



**Opera Site: Bank Place, Rutland St., Patrick St., Ellen St.  
and Michael St., Limerick.**

Existing Building Individual Records.

(to accompany the Opera Site Planning Application January 2019)

21 SUNDAYS WELL ROAD, CORK

completed June 2018

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# JCA Architects



## 1 Patrick St., Project Opera Site, Limerick

Record of Existing Building (initially carried out December 2007, updated June 2018)

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May 2018

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## Update of Existing Building Record – June 2018

Since first recorded in 2017, this building has undergone invasive works to reinforce floors, comprising large timber beams below the floors supported by a steel frame, inserted internally. This work has resulted in the loss of the majority of lath and plaster ceilings, and of timber tongue and groove ceilings (ground and attic floors). The timber floors to each level are retained, as is the staircase with plaster soffit. (Figs. 1 – 2) Early surviving joinery such as the lugged architraves have been retained suggesting a mid-18<sup>th</sup> century date for the building. The staircase (of a later 18<sup>th</sup> century date) is located centrally in the building, corresponding to the entrance off the laneway.

The removal of ceilings has revealed a number of previously hidden features, including sections of a wide run cornice to the ground floor and to a number of chimney breasts, the original size of the hearths to the upper floors and a central timber beam supporting the roof, which runs from the front to the back facades. (Figs. 3-5)

Removal of wall linings has revealed substantial remodelling of the elevation to the laneway. At ground floor level this wall comprises stone masonry to the lower areas (with brick above). A number of modern internal partitions have been removed restoring the original full room size.

A metal shutter which previously concealed the main entrance door off the laneway has been removed, revealing a lugged and shouldered limestone door surround having a semi-circular overlight with a cut limestone surround with keystone. (Fig. 7)

Although the remedial structural works have damaged the plasterwork of the interior, the serious water ingress recorded in 2007 has been halted and the building condition stabilised. While a cellar below the pavement to the front of the building is not evident, the OS map of 1870 indicates light wells to the front of this building suggesting that there was a vaulted basement level in this area.



Fig. 1: Front room, first floor, showing lugged architraves to windows.



Fig. 2: Front room, second floor, showing stabilisation works.



Fig. 3: Removal of lath and plaster ceiling at first floor level has revealed and earlier decorative scheme with laths applied directly to the underside of the boards and between joists, with areas between joists whitewashed.



Fig. 4: Remnants of run plaster cornice, ground floor, previously hidden by later ceiling.





Fig. 5: Second floor, front room, showing central roof beam.



Fig. 6: centrally located staircase



Fig. 7: Limestone doorcase to laneway.

Please see JCA's Existing Historic Buildings Summary Sheets Document June 2018 for further information on the current condition and extent of surviving fabric in this building.



# Record of Existing Building

## 1 Patrick Street, Limerick



December 2007



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## Introduction

No. 1 Patrick Street was surveyed by Jack Coughlan Associates on the 28<sup>th</sup> of November 2007 in order to prepare the following building record to accompany a planning application which will incorporate the site of this building.

The following report comprises a written and photographic record of the interior and exterior of the building, and includes an historical context for the building, including extracts from early Ordnance Survey maps.

## Historical Context

While the exact date of construction of this building is unknown, a knowledge of the history of the formation of these streets and dating of stylistic details retained to the house would date the likely construction of 1 Patrick Street to the 18<sup>th</sup> Century. This building is situated within the Newtown Pery area of the city, where the houses were well under construction by the mid-1770s. Although this building shares a parapet level with Nos. 2 and 3, the proportions of the front elevation differ, and it also has an original main entrance from Glover's Lane. This doorway has a rather grand entrance, framed in cut stone standing proud of the wall; a feature which is seen to the earlier Georgian houses in the area, notably on Bank Place and to 5 Rutland Street. The shopfront to the ground floor was probably inserted in the late 19<sup>th</sup> century. The Goad Fire Insurance Plan of 1897 shows retail use to the ground floor of this building, and early 20<sup>th</sup> century photographs show a shopfront to Patrick Street.



No. 1 shown on extracts from OS maps – 1840-41 (unpublished), above left, and the 1900 OS, above right.

## Building Record

### Exterior:

No. 1 Patrick Street is a terraced two-bay four-storey over basement house having a shopfront and retail unit inserted to the ground floor, probably in the late-19<sup>th</sup> century. The main entrance is located off Glover's Lane, and comprises a round headed cut stone lugged architrave incorporating a fanlight. A heavy roller blind hides the door itself, and this entrance is not accessible from the ground floor where this wall has been lined out as part of the shop fittings.

The front elevation is of exposed Flemish bond brick with the rear elevation of rubble stone construction having brick to the window openings. The rear window openings are round headed, but have been blocked up with brick. The side elevation to Glover's Lane is rendered. Brick string course between first and second floors to front elevation. Limestone coping to parapet and limestone cills to windows of front and rear elevation. From the rear it can be seen how much larger No. 1 Patrick Street is in comparison to the other Patrick Street buildings adjoining to the south, which appear to have been rebuilt in the 19<sup>th</sup> century, while this one 18<sup>th</sup> century building was retained.

Buildings to the rear appear to be of modern construction, and are at least partly of concrete block. Although buildings to the rear are shown on the early OS maps, on the maps of 1900 and 1938 a yard is shown to the rear, so that the present extension buildings are mid to late -20<sup>th</sup> century in date. No. 1 Patrick Street has a hipped slate roof hidden behind a high parapet with a central valley, and flat roofs to the rear additions. The chimney stack is located to the party wall to the south and rendered.



Front and side elevations (Glover's Lane) of 1 Patrick Street.



**Exterior (Cont.):**



View of the rear of the building, showing modern rear extensions and hipped roof.



Lugged stone architrave to the original main entrance door on Glover's Lane.

## Interior

Although there have been alterations to the interior, and some sub-divisions of larger rooms, significant original or early features are also retained, including the staircase and lugged architraves.

The house is basically arranged having one front room and one rear room to the front and back of a central staircase. In some areas the rooms have been subdivided with modern light partitions.

## Basement

The basement plan echoes the floors above, having two larger rooms each side of a smaller space. No early or original features were noted to the basement, which has a concrete floor with carpet over and plastered walls. The access stair is from the front room of the ground floor, and is a modern timber stair. There is a second access to the rear from the rear extension area.



Front room of basement showing access stairs.



Rear Room showing stair up to rear extension area.

## Ground Floor

### Front and Rear Rooms/Shop

This area has been opened up to form one large space. The central area of this room presumably originally comprised an entrance hall, with a large room to the front and behind. All internal walls have been removed and there are two support cast iron columns in the former location of one wall. The position of the fireplace is still visible to the rear room. The shop area is lined out with timber tongue and groove panelling, and so the original main entrance to the side elevation is not visible.

Ceiling: Suspended ceiling, with timber tongue and groove to the front section.

Floor: Modern timber boards to floor.

Walls: Modern timber tongue and groove panelling to walls.

Joinery: All modern fittings.

Fireplace: None. The location of the fire breast is visible to the rear room.



View towards shopfront.



View towards rear of shop area.



## First Floor

This floor comprises a front room with two windows to Patrick Street, and a rear room which has been subdivided and the large rear round headed opening blocked up. The front room retains the majority of its original features.

### Front Room

- Ceiling: Lath and plaster ceiling with polystyrene tiles applied over, but plaster running cornice retained below these tiles.
- Floor: Timber boards with carpet over.
- Walls: Plastered, party papered.
- Joinery: Lugged architraves retained to both windows and to door. Skirting board and picture rail.
- Fireplaces: Fireplace blocked up, chimney breast retained and visible.

### Rear Room

This room has been subdivided with a modern stud partition wall.

- Ceiling: Lath and plaster ceiling covered with polystyrene tiles, which as to front room has been applied over the cornice with cornice left intact below.
- Floor: Timber floors having hardboard and carpet over.
- Walls: Plastered and papered. There is a large round headed opening to the rear wall of the larger room (directly off the landing) which is now blocked up. This area is lit by a window on to Glover's Lane.
- Joinery: Some areas of simple skirting retained.
- Fireplaces: Fireplace blocked up, chimney breast retained and visible.

**First Floor (Cont.)**



View of front room, showing architraves.



View of door in front room to landing showing architrave.



Chimney breast to front room.



Cornice and picture rail to front room.

## First Floor (Cont.)



Larger rear room, off landing, showing blocked opening to rear wall (above left) and door through to second half of original room (above right).



Second half of rear room, view to the rear of house (above left) and towards the stairwell (above right) showing internal window which helps to light the stair from ground to first floor.





## Second Floor

To this floor both the rear and front rooms have been subdivided with stud partition walls.

### Front Room

Ceiling: Hard board ceiling with timber moulding applied over. However the running plaster cornice is retained.

Floor: Timber boards with carpet over.

Walls: Plastered and painted.

Joinery: Window architraves retained. Simple skirting and picture rail.

Fireplace: Fireplace retained and open, but fire surround recently removed.



View of front room (partition wall to the middle), showing the fireplace with fire surround removed and the timber architraves.

## Second Floor

### Rear Room

- Ceiling: Lath and plaster ceiling with running plaster cornice retained.
- Floor: Timber boards having carpet over.
- Walls: Plastered and painted walls. Some small areas of plaster missing.
- Joinery: Door architrave to door under stairs. Removed original six panel door standing against wall.
- Fireplace: Fireplace blocked up but chimney breast visible.



Rear room, second floor, which has been subdivided with a modern stud partition. Note the doorway leading to a small area beneath the stairs (above right).

### Third Floor:

This floor comprises three rooms (the front one of which is subdivided with a modern partition but will be recorded as one room). The staircase has been rearranged so that what was presumably a large top landing originally could be reused as a separate room.

#### Front Room

Ceiling: Timber tongue and groove ceiling having heavy timber beams.

Floor: Timber boards with carpet over.

Walls: Plastered and papered or painted.

Joinery: Architraves retained. Modern door.

Fireplace: Fireplace blocked up but fire breast retained.



Views of front room, showing original large room subdivided, timber tongue and groove ceiling and architraves.



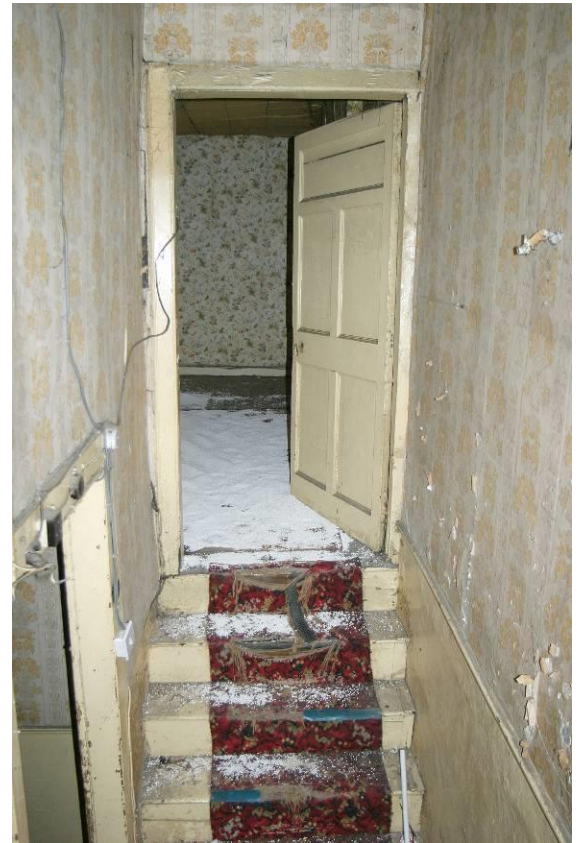


## Rear Room

- Ceiling: Timber tongue and groove having polystyrene tiles applied over.
- Floor: Timber boards with carpet over.
- Walls: Plastered and papered or painted. Large opening to rear wall blocked up. New opening made for window onto Glover's Lane.
- Joinery: Five panel door retained to room.
- Fireplace: Fireplace blocked up but fire breast visible.



