.

One early feature within the building is a large corner chimneybreast that exists on the second and third floors in the western party wall of number 61 Dame Street. It seems likely that this, being on the party wall, has survived from an earlier building on the site, as the bow at the rear of this building is not consistent with an early eighteenth-century date, when the corner chimneybreast is likely to have been built. The layout of the hotel bedrooms has been modified in order to ensure that this corner chimneybreast is retained, though it has resulted in the loss of potential units on those two floors.

## Conclusion

The proposed works will return this building to full use and will retain those remaining elements of the historic buildings. The protected elements at the doorway and lift will be safeguarded during the works, with the lift upgraded for continued use with contemporary safety standards. The proposed refurbishment and reuse of the lift is a welcome move and is preferable to the previous proposal for which permission was granted and which would have involved relocating the lift car and fitting a new car into the lift shaft. The retention of the corner chimneybreasts will safeguard what is probably the oldest masonry in the building.