Views of rear room, showing blocked opening to rear wall and panelled door.



## Centre Room

- Ceiling: Timber tongue and groove having polystyrene tiles applied over, and heavy timber beam.
- Floor: Timber boards with carpet over.
- Walls: Plastered and papered or painted. New or altered opening made for window onto Glover's Lane.
- Joinery: Sheeted timber door.
- Fireplace: No fireplace to this room.



Centre room, originally a landing (above left) and detail of stair showing alteration made to the top flight (right).



## Staircase

Open well open tread timber staircase having quarter piece landings, carved tread ends, turned spindles and drop handrail, from first to third floors. Dado rail and wall stringer intact, as is the plaster cornice to the lath and plaster soffit. The staircase has been altered to the top floor where it splits in to two short flights leading independently to the front and rear rooms. Ground to first floor stair is a simple straight flight of timber treads having no handrail and a high dado rail. Basement to ground floor stair is a modern timber staircase.



General view of staircase (above left), showing alterations to top floor (above right) and detail showing tread ends (left).



## Rear Additions

As noted above, the three storey structure adjoining to the rear appears to be a 20<sup>th</sup> century extension and at least partly constructed of concrete block. No early or significant fabric was identified during the course of inspection. The windows are uPVC and the interior dry lined with plasterboard.



View of exterior (left) and top floor (above) of additions to the rear.



View of main living area, first floor (above).

# JCA Architects



## 2 Patrick St., Project Opera Site, Limerick

Record of Existing Building (initially carried out November 2007, updated June 2018)

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June 2018

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## Update of Existing Building Record – June 2018

Previously in use as apartments, almost all historic fabric to the interior of this building has been removed and replaced with concrete floors, a new staircase and modern wall and ceiling linings. Since first recorded in 2007 the condition of this building has deteriorated considerably.

Limerick City Council have carried out remedial works to this building which includes the propping of floors. Prior to these works water ingress through the roof had caused the deterioration of internal fabric.

The basement and ground floor of this building have been extended to the rear and no historic mure or other out buildings to the rear laneway associated with this building are retained. (Fig. 1)

Please see JCA's Existing Historic Buildings Summary Sheets Document June 2018 for further information on the current condition and extent of surviving fabric in this building.



Fig.1: Laneway to rear, with the extended ground floor of 2 Patrick St. indicated.



# Record of Existing Building

## 2 Patrick Street, Limerick



December 2007



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## Introduction

No. 2 Patrick Street was surveyed by Jack Coughlan Associates on the 28<sup>th</sup> of November 2007 in order to prepare the following building record to accompany a planning application which will incorporate the site of this building.

The following report comprises a written and photographic record of the interior and exterior of the building, and includes an historical context for the building, including extracts from early Ordnance Survey maps.

## Historical Context

While the exact date of construction of this building is unknown, a knowledge of the history of the formation of these streets and dating of stylistic details retained to the house would date the likely construction of 2 Patrick Street to the 19<sup>th</sup> century. This building is situated within the Newtown Pery area of the city, where the houses were well under construction by the mid-1770s. Although this building shares a parapet level with Nos. 1 and 3, the proportions of the front elevation differ from No. 1, while being identical to No. 3. It is possible, judging by No.1 Patrick Street and the difference in the rears of these buildings, that Nos. 2 and 3 were rebuilt at some time in the 19<sup>th</sup> century, with only No.1 Patrick Street retained from the earlier scheme. A shopfront to the ground floor was probably inserted in the late 19<sup>th</sup> century (although the current shopfront appears modern). The Goad Fire Insurance Plan of 1897 shows retail use to the ground floor of this building, and early 20<sup>th</sup> century photographs show shopfronts to each of Nos. 1 – 3 Patrick Street.



No. 2 shown on extracts from OS maps – 1840-41 (unpublished), above left, and the 1900 OS, above right.

## Building Record

### Exterior – Main Building

No. 2 Patrick Street is a terraced two-bay four-storey over basement house having a shopfront and retail unit inserted to the ground floor, probably in the later 19<sup>th</sup> century. The front elevation is of exposed Flemish bond brick with the rear elevation rendered with a modern, cementitious render. There is a pitched M-profile roof having imitation slate and shared with No.3 Patrick Street. Limestone cills to windows of front elevation. Two-storey flat roofed extension to rear.

### Windows

All windows have been replaced with uPVC and the architraves removed.



Images showing the front (above) and rear (left) elevations of 2 Patrick Street.



### **Interior**

This building, along with No. 3 Patrick Street, has been stripped out and all finishes internally are modern, including the staircase and partition walls.

### **Basement**

Dry lined walls, concrete walls with carpet over, and modern timber staircase from ground floor to basement level. The basement area has been extended to the rear.



Several views of the basement, showing modern timber staircase.

## Ground Floor

The ground floor comprises a separate entrance and hallway leading to the main stair which gives access to the upper floors. The floor has been subdivided with stud partitions to provide individual office spaces. This floor has been extended to the rear. The rooms are finished internally with dry lining and carpet to the floors. All fixtures and fittings are modern.



Views of office spaces to the ground floor.

## First, Second and Third Floors

These three floors have been subdivided to form one apartment per floor, and all share the same floor plan which comprises a kitchen, bath room, living area and two bedrooms. Originally comprising two rooms to each floor, the front room has been subdivided and a large opening made in the internal wall to provide an interlinked kitchen and living area.

The walls are plastered and papered, the floors carpeted, and no original joinery of decorative details, such as cornicing, are retained. Fireplaces have been blocked up but the fire breasts are retained.

## First, Second and Third Floors – Photographs



Images of first floor, rear (above) and front (right) rooms.



Second floor, view of rear room (above) and one of front bedrooms (left).



## First, Second and Third Floors – Photographs



Views of rooms to the third floor, showing the rear room and kitchen (above) and one of the two front bedrooms (above right).

# JCA Architects



## **3 Patrick St., Project Opera Site, Limerick.**

Record of Existing Building (initially carried out November 2007, updated June 2018)

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June 2018

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### Update of Existing Building Record – May 2017

Previously in use as apartments, almost all historic fabric has been removed from the interior of this building and replaced with concrete floors, a new staircase and modern wall and ceiling linings. An area of historic timber floors with remnants of ceiling lath and plaster are retained to the front of the building at first floor level.

Since first recorded in 2007 the condition of this building has deteriorated considerably. Limerick City Council carried out remedial works to this building which included the propping of floors. Prior to these works water ingress through the roof had caused the deterioration of internal fabric.

Please see JCA's Existing Historic Buildings Summary Sheets Document June 2018 for further information on the current condition and extent of surviving fabric in this building.



Fig 1: Steel beam inserted at ground floor level and ceiling removed to hall exposing remnants of historic timber floor and lath and plaster retained to this area of the building.



Fig. 2: First floor, front room, showing modern partitions and finishes, and remedial structural works.



# Record of Existing Building

## 3 Patrick Street, Limerick



December 2007



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## Introduction

No. 3 Patrick Street was surveyed by Jack Coughlan Associates on the 28<sup>th</sup> of November 2007 in order to prepare the following building record to accompany a planning application which will incorporate the site of this building.

The following report comprises a written and photographic record of the interior and exterior of the building, and includes an historical context for the building, including extracts from early Ordnance Survey maps.

## Historical Context

While the exact date of construction of this building is unknown, a knowledge of the history of the formation of these streets and dating of stylistic details retained to the house would date the likely construction of 3 Patrick Street to the 19<sup>th</sup> century. This building is situated within the Newtown Pery area of the city, where the houses were well under construction by the mid-1770s. Although this building shares a parapet level with Nos. 1 and 3, the proportions of the front elevation differ from No. 1, while being identical to No. 2. It is possible, judging by No.1 Patrick Street and the difference in the rears of these buildings, that Nos. 2 and 3 were rebuilt at some time in the 19<sup>th</sup> century, with only No.1 Patrick Street retained from the earlier scheme. A shopfront to the ground floor was probably inserted in the late 19<sup>th</sup> century (although the current shopfront appears modern). The Goad Fire Insurance Plan of 1897 shows retail use to the ground floor of this building, and early 20<sup>th</sup> century photographs show shopfronts to each of Nos. 1 – 3 Patrick Street.



No. 3 shown on extracts from OS maps – 1840-41 (unpublished), above left, and the 1900 OS, above right.



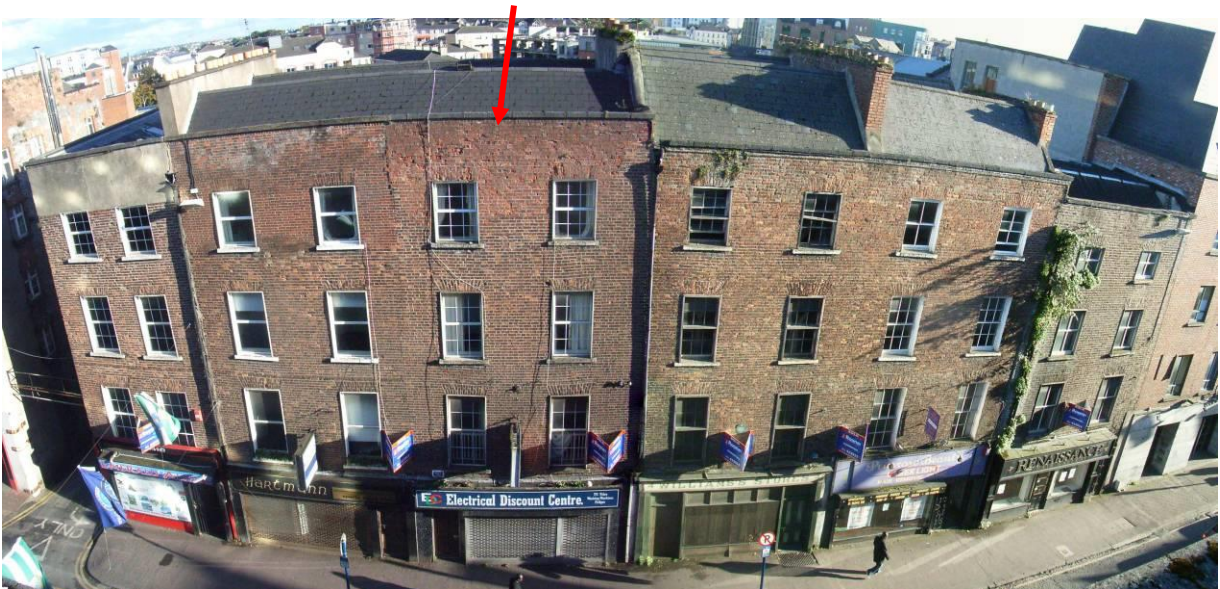
## Building Record

### Exterior – Main Building

No. 3 Patrick Street is a terraced two-bay four-storey over basement house having a shopfront and retail unit inserted to the ground floor, probably in the later 19<sup>th</sup> century. The front elevation is of exposed Flemish bond brick with the rear elevation rendered with a modern, cementitious render. There is a pitched M-profile roof having imitation slate and shared with No.2 Patrick Street. Limestone cills to windows of front elevation. Two-storey brick structure having lean-to corrugated roof adjoining to rear. Ordinance survey maps from the first edition (1841-42) show a building to the rear of the house at this location.

### Windows

All windows have been replaced with uPVC and the architraves removed.



View of this section of Patrick Street (above), with No. 3 indicated, and the building adjoining to the rear, accessed from the laneway (below).





## Interior

This building, along with No. 2 Patrick Street, has been stripped out and all finishes internally are modern, including the staircase and partition walls.

## Basement

Not accessed at time of inspection.

## Ground Floor

The ground floor was used as a retail unit and comprises one large open plan area, extended through to the rear. The front areas have a suspended ceiling, while the rear area has a hardboard ceiling finish. The walls are lined out with a PVC cladding while the shopfront is aluminium and glazed. There is a separate entrance to the staircase leading to the upper floors.



Views of the ground floor, towards the front of the building (above left) and to the rear (above right).



Area to the rear of the ground floor, within the adjoining building to the rear, showing brick walls.

## Ground Floor (Cont.)



Images showing ground floor hall (left) and section of modern stair (above).

## First, Second and Third Floors

These three floors have been subdivided to form one apartment per floor, and all share the same floor plan which comprises a kitchen, bath room, living area and two bedrooms. The arrangement is almost identical to No.2 Patrick Street. Originally comprising two rooms to each floor, the front room has been subdivided (except to the second floor where there is one bedroom) and an opening made in the internal wall to provide an interlinked kitchen and living area.

The walls are dry lined or plastered and painted, the floors carpeted, and no original joinery or decorative details, such as cornicing, are retained. The floor levels appear to have been changed, particularly between the ground and first floors, as the openings for the windows of the front rooms to the first floor are level with the floor. Fireplaces have been blocked up but the fire breasts are retained to the upper floors.

## First Floor (Cont.)



View of front area of first floor, showing the entrances to the two front rooms (above left) and one of the front rooms (above right) showing the altered floor level.



View of rear room, showing doorway through to the additional room to the rear located within the return (to first floor only).



## Second Floor (Cont.)



View of the front room, second floor.



View of the rear room (above) and the view towards the internal wall from rear room (below).



### Third Floor (Cont.)



Front rooms to third floor.



View of rear room, third floor.



View towards internal wall, third floor, showing kitchen and corridor to bedrooms.



## **4 Patrick St. (known as the Catherine Hayes Building), Project Opera Site, Limerick**

Record of Existing Building (initially carried out October 2007, updated June 2018)

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June 2018

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### Update of Existing Building Record – June 2018

Since this building was originally surveyed by JCA in 2007 the condition of the structure, particularly to the upper floors, has deteriorated. Because of the intact nature of the interior of this building no remedial structural works have been carried out by LCC to the main structure. However, the slate roof was removed from the mews building to the rear and replaced with corrugated metal sheeting. (Fig. 1)

Due to the instability of the floors, the ground and first floor only of this building were inspected in June 2018. Despite the deterioration in the condition of the structure, no fabric has been removed from the building, and the shopfront, shop fittings to the ground floor and internal joinery have been retained. Lath and plaster ceilings with cornices are also retained, although the ceilings have been damaged to the corners of the front room along the party walls (possibly in preparation for structural remedial works which were not then carried out). Early timber sashes also remain *in situ*.

No. 4 Patrick St. is included on the National Inventory of Architectural Heritage's survey of Limerick city (Reg. No. 21513069) and noted as a Candidate Protected Structure on the current Development Plan.



Fig. 1: New corrugated roof to the mews building of 4 Patrick St., as seen from the rear laneway.



Fig. 2: Historic shop fittings retained to ground floor, front and rear rooms.



Fig. 3: Front room, first floor.



Fig. 4: Entrance hall and stair, ground to first.



Fig. 5: Front room, first floor.

Please see JCA's Existing Historic Buildings Summary Sheets Document June 2018 for further information on the current condition and extent of surviving fabric in this building.

# Record of Existing Building

4 Patrick Street, Limerick



October 2007



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## Introduction

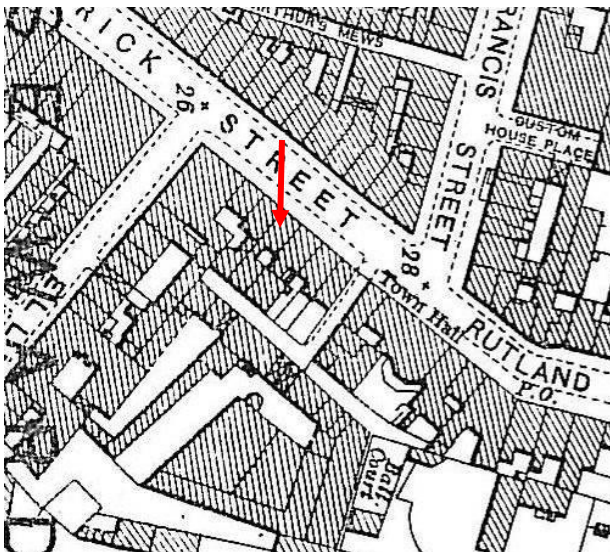
No. 4 Patrick Street was surveyed by Jack Coughlan Associates on 3<sup>rd</sup> October 2007 in order to prepare the following building record to accompany a planning application which will incorporate this building.

The following report comprises a written and photographic record of the interior and exterior of the building, and includes an historical context for the building, including extracts from early Ordnance Survey maps.

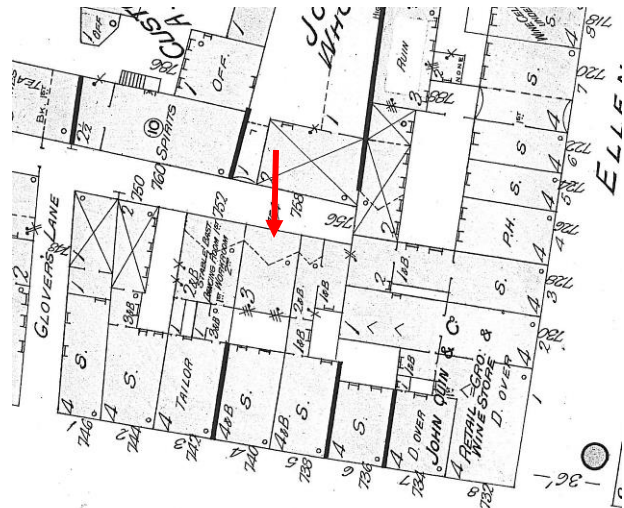
## Historical Context

While the exact date of construction of this building is unknown, a knowledge of the history of the formation of these streets and dating of stylistic details retained to the house would date the likely construction of 4 Patrick Street to the late 18<sup>th</sup> or early 19<sup>th</sup> century. Judith Hill, as part of David Slattery's report on the historic buildings to the site, gives a more precise date of between 1786 and 1815. The mews building to the rear can be clearly seen to the rear on the first edition Ordnance Survey map, which indicates that this mews building is original to the house. The vast majority of the houses to Patrick Street at this time, particularly to the east side of the street, have mews buildings to the rear, which would be normal for a Georgian townhouse. A very limited number of these remain in Limerick city today. It is likely that originally the ground floor of the building formed part of the house, and that the shop unit and shop front were fitted at a later date in the 19<sup>th</sup> century.

The Goad Fire Insurance plan of Limerick of 1897 notes the house as being four-storey over basement with a three-storey structure to the rear, but does not note a use for the buildings. The house is known to have been the home of opera singer Catherine Hayes in the first half of the 19<sup>th</sup> century.



OS map, surveyed c. 1900.



Goad Insurance Plan, 1897

## Building Record

### Exterior – Main Building:

No. 4 Patrick Street is a terraced two-bay four-storey over basement house having a shopfront and retail unit inserted to the ground floor, probably in the 19<sup>th</sup> century. The front elevation is of exposed Flemish bond brick with the rear elevation of rubble stone construction having brick to the window openings. Stone cornice running across Nos. 4 and 5 Patrick Street. Pitched roof having imitation slate and brick (rebuilt) chimneystack. Limestone cills to windows of front and rear elevation.

The timber shopfront comprises fluted pilasters to either end supporting a cornice fascia board with painted name plate. The shopfront incorporates two doors having single pane overlights. The door to the shop is panelled, while that leading to the house is a sheeted timber replacement. It is difficult to date the shopfront precisely but it appears to be late-19<sup>th</sup> century or early-20<sup>th</sup> century in date.



Front elevation of No. 4 (above) and rear elevation, showing glazed link to mews (above left).

**Exterior – Mews:**

To the rear of No. 4 is a three-storey stone mews or coach house which is connected to the main building by way of a wide glazed corridor. It is also accessed by way of the lane running along the rear of the building, on to which the mews building faces with a gable front. This gable wall to the lane has been rebuilt with concrete block and rendered. The remainder of the building is constructed of rubble stone and has a pitched slate roof with a brick chimney stack.



Views of the mews to the rear, showing an aerial view of the mews and link (above left) and the laneway gabled elevation (above right).



## Windows

The building retains six over six pane and three over six pane timber sash windows to the front elevation. These windows have narrow glazing bars and horn-less sashes, and are possibly original to the building. The window openings to the front elevation currently have timber shoring. To the basement, there is a small three pane fixed window to the stair and a single pane timber sash to the rear room. The other windows have been removed. All the windows to the rear elevation have been replaced with uPVC.



Detail of front elevation showing early timber sash windows (above left) and window to first floor, front room (right).



The windows to the mews building are a mixture of timber sash and fixed pane windows of varying sizes.

## Interior

The interior of No. 4 is significantly intact and retains the majority of its original items of joinery including the staircase, panelled doors, door and window architraves and floor boards. It also retains plaster cornices to several rooms and a number of original fire surrounds. The plan form of the building has remained largely intact, and the shop area retains significant early shop fittings which are likely to date to the 19<sup>th</sup> century and are a rare survival in an urban context.

## Basement

The basement area has remained largely intact, and retains lime plaster to the walls and a flag stone floor. The front room has a timber tongue and groove ceiling while that to the rear room is of lath and plaster. There is a beam supporting the floor above to each room, which was likely to have been inserted when the ground floor was converted for shop use to give added support. The rooms of the basement were originally lit by large window openings, with that to the front room now blocked up. The front room also has access by way of a door to the area below the pavement, and from here to two large brick vaulted coal stores located below the street to the front of the building. There is a large arched niche to the rear room.

The basement is accessed by way of a timber stair with balustrade, although the bottom flight is a very simple open tread flight. There is a timber panelled door to the half landing of these stairs. The rear room appears to have had a high, narrow doorway to the rear yard, which is now blocked up.



Staircase leading from ground floor to basement, showing panelled door and small window opening.

**Basement (Cont.)**



General view of front room, showing flag floor.



View of area to front of building below the pavement.



General view of rear room, showing window and blocked doorway to rear yard.



## Ground Floor

The ground floor comprises two rooms conjoined to form a large shop area, and the front hall. Originally two rooms, echoing the floor plan of the upper storeys, the dividing wall was almost totally removed to open up the ground floor. The fire breast of the rear room is visible although the fireplace has been blocked. The area which was used as the shop retains the majority of its fittings, including shelving, counters, display window and doors, which is likely to date from the late 19<sup>th</sup> century. At the rear of the ground floor is a large sliding door which leads through to the glazed link to the mews building. Double glazed doors with a large overlight lead from the link to the mews.

### Front and Rear Rooms/Shop

- Ceiling: Lath and plaster ceiling to front room, painted timber tongue and groove to rear room. No cornice to either room.
- Floor: Exposed timber board floors to each room.
- Walls: Plaster walls with paper over. Gas light holders retained in places.
- Joinery: Shelving, counters and display window with glazed doors between shop area and display area. Sheeted timber door between rear room and stair hall. Small blocked door opening between front hall and front room. Large sliding timber and glazed door leading from shop to glazed link to mews building to rear. Panelled and glazed door in glazed inner porch to main entrance from street to shop.
- Fireplace: Blocked fireplace to the rear room of shop area. No fire surround.

### Hallway

- Ceiling: Lath and plaster ceiling with running cornice intact.
- Floor: Timber boards to floor.
- Walls: Plaster walls with paper over. Plaster architrave to arched opening between front hall and stair hall. Blocked doorway leading from front hall to front room of shop area.
- Joinery: Panelling to arch between front hall and stair hall. Gas light holders also retained in part to this archway.

**Ground Floor (Cont.)**



General view to front of shop area, showing display window and shop entrance



General view to rear of shop, showing link through to mews building.

**Ground Floor (Cont.)**



Door through to stair hall from shop (above left) and view of link to mews (above right).



View of front hall, showing arch between stair hall and front hall (above left) and view towards stairs (above)



## First Floor

The first floor comprises two rooms, one to the front and one to the rear, and this plan continues to the floors above also. The interior of the upper floors has been very little altered from the original and many joinery and other features are retained.

### Front Room

- Ceiling: Lath and plaster ceiling having simple running plaster cornice intact.
- Floor: Exposed timber boards, appear to be the original.
- Walls: Plaster walls with paper over.
- Joinery: Five panel door with architrave, from landing. Large panelled double doors (re-hung, so that one leaf only now opens) having moulded round-headed architrave with pilasters. Low skirting intact. Moulded architraves to windows, not retaining shutters.
- Fireplaces: Painted timber fire surround (likely to be original) with later cast iron and tiled insert, c. 1890.

### Rear Room

- Ceiling: Lath and plaster ceiling having simple running plaster cornice intact.
- Floor: Exposed timber boards, appear to be original.
- Walls: Plaster walls with paper over.
- Joinery: Five panel door with architrave, from landing. Large panelled double doors (re-hung, so that one leaf only now opens) having moulded round-headed architrave with pilasters. Low skirting intact. Window architrave removed and brickwork surrounding window exposed.
- Fireplaces: Fireplace enlarged with brickwork to facilitate insertion of cast iron closed cooking stove, of the type used from c. 1860.

**First Floor (Cont.)**



General view of front room 1



General view of front room 2



Detail showing fireplace.

## First Floor (Cont.)



Details from front room, showing double doors connecting to rear room (above left) and panelled door leading to the stairwell (above right).



**First Floor (Cont.)**



General view of rear room 1



General view of rear room 2

## Second Floor

### Front Room

- Ceiling: Lath and plaster ceiling with simple running plaster cornice intact.
- Floor: Exposed timber boards to floor, which appear original.
- Walls: Painted plastered walls with paper over.
- Joinery: Five panel door with architrave leading from landing. Low skirting intact. Moulded and panelled window architraves.
- Fireplace: Painted timber surround, which appears original to building, having later cast iron and tiled insert, and cast iron hood and grate, c. 1900. A second, wider timber mantelpiece has been added over the original.

### Rear Room

- Ceiling: Lath and plaster ceiling with simple running plaster cornice intact.
- Floor: Exposed timber boards to floor, which appear original.
- Walls: Painted plastered walls with paper over.
- Joinery: Five panel door with architrave leading from landing. Low skirting intact. Window architrave removed.
- Fireplace: Simple painted timber surround, which appears to be a later replacement, having cast iron hob grate with a high fire basket. This type of grate dates from the early 19<sup>th</sup> century and is therefore likely to be original to the building. They were most often seen to bedrooms, as is the case here.

**Second Floor (Cont.)**



General view of front room 1



General view of front room 2



Detail showing fireplace



**Second Floor (Cont.)**



View of rear room, showing panelled door



View of rear room, showing window and fireplace



Detail of fireplace showing hob grate.

### Third Floor

#### Front Room

- Ceiling: Lath and plaster ceiling. No decorative plasterwork or cornice
- Floor: Exposed timber boards.
- Walls: Plastered and painted walls with paper over. Some areas of plaster lost and brick façade exposed.
- Joinery: Five panel door with moulded architrave. Simple architraves to windows. Low skirting intact.
- Fireplace: Simple timber surround having later cast iron insert.

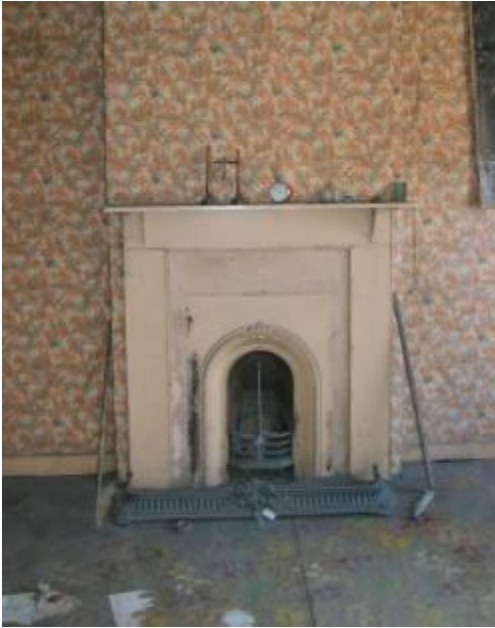
#### Rear Room

- Ceiling: Lath and plaster ceiling. No decorative plasterwork or cornice
- Floor: Exposed timber boards.
- Walls: Plastered and painted walls with paper over.
- Joinery: Five panel door with moulded architrave. Window architraves removed. Low skirting intact.
- Fireplace: Simple timber surround having no cast iron insert.



General view of front room, showing windows, fireplace and floor.

**Third Floor (Cont.)**



Details from the front room, showing fireplace and panelled door.



Images from rear room, showing general view with door (above left), fireplace (above right) and window (left).



## Staircase

The staircase in No. 4 is a closed well, open tread, timber dog-leg staircase having painted timber turned balusters and a varnished drop handrail. The tread ends are carved, and there is a continuous intact cornice to the stair soffit and landings. The staircase is intact and unaltered, including the treads and wall stringer, although several spindles from the balustrade on the top landing have been replaced with un-turned substitutes.



Details of staircase, showing drop handrail, carved tread ends and cornice to soffit.



Detail showing top landing and balustrade.

## Mews Building

The mews building comprises three storeys, with a simple timber staircase providing access internally between the floors. The floors are of timber boards, apart from the ground floor which is concrete. The floor of the first floor is supported by timber posts at ground floor level.

Ground Floor: Exposed floor structure of storey above, although there appears to have originally been a lath and plaster ceiling to this area judging by the pattern of nails to the floor joists of the floor above. Lime plaster remaining to some areas of the walls, with other areas having exposed brick or stone. Open tread simple timber stair to upper floor. Two large blocked arched openings to the west wall.



First Floor: This area comprises a timber floor, lath and plaster ceiling and brick walls (with the exception of the rear, or south wall which has been rebuilt in concrete block). There is a steel beam across the ceiling, which has also been propped in several places.

Second Floor: This area comprises a timber floor, an exposed timber pitched roof structure, and brick walls (with the exception of the rear, or south wall which has been rebuilt in concrete block). There is a small fireplace to the north wall.

**Mews Building (Cont.)**



General view of first floor of mews building, towards the rear.



General view of first floor of mews.



# JCA Architects



## 5 Patrick St., Project Opera Site, Limerick

Record of Existing Building (initially carried out October 2007, updated June 2018)

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June 2018

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### Update of Existing Building Record – June 2018

Since this building was recorded by JCA in 2007 it has not been in use and its condition has deteriorated. LCC remedial structural works have been carried out to some areas, including the propping of floors, but not to the rooms situated to the front of the building.

This building has previously undergone interventions in to the historic fabric of the interior, which most notably included the removal of the timber stair and its replacement with a metal open-tread staircase. (Fig. 2) However, some elements of the original interior are retained, in particular to the first floor where the large arched opening between the front and rear rooms, including its double leaf door, has survived. (Fig. 3) This feature is shared with No. 4 Patrick St., as the two houses were built as a pair.

The few remaining historic internal features recorded in 2007 have survived, and opening up works to the ground floor retail unit's suspended ceiling reveal the retention of an earlier sheeted timber ceiling in this area. (Fig. 1)



Fig. 1: Ground floor retail unit; sheeted timber ceiling retained above modern ceiling tiles.



Fig. 2: Remedial structural works, rear room, 2<sup>nd</sup> floor.



Fig. 3: 20<sup>th</sup> century replacement staircase.



Fig. 4: Original double leaf door in arched opening retained to first floor.

Please see JCA's Existing Historic Buildings Summary Sheets Document June 2018 for further information on the current condition and extent of surviving fabric in this building.



# Record of Existing Building

## 5 Patrick Street, Limerick



October 2007



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## Introduction

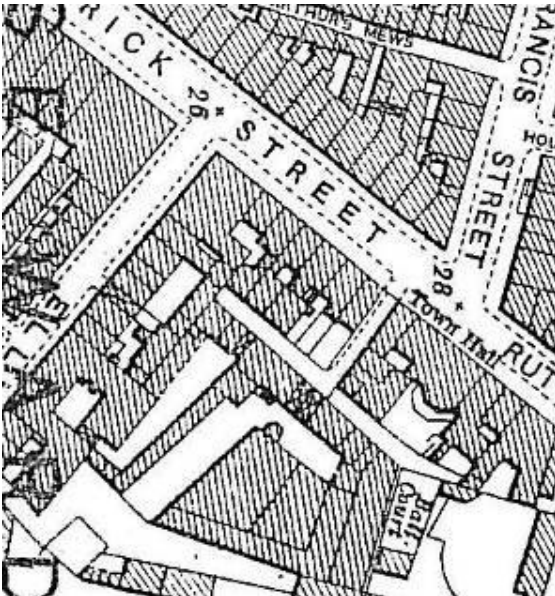
No. 5 Patrick Street was surveyed by Jack Coughlan Associates on 3<sup>rd</sup> October 2007 in order to prepare the following building record to accompany a planning application which will incorporate this building.

The following report comprises a written and photographic record of the interior and exterior of the building, and includes an historical context for the building, including extracts from early Ordnance Survey maps.

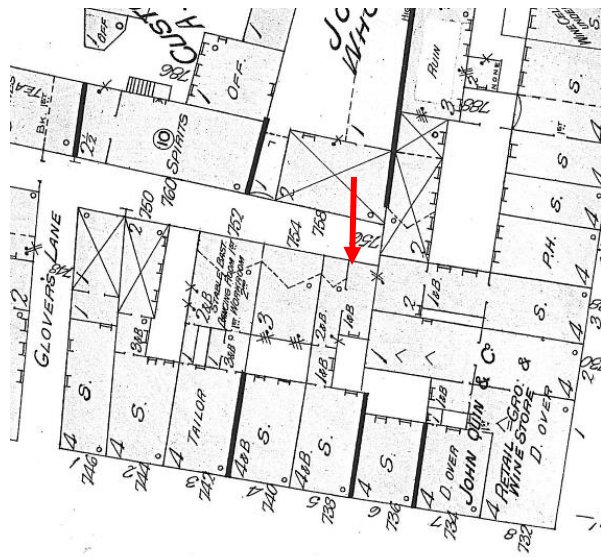
## Historical Context

While the exact date of construction of this building is unknown, a knowledge of the history of the formation of these streets, and the fact that this house was built as a pair with No. 4 Patrick Street, would date the likely construction of 5 Patrick Street to the late 18<sup>th</sup> or early 19<sup>th</sup> century. Judith Hill, as part of David Slattery's report on the historic buildings to the site, gives a more precise date of between 1786 and 1815. The mews building to the rear can be clearly seen to the rear on the first edition Ordnance Survey map, which indicates that this mews building may be original to the house. The vast majority of the houses to Patrick Street at this time, particularly to the east side of the street, have mews buildings to the rear, which would be normal for a Georgian townhouse. A very limited number of these remain in Limerick city today. It is likely that originally the ground floor of the building formed part of the house, and that a shop unit and shop front were fitted at a later date in the 19<sup>th</sup> or early 20<sup>th</sup> century.

The Goad Fire Insurance plan of Limerick of 1897 notes the house as being four-storey over basement with a two-storey structure to the rear, but does not note a use for the buildings.



OS map surveyed c. 1900.



Detail from Goad Insurance Plan, 1897.

## Building Record

### Exterior:

No. 5 Patrick Street is a terraced two-bay four-storey over basement building having an exposed Flemish bond brick front elevation and a mixed rubble limestone and brick (to surrounds) rear elevation. Stone cornice running across Nos. 4 and 5 Patrick Street. Pitched roof having imitation slate and brick (rebuilt) chimneystack. Limestone cills to windows of front and rear elevation.

20<sup>th</sup> century two-storey concrete block flat roofed extension to rear, having concrete stairs and floors.

The shopfront and fascia are modern. It is possible that there may be remnants of an earlier fascia below, but this is not visible at present. Modern timber doors to both shop and hall, having metal security gate in front.



Front elevation of No. 5 Patrick Street (above right) and laneway to rear (above left). The low rendered building to the far end of the lane is the extension to No. 5.



**Windows:**

Front elevation:

The windows to the front elevation contain replacement sashes. They are of an unknown date but are likely to have been *in situ* for a significant number of years.

Basement:	No window frames retained
Ground Floor:	Modern shopfront
First Floor:	6 over 6 sash windows
Second Floor:	6 over 6 sash windows
Third Floor:	2 over 2 sash windows



Window to front room of first floor (above left) and of front room to second floor (above right)

Rear elevation:

The windows to the rear elevation have all been replaced with modern timber casements, which are not considered of value. The basement does not retain any window frames.

**Interior:**

Major alterations have been carried out to the interior of No. 5, including the removal of the staircase and the subdivision of the rooms to the upper floor. However, some original elements remain intact, including the double doors between the rooms of the first floor and much of the basement.

**Basement**

There are two main areas to the basement, which were originally connected by way of a wide arched opening which is now blocked due to being filled in with shelves. The rear room has a timber tongue and groove ceiling, while the front room has no ceiling with the floor structure of the ground floor exposed. This is supported on a concrete beam resting on concrete pillars either side of the room. There is a large door opening to the front wall which leads through to the area under the pavement and then to two vaulted brick coal cellars which run underneath the road to the front of the building. A concrete wall has been built between the stairs down to the basement and the rear room, and has a door opening with a five panel timber door (which is likely to have been re-used from another area of the house). There is a flag stone floor to the front basement room. Original fireplaces to the party wall and window openings to the front elevation have been blocked up.



Front room of basement, showing flag stone floor and door through to cellars.



Opening having brick arch, between two basement rooms.

**Basement (cont.)**



Five panel timber door to rear room of basement (above left) and view of stairs to ground floor (above).



### Ground Floor

The ground floor of No. 5 is occupied by a former retail space which was extended to the rear. The whole area is open plan now, although originally there would have been two rooms to the ground floor of the main building. The rear-most area is at a slightly higher level than the original building and is accessed by way of several steps up. The area is fitted out with modern hardboard finishes and a suspended ceiling. An earlier timber tongue and groove ceiling is visible beneath the modern suspended ceiling. All other early finishes are either removed or obscured.



View of shop floor at ground floor level, towards rear of building.



View of shop floor at ground floor level towards front of building.

### First Floor

The first floor has two main rooms, and there are two small rooms in a more recent return off the half landing of the stairs. The front room retains its original form, although the rear room has been subdivided with light partitions to form two rooms plus a small toilet.

#### Front Room

Ceiling: Modern ceiling, no plasterwork retained

Floor: Timber floor with carpet over

Walls: Plastered walls with paper over.

Joinery: The original panelled double timber doors set in a round headed opening with an architrave is retained intact. The original moulded architrave to the door through to the landing is retained, as is a simple, low skirting board. Architraves are retained to both windows, but only that to the left window retains the panelled shutters.

Fireplaces: The fireplace to this room is open but the fire surround has been removed.



View of front room, showing fireplace with surround removed.

**First Floor (cont.)**



View of connecting doors between front and rear rooms. The door to the right, a modern glazed door, retains the original architrave.



Windows in front elevation. Both windows retain architraves, with the window to the left retaining also original shutters.



**First Floor (cont.)**

Rear room

The rear room of the first floor retains little early or original fabric. The ceiling appears modern and there are no decorative details. The fireplace has been blocked up. The original architrave to the window has been removed and the doors are modern. The most important feature of this room is the panelled double timber doors set in a round headed opening with an architrave which leads to the front room and has been retained intact. The door from the landing to this room is a modern hollow core door.



View of rear room showing modern partition walls.

## Second Floor

On the second floor the original front room has been subdivided to create two rooms, each having one window to the front elevation. For the purposes of this record the front room will be treated as one room.

### Front Room

Ceiling: Plaster ceiling. No decorative details.

Floor: Timber boards.

Walls: Plaster walls, having paper over.

Joinery: Moulded architraves retained to the windows. Door is modern hollow core.

Fireplace: Fireplace blocked, no fire surround.



One half of the original front room, showing chimney breast, window architrave and timber floor.



Second half of original front room.

## Second Floor (cont.)

### Rear Room

This room does not retain any significant early or original features. The timber floor is carpeted, the walls plastered, and there is a circa 1960s tiled fire surround. The window has been replaced with a timber casement window and there is no architrave. There is no decorative plasterwork. The door is a modern hollow core door.



View of rear room, second floor.



### Third Floor

On the third floor the original front room has been subdivided to create two rooms, each having one window to the front elevation. For the purposes of this record the front room will be treated as one room.

#### Front Room

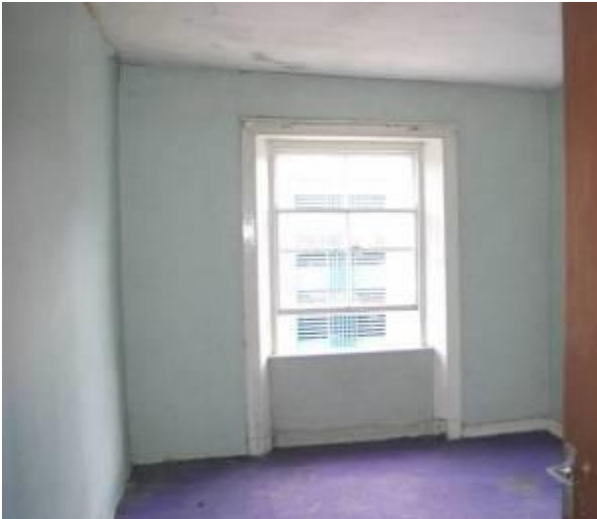
Ceiling: Replacement ceiling. No decorative details.

Floor: Timber boards with carpet over.

Walls: Plaster walls, having paper over, with some areas dry-lined.

Joinery: Moulded architraves retained to the windows. Door is modern hollow core.

Fireplace: Fireplace blocked, no fire surround.



Views of front room, which is subdivided.

### Third Floor (cont.)

#### Rear Room

A small room has been partitioned off from the main area.

Ceiling: Lath and plaster ceiling.

Floor: Timber boards with carpet over.

Walls: Plaster walls, having paper over, with some areas dry-lined.

Joinery: No original joinery retained.

Fireplace: Fireplace blocked, no fire surround.



General view of rear room, showing partitioned area.

## Staircase

The staircase in No. 5 Patrick Street has been completely replaced with a steel open-tread open-well staircase having a simple steel balustrade with a timber handrail. The treads are carpeted. It is located in the original stairwell.



View of replacement staircase.



# JCA Architects



## 6 Patrick St., Project Opera Site, Limerick

Record of Existing Building (initially carried out October 2007, updated June 2018)

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June 2018

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### Update of Existing Building Record – June 2018

Since this building was first recorded by JCA in 2007, when the top floors were suffering from water ingress, the condition of the structure has deteriorated further. Structural remedial works have been carried out by LCC which include the propping of all floors (but not the staircase) and the reconstruction of the parapet to the front elevation. (Figs. 1 and 2)

The propping of the floors has damaged the lath and plaster ceilings and ceiling cornices, and in some areas (such as the entrance hall) the ceilings have been entirely removed. (Fig. 3) Apart from plaster ceilings, this building retained very few historic internal features or finishes when it was first surveyed in 2007. The staircase to the front room on the second floor is still *in situ* while that to the front room first floor has been damaged and one section is now missing. (Fig. 4) The open well, drop handrail, staircase is retained but is now in very fragile condition.

Please see JCA's Existing Historic Buildings Summary Sheets Document June 2018 for further information on the current condition and extent of surviving fabric in this building.



Fig. 1: Entrance hall, remedial works.



Fig. 2: Staircase





Fig. 3: Remedial works, propping of floors, first floor.



Fig. 4: Fireplace, first floor, front room.



Fig. 5: Remedial works, second floor, front room.



# Record of Existing Building

## 6 Patrick Street, Limerick



October 2007



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## Introduction

No. 6 Patrick Street was surveyed by Jack Coughlan Associates on 3<sup>rd</sup> October 2007 in order to prepare the following building record to accompany a planning application which will incorporate this building.

The following report comprises a written and photographic record of the interior and exterior of the building, and includes an historical context for the building, including extracts from early Ordnance Survey maps.

## Historical Context

While the exact date of construction of this building is unknown, a knowledge of the history of the formation of these streets and dating of stylistic details retained to the house would date the likely construction of 6 Patrick Street to the late 18<sup>th</sup> or early 19<sup>th</sup> century. Judith Hill, as part of David Slattery's report on the historic buildings to the site, gives a more precise date of between 1786 and 1815. It is likely that originally the ground floor of the building formed part of the house, and that the shop unit and shop front were fitted at a later date in the 19<sup>th</sup> or early 20<sup>th</sup> century.

The Goad Fire Insurance plan of Limerick of 1897 notes the house as being four-storey but does not note a use for the buildings.



OS map surveyed c.1900.



Extract from Goad Insurance Plan 1897.

## Building Record

### Exterior – Main Building:

No. 6 Patrick Street is a terraced two-bay four-storey over basement house having a shopfront and retail unit inserted to the ground floor. The front elevation is of exposed Flemish bond brick with the rear elevation of rubble stone construction. The brickwork of the front elevation has been repointed with a raised cementitious mix. Stone cornice running along top of parapet. Pitched slate roof behind parapet which appears to have been rebuilt at a lower level (with scar of original roofline seen to chimneystack). Limestone cills to windows of front and rear elevation.

A separate entrance to the upper floors has been retained. The timber shopfront is entirely of modern construction, as are the doors to the shop unit and to the hall leading to the upper floors. The shopfront protrudes out significantly from the building, and it may be that it has boxed in an earlier fascia board. There is a modern single storey flat roofed extension to the rear.

### Windows

All original or early timber sash windows to the building have been replaced with uPVC to the front elevation and assorted timber and metal casement windows to the rear elevation. The limestone cills have been retained.



View of front elevation.



**Exterior – Cont:**



View of 6 Patrick Street in context, showing lower roof profile to neighbouring houses.



View of the rear of this section of Patrick Street. 6 Patrick Street is located behind the large return to the rebuilt 3 Ellen Street, indicated above.

## Interior

While the envelope of this building is reasonably intact and has retained the majority of its original character, the interior of No. 6 lost most of its original fabric and fittings when it was converted to flats. Because so little early fabric has been retained this record provides a more general description of each floor level than the records for the majority of the other Georgian buildings on the site.

## Basement

The basement area has been recently renovated, and all finishes are modern. It is accessed by way of a new staircase leading from the shop area. In David Slattery's report of March 2006 this area is recorded as retaining the majority of original finishes, so the alterations are very recent, and some earlier fabric may be retained below the modern finishes. The walls and ceilings have been fitted out with plasterboard, and the floor is tiled. New uPVC windows have been inserted and the access to the area below the street has been blocked up.



Views showing new staircase to basement (above left) and kitchenette area (above right).



View of the main room to the basement with tiled floor.



## Ground Floor

The ground floor comprises two rooms conjoined to form a large shop area, which extends to the rear, and the front hall leading to the stairs. Originally two rooms, echoing the floor plan of the upper storeys, the dividing wall was almost totally removed to open up the ground floor. The finishes area all modern, with a new timber floor and the walls and ceilings fitted out in plasterboard and painted.



View of shop area, ground floor, towards the front of the building.



View of the shop area towards the rear of the building.



### Ground Floor (Cont.)

A separate hall door and front hall leading to the stairs to the upper floor has been retained. This area also comprises all modern finishes, and no decorative or joinery elements were noted. There is access from the rear room to the staircase, and the access from the front hall had recently been blocked up.



Front hall, towards staircase.

## First Floor

The first floor originally comprised two rooms, one to the front and one to the rear, and this plan continues to the floors above also. On this floor the front room has been subdivided by a light stud wall in order to create a bathroom. The front and rear rooms are interconnected.

### Front and Rear Rooms

Original doors and door architraves have been lost. Window architraves retained to front window openings. Timber boards retained to floor. Plaster walls. No decorative ceiling plasterwork. Suspended ceiling to bathroom. Some areas of low skirting retained to front and rear rooms. Fireplace to main front room retained having a simple timber surround and mantle and a tiled insert. Probably c. 1960, although the surround may be earlier.



View of front rooms, bathroom and main living area, through modern partition and door.

## First Floor



View in to front room (left) and fireplace to front room (above).

## Second Floor

This floor has the same plan form as the first floor, and was also converted to use as a flat. The original large front room was subdivided to form two smaller rooms. Walls are plastered and painted. Timber boards are retained. Lath and plaster ceilings have been replaced. There is a fireplace to both the front and rear rooms having simple timber surrounds and mantles. Elements of a later (not original) phase of joinery are retained, including window and door architraves, skirtings and panelled timber doors. This joinery appears to be contemporary with the conversion of this floor to a flat.



View of main front room (above) and timber panelled doors and architraves leading to the front rooms (right).





**Second Floor (Cont.)**



Fireplace to front room



Fireplace to rear room



Window to main front room.

### Third Floor

This floor comprises three rooms, two to the front (interlinked) and one to the rear. They have coved ceilings, having timber tongue and groove panelling to the front room ceiling and hard board panels to the rear room. The floors are timber board. Walls are plastered and painted. Joinery, including architraves, doors and skirting boards are not original.



View to the front of the building from the landing (left) and detail of one of the front rooms (above).



Views of rear room (above)



## Staircase

Open well open tread timber dogleg staircase having winders between the ground and first floor only. Elegant drop handrail having turned newel posts but square profile spindles. Carved tread ends. Some small portions of cornice retained over landings and half landings.





# JCA Architects



## 8 Patrick St., Project Opera, Limerick

Record of Existing Building (initially carried out November 2007, updated June 2018)

21 SUNDAYS WELL ROAD, CORK

June 2018

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## Update of Existing Building Record – June 2018

This building was constructed c. 1990 for use by the AIB. Following the closure of the bank and a period of disuse, it was refurbished by Limerick CC and is currently in use by Limerick 2030. It is not considered to be of architectural or historical significance.



Fig. 1: Limerick 2030 offices, corner of Patrick St. and Ellen St.

# Record of Existing Building

8 Patrick Street, Limerick



November 2007



21 Sunday's Well Road, Cork, Ireland  
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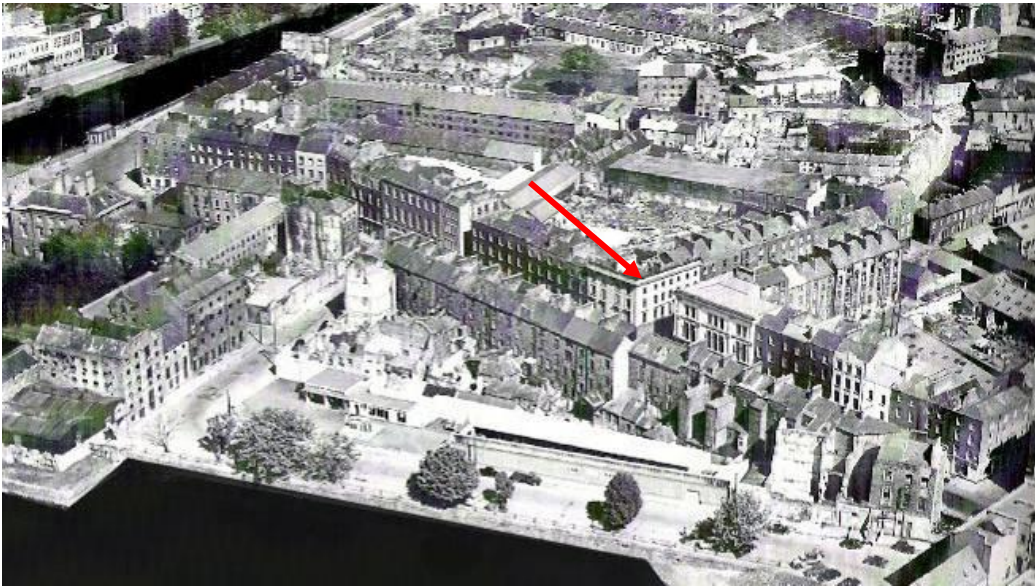
## Introduction

No. 8 Patrick Street was surveyed by Jack Coughlan Associates on 8<sup>th</sup> November 2007 in order to prepare the following building record to accompany a planning application which will incorporate this building.

The following report comprises a written and photographic record of the interior and exterior of the building, and includes an historical context for the building, including extracts from early Ordnance Survey maps.

## History and Context.

This building was constructed c.1990, and formally opened in June of 1991 as an AIB bank. The building does not retain any fabric that would be deemed to be of historical or architectural significance. It was built following the demolition of a large stucco fronted building on this corner site. This former building appears to have been a 19<sup>th</sup> century remodelling of existing Georgian terraced houses.





Extract from Goad Insurance Plan 1897, showing the buildings which previously stood on this site (7 - 8 Patrick St. and 1 - 2 Ellen St).

**General Description**

The building is a 5 storey in-situ reinforced concrete (RC) structure with external RC columns and 4no. internal columns supporting flat RC slabs. It occupies the original positions of 7 and 8 Patrick street and 1 and 3 Ellen Street.





## Context Bird's Eye View

### Exterior

The Exterior at ground level is made up of fair-faced concrete with deeply recessed doors and windows. At the first, second and third floor levels, the façade is red brick with soldier courses above windows. The 4<sup>th</sup> floor is set back from the main building line and is clad in black slate. The roof is a pressed metal construction. The window are green powder-coated aluminium with low level outward opening casement sections.



View of 8 Patrick Street, showing both street elevations.





Façade to Patrick Street



Façade to Ellen Street

### **Interior**

The Interior has largely been gutted of fittings since it's recent sale. It consists generally of raised access floors on RC slabs, finishes were most likely a combination of carpet tiles and vinyl sheet flooring. The external walls and columns are dry-lined and there are internal stud partitions also with a painted plaster finish. Ceilings comprise a suspended ceiling grid and ceiling tiles.



Ground Floor



Stairs between ground and first



First Floor



Second Floor



Third Floor



Forth Floor showing Metal Roof – note also no raised access floor indicating possible previous use for storage only.



# JCA Architects



## **3 Ellen St., Project Opera Site, Limerick**

Record of Existing Building (initially carried out November 2007, updated June 2018)

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June 2018

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### Update of Existing Building Record – June 2018

This building was not accessed internally as part of the survey work carried out in June 2018. The building is a late-20<sup>th</sup> century rebuild of a Georgian terraced house, with a large four-storey block which extends to the rear past the line of the remainder of the Georgian buildings on Ellen St. (Fig. 2).

When surveyed in 2007 no internal fabric of significance was recorded and all fabric appeared to date from the rebuild. At this time, no access was gained to the basement and the extent of potential surviving historic fabric at this level is not known. A small section of Georgian brickwork to the front elevation is retained to the eastern side of the front elevation.

Remedial works have not been carried out to this building by LCC. The door and shopfront display window have been boarded up and the modern shopfront retained.



Fig. 1: Shopfront and first floor windows, No. 3 Ellen St.



Fig. 2: Rear section of No. 3 Ellen St., with the rear elevations of the surviving Georgian terraced houses of Ellen St (Nos. 4 & 5) to the left of the photograph.

# Record of Existing Building

## 3 Ellen Street, Limerick



November 2007



21 Sunday's Well Road, Cork, Ireland

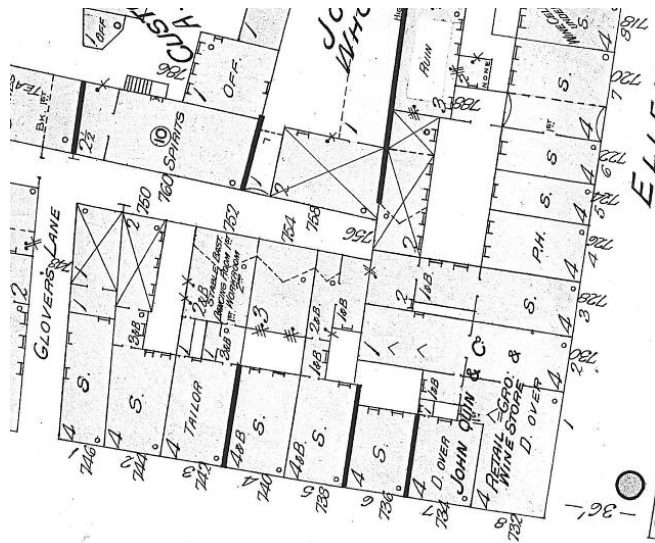
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## Introduction

No. 3 Ellen Street was surveyed by Jack Coughlan Associates on 8<sup>th</sup> November 2007 in order to prepare the following building record to accompany a planning application which will incorporate this building.

The following report comprises a written and photographic record of the interior and exterior of the building, and includes an historical context for the building, including extracts from early Ordnance Survey maps.



Goad Insurance Plan, 1897, with location of No. 3 Ellen St. indicated. This building is now demolished.

## Exterior

3 Ellen Street is a two-bay four story terraced building which has copied the Georgian proportions of the neighbouring buildings to the front facade. The building is narrow and deep, and projects to the rear much further than the adjoining Georgian buildings. The windows are of uPVC, and there is timber and glazed shopfront, with timber doors having plain overlights.



Photographs of the exterior of 3 Ellen Street, showing the front facade (left) and the rear (above) – the grey building to the right which projects deep in to the site.

## Interior

The building comprises one large room to each floor, with windows on to Ellen Street, with the majority of the rear area occupied by toilets, kitchenette etc. The building was most recently used as a casino.

The interior comprises all modern finishes, with concrete floors and concrete stairs. No access has been retained to the basement of the previous Georgian house, and therefore it is not known if, or to what extent, any of it was retained, or how it was filled in. The walls are lined out with plasterboard, and there are suspended ceilings to many areas.



View of ground floor (above and below).



Staircase from ground to first floor.

**Interior (Cont.)**

**Additional Photographs**



First floor.



First floor, view to rear.



Second floor.



# JCA Architects



## 4 Ellen St., Project Opera Site, Limerick

Record of Existing Building (initially carried out November 2007, updated June 2018)

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June 2018

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### **Update of Existing Building Record – June 2018**

When first surveyed in 2007 this building had a bar to the ground floor with apartments over, and had recently been vacated. It has been vacant and unused since this time and there has been deterioration of the condition in this period, including an outbreak of timber rot. (Fig. 1)

Little historic internal fabric was visible at the time of surveying as plasterboard linings have been applied to the majority of areas. Some ceilings have been retained including simple cornices. Some structural remedial works have been carried out by LCC including propping of the uppermost floor and reconstruction of the parapet to the street elevation. (Fig. 4) These works have resulted in the loss of lath and plaster ceilings and cornices in these areas (Figs. 2 & 3).

The upper flights of a historic timber staircase are retained, while the lower flights have been replaced with modern timber treads and handrail. This work had been carried out prior to 2007 (Fig. 5).

Please see JCA's Existing Historic Buildings Summary Sheets Document June 2018 for further information on the current condition and extent of surviving fabric in this building.



Fig. 1: Outbreak of rot, second floor.



Fig. 2: Section of cornice retained (room subdivided), second floor.



Fig. 3: View of new third floor from second floor, front room.



Fig. 4: Front room, third floor, showing repaired parapet.



Fig. 5: Second of historic staircase retained to upper floors.



# Record of Existing Building

## 4 Ellen Street, Limerick



November 2007



21 Sunday's Well Road, Cork, Ireland

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## Introduction

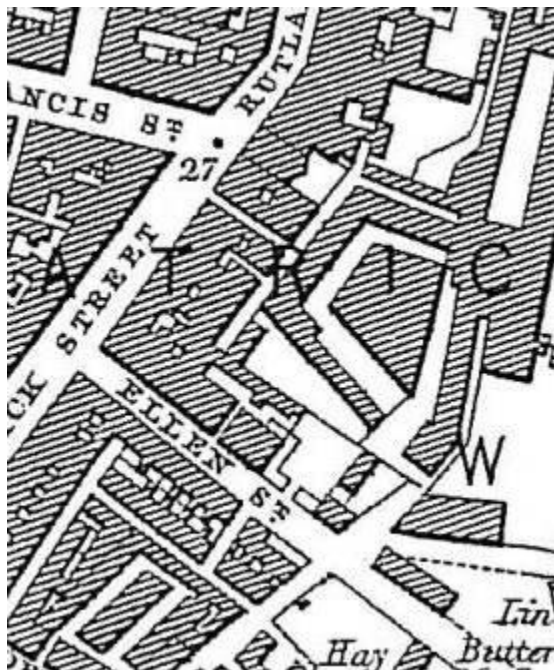
No. 4 Ellen Street was surveyed by Jack Coughlan Associates on 8<sup>th</sup> November 2007 in order to prepare the following building record to accompany a planning application which will incorporate this building.

The following report comprises a written and photographic record of the interior and exterior of the building, and includes an historical context for the building, including extracts from early Ordnance Survey maps.

## History and Context

It is known, from a rate book of 1815, that all terraces on Rutland Street and Patrick Street were completed by 1815. It is likely that Ellen Street was under construction approximately at the same time, and the Georgian terraced houses on Ellen Street appear to be early 19<sup>th</sup> century. In David Slattery's report, submitted as part of the planning application, Judith Hill notes that 8 Ellen Street is late 18<sup>th</sup> or early 19<sup>th</sup> century in date, although the exact date of construction is not known. Dating of the joinery and other decorative details of the interior of the house supports this estimated date.

To the rear of 4 Ellen Street, and the terraced houses adjoining to the west, can be seen the remains of a large structure to the yard, which appeared to have multiple window openings, now blocked. A large building in this location can be seen on the first edition OS map of 1840-41, and is still in existence on the Goad Fire Insurance Plan of 1897. The original use is unknown, although it may have been a large mews or stable building for this terrace of houses, which was accessed by way of a carriage arch through No. 7 Ellen Street.



Details from First Edition OS map (above left) and 1897 Goad Fire Insurance Plan (above right)

## Building Record

### Exterior – Main Building

No. 4 Ellen Street is a terraced single bay four-storey over basement house having a modern shopfront inserted to the ground floor. The front elevation is of exposed Flemish bond brick with the rear elevation of rubble stone construction having brick to the window openings. The rear elevation forms a complete elevation with the adjoining terraced buildings on Ellen Street, without singular yards or other divisions between the properties. Pitched roof having slate covering and brick chimneystack. The roof retains its original or early structure, including lime parging to the back of the slates. Limestone cills to windows of front and rear elevation.



Views of front and rear of 4 Ellen Street, showing the brick to the front facade and the stone construction of the rear elevation.



## Exterior (Cont.)

### Remains of building to the rear

As was noted above, remains of a substantial building can be seen to the rear of this terrace of houses on Ellen Street. This can be seen to have been a large stone building, having brick to the openings. The north wall only of this building now remains, and it appears to have had a second, windowless wall built up against it to the north.



View of the large rear yard to 4 Ellen Street and the adjoining terrace, showing the remains of the large structure to the rear.

### Windows

All the original windows to 4 Ellen Street have been lost. All windows have been replaced with uPVC. No remains of original or early multiple pane timber sash windows can be seen.



View of the rear of the Ellen Street terrace showing how few windows remains to the rear elevations.

## Interior

The interior of this building has been much altered and all finishes are now modern, with very little surviving original fabric evident during inspection (apart from the staircase and some small sections of ceiling cornice, which will be recorded below). For this reason, the following record will be of a more general nature than those submitted for the majority of the remainder of the historic buildings on the site.

## Basement

The basement comprises two main rooms which have been subdivided with modern partitions, and an extended area to the rear. The front room gives access to the area under the pavement of Ellen Street and the two brick cellars below the road are still accessible. The interior of the basement has been modernised and comprises all modern finishes, to the walls, ceilings and floors. The areas under the street have been retained in their original state.



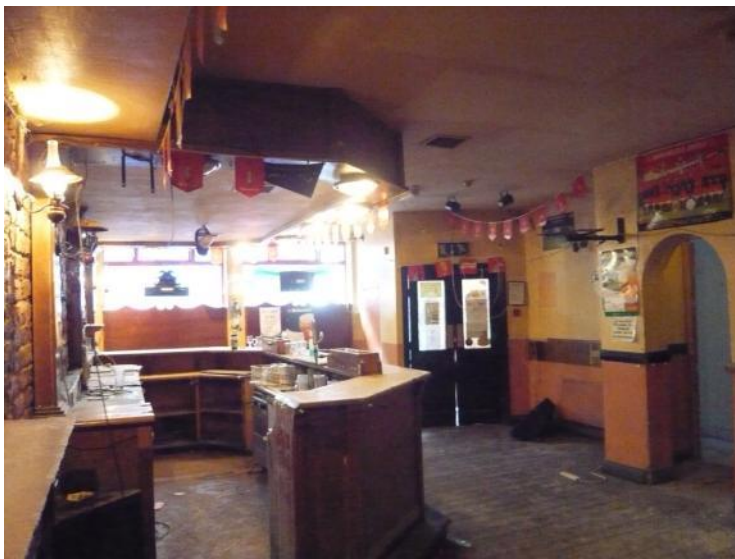
View of one of the two cellars (above) and a typical view of the basement.



## Ground Floor

The ground floor has been opened up to form one large space, which most recently has been used as a bar, and extended to the rear to form toilets. The whole area is fitted out with plasterboard, timber boards to the floor and a plasterboard ceiling, so that no original finishes are visible, although they may be retained below the modern fittings. The plaster has been stripped off the party wall (with 5 Ellen Street), so that the brick is exposed. In this party wall two fireplaces are visible, one that was recently still in use. This confirms that the ground floor originally comprised two rooms.

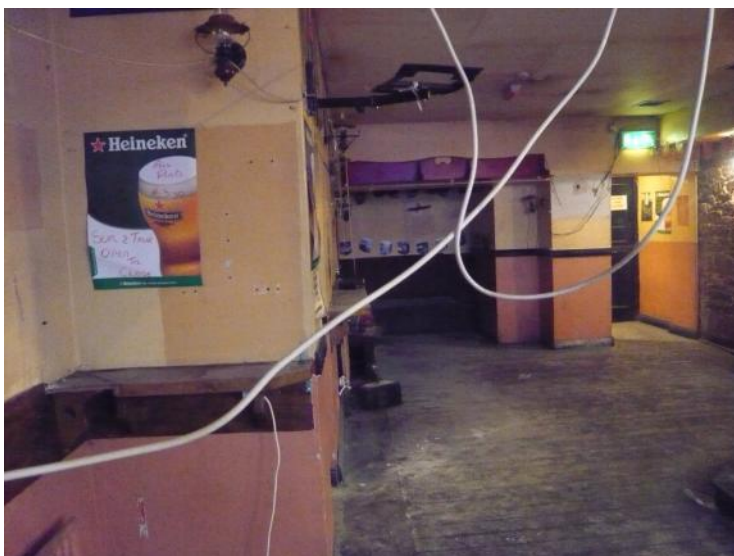
The hallway from the front door to the staircase also comprises all modern finishes, including a concrete floor, although a small section of cornice is retained above the entrance door. The hallway retains a separate entrance from the street, but the original width of the hall was compromised when the bar area was extended towards the hall.



View to the front of the ground floor (above).



View of the hall and front door.



View towards the rear of the ground floor (above).



## First Floor

This floor would originally have comprised two rooms, one front and one rear, with the front slightly larger in size and lit by two windows. However, the area has been subdivided with modern partition walls and now comprises four rooms; two to each original room, in order to create a self-contained apartment. The walls are lined with plaster board, although in some areas the plaster ceiling has been retained, and with that part of the original cornice. This is evident to two sides of the front bedroom. The floors are carpeted, and all original joinery including doors, skirting boards and architraves have been removed.



Rooms of original front room, showing cornice to bedroom.



Rooms to the original rear room.

## Second Floor

The second floor also comprises a self contained apartment with the same layout as the first floor and both the front and rear rooms subdivided with modern partitions. The walls are all fitted with plaster board and the floors are timber with carpet over. Again, some rooms retained sections of the original plaster cornice. The original front room comprises a bedroom, and kitchen/living area, while the rear room contains a bedroom and bathroom.



Rooms located in the original front room.



Rooms located to the original rear room. Note retention of part of the cornice to the bathroom.

### Third Floor

The third floor is laid out as the first and second floors and comprises a self contained apartment. Both the front and rear rooms have been subdivided with modern partitions. The walls are all fitted with plaster board and the floors are timber boards having carpet over. The original front room comprises a bedroom, and kitchen/living area, while the rear room contains a bedroom and bathroom. No cornice survives to this floor.



Rooms to the front of the house comprising a bedroom and kitchen/living area.

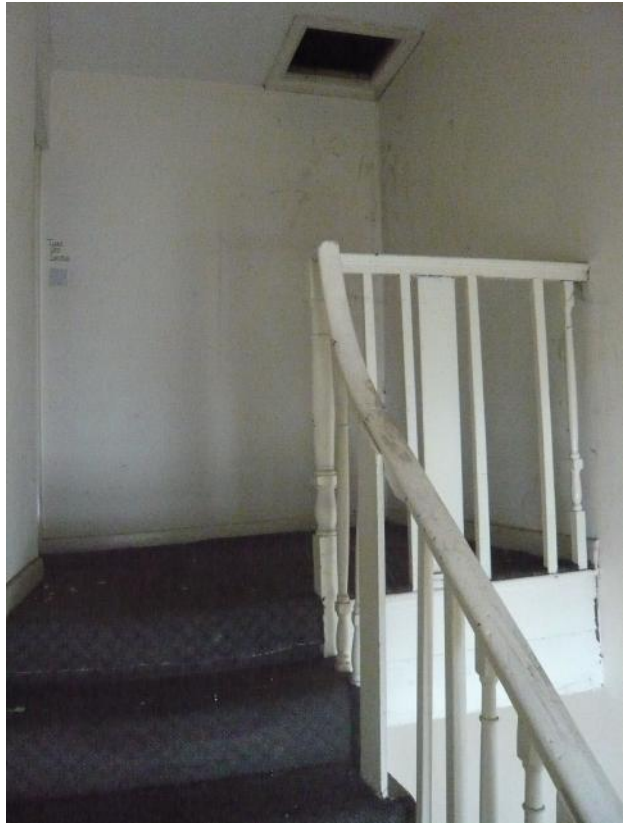


Rooms to the rear of the third floor.



## Staircase

The original staircase has been retained to most of the stairwell, although the balustrade has been replaced between the ground and first floors. It is a closed well open string timber dog-leg staircase having slender turned spindles, a drop handrail and double newel posts to the landings.



General view of staircase (above left) and view of top landing (above right).



## 5 Ellen St., Project Opera Site, Limerick

Record of Existing Building (initially carried out November 2007, updated June 2018)

21 SUNDAYS WELL ROAD, CORK

June 2018

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### Update of Existing Building Record – June 2018

This building has deteriorated since previously inspected by JCA in 2007. The roof had been lost by this time and the corrugated metal roof covering recorded at the time remains *in situ*. Remedial works carried out since this time by LCC include the rebuilding of the parapet to the front façade. Temporary structural works to prop floors and provide access to the upper levels had already been carried out in 2007 when the building was first recorded. (Fig. 1) The reinforcement of floors has resulted in the partial loss of lath and plaster ceilings and cornices in some areas, but ceilings were not removed as part of this work with timbers applied over existing plasterwork (Fig. 2)

This terraced house is very small, and it is likely that the original two-bay house was subdivided at some point to create two small, single bay houses, each with their own staircase. This work was carried out a significant time ago, and fittings and fixtures date from this period. (Figs. 3-5)

This building retains a basement and cellars below the street to the front (Ellen St.). Please see JCA's Existing Historic Buildings Summary Sheets Document June 2018 for further information on the current condition and extent of surviving fabric in this building.



Fig. 1: Works to reinforce floors (ceiling to ground floor).

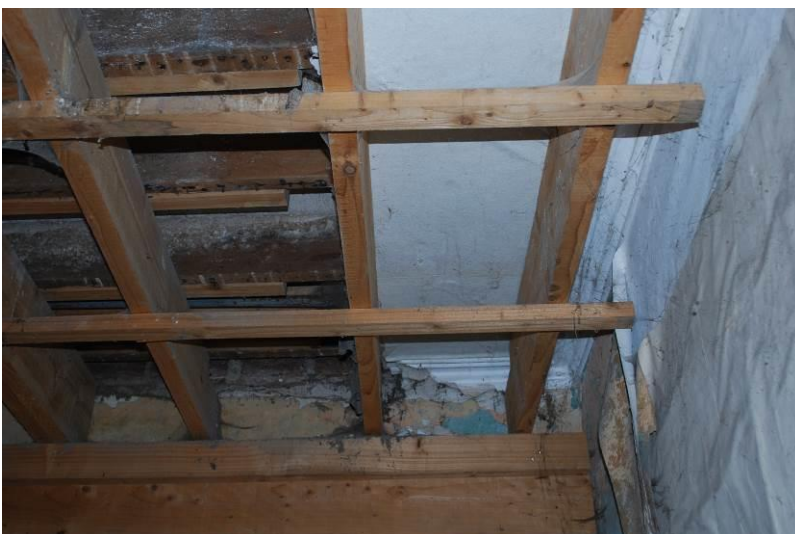


Fig. 2: Detail of reinforced floor.





Fig. 3: Staircase (ground to first), and access to basement.



Fig. 4: Partition wall with doorway, off landing, first floor.



Fig. 5: Second floor, ceiling removed, temporary roof covering.

# Record of Existing Building

5 Ellen Street, Limerick



November 2007



21 Sunday's Well Road, Cork, Ireland

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## Introduction

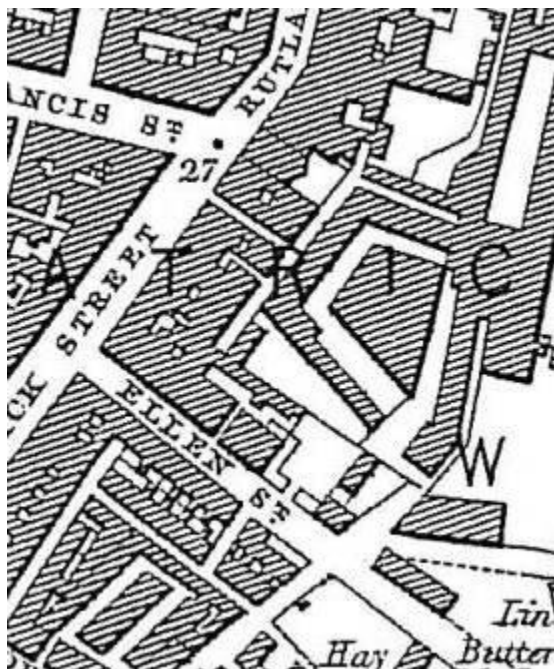
No. 5 Ellen Street was surveyed by Jack Coughlan Associates on 8<sup>th</sup> November 2007 in order to prepare the following building record to accompany a planning application which will incorporate this building.

The following report comprises a written and photographic record of the interior and exterior of the building, and includes an historical context for the building, including extracts from early Ordnance Survey maps.

## History and Context

It is known, from a rate book of 1815, that all terraces on Rutland Street and Patrick Street were completed by 1815. It is likely that Ellen Street was under construction approximately at the same time, and the Georgian terraced houses on Ellen Street appear to be early 19<sup>th</sup> century. In David Slattery's report, submitted as part of the planning application, Judith Hill notes that 8 Ellen Street is late 18<sup>th</sup> or early 19<sup>th</sup> century in date, although the exact date of construction is not known. Dating of the joinery and other decorative details of the interior of the house supports this estimated date.

To the rear of 5 Ellen Street, and the terraced houses adjoining to the west, can be seen the remains of a large structure to the yard, which appeared to have multiple window openings, now blocked. A large building in this location can be seen on the first edition OS map of 1840-41, and is still in existence on the Goad Fire Insurance Plan of 1897. The original use is unknown, although it may have been a large mews or stable building for this terrace of houses, which was accessed by way of a carriage arch through No. 7 Ellen Street.



Details from First Edition OS map (above left) and 1897 Goad Fire Insurance Plan (above right)



## Building Record

### Exterior – Main Building

No. 5 Ellen Street is a terraced single bay four-storey over basement house having a small modern shopfront inserted to the ground floor. The front elevation is of exposed Flemish bond brick with the rear elevation of rubble stone construction having brick to the window openings. The rear elevation forms a complete elevation with the adjoining terraced buildings on Ellen Street, without singular yards or other divisions between the properties. Pitched roof having sheeted corrugated covering and brick chimneystack. Limestone cills to windows of front and rear elevation.



Views of front and rear of 5 Ellen Street, showing the brick to the front facade and the stone construction of the rear elevation.

## Exterior (Cont.)

### Remains of building to the rear

As was noted above, remains of a substantial building can be seen to the rear of this terrace of houses on Ellen Street. This can be seen to have been a large stone building, having brick to the openings. The north wall only of this building now remains, and it appears to have had a second, windowless wall built up against it to the north.



View of the large rear yard to 5 Ellen Street and the adjoining terrace, showing the remains of the large structure to the rear.

### Windows

All the original windows to 5 Ellen Street have been lost. The front elevation windows have been replaced with uPVC. To the rear the windows were either removed completely or in some areas replaced with uPVC, which allowed for the access of large numbers of pigeons, the result of which has been a lot of damage internally. No remains of original or early multiple pane timber sash windows can be seen.



View of the rear of the Ellen Street terrace showing how few windows remains to the rear elevations.



## Interior

Although in poor condition and unused for many years, the interior of this building has survived remarkably intact and retains the majority of its original features, including the staircase, doors, fireplaces, cornices, timber floors, etc. However, due to the lack of use and maintenance, water ingress through the roof, and the damage caused by the removal of windows and the replacement of windows with uPVC, some of these original features are now badly deteriorated.

The building has a typical floor plan of two rooms per floor, with the staircase located to the rear of the building and lit by large windows at half landing level.

## Basement

The basement to 5 Ellen Street is retained and accessible by way of an open tread stair from the ground floor. It retains stone flags to the floor, a small fireplace, and the walls are plastered. There is access to the brick vaulted area beneath the pavement of Ellen Street, and a large window opening to the front elevation at this level.



Views of the basement, showing the main rooms (above) and the area below the pavement (right).



## Ground Floor

The ground floor comprises one large open plan space, with the staircase to the rear. The walls are plastered and painted, but no original decorative elements remain, and there is no separation between the staircase and the main ground floor area. The door has a modern panelling applied to the surface, and the single display window has been boarded up. The floor has a hard board covering applied.



View towards the front of the building.



View to the rear, showing staircase.

## First Floor

This floor comprises one larger room to the front, which is entered through a smaller, window-less room located between it and the stairwell. There may have originally been one large room, later subdivided.

### Front Room

Ceiling: Lath and plaster ceiling with plaster cornice. Some areas in poor condition.

Floor: Timber boards to floor.

Walls: Plaster walls with paper over. Some plaster missing.

Joinery: Door removed but architrave retained. Window architrave removed.

Fireplace: Fireplace but fire surround removed.



View to front of room showing window.



View to rear of room.

## First Floor (Cont.)

### Rear Room

Ceiling: Lath and plaster ceiling with simple plaster cornice.

Floor: Timber boards to floor.

Walls: Plaster walls with paper over.

Joinery: Doors removed but architraves retained.

Fireplace: No fireplace.



View from landing through rooms (above left) and interior of rear room (above right)



## Second Floor

This floor has the same floor plan as the storey below, having a larger front room and small rear room located between it and the staircase.

### Front Room

Ceiling: Lath and plaster ceiling in poor condition.

Floor: Timber boards to floor.

Walls: Plastered and painted walls. Some plaster missing.

Joinery: Door removed but architrave retained. Window architrave removed.

Fireplace: Fireplace but fire surround removed.



View of front room.



Front room, towards staircase.

## Second Floor (Cont.)

### Rear Room

Ceiling: Lath and plaster ceiling, damaged.

Floor: Timber boards to floor.

Walls: Plaster walls with paper over.

Joinery: Doors removed but architraves retained.

Fireplace: No fireplace.



Rear room.

### Third Floor

This floor comprises one room only, with a small partition between it and the staircase. This room is in poor condition due to the ceiling having been removed and damage resulting from water ingress. There is hardboard over the timber floor, which is unstable. The walls are plastered, with some areas missing, and there is a small fireplace with no surround. No joinery details are retained.



View to the front of the room.



View to the rear (above left) and front (above right) of room to third floor.



## Staircase

The staircase is a timber open well staircase having winders and a drop handrail to the balustrade. The spindles of the balustrade have all been removed, and some sections of the handrail are also missing.



View from top floor of staircase.



## 6 Ellen St., Project Opera Site, Limerick

Record of Existing Building (initially carried out November 2007, updated June 2018)

21 SUNDAYS WELL ROAD, CORK

June 2018

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Website: [www.jca.ie](http://www.jca.ie)



### Update of Existing Building Record – June 2018

This building has deteriorated since previously inspected by JCA in 2007. The roof had been lost by this time and the corrugated metal roof covering recorded at the time remains *in situ*. Remedial works carried out since this time by LCC include the rebuilding of the parapet to the front façade. Temporary structural works to prop floors and provide access to the upper levels had already been carried out in 2007 when the building was first recorded. (Fig. 1). The reinforcement of floors has resulted in the partial loss of lath and plaster ceilings and cornices in some areas, but ceilings were not removed in their entirety when this work was carried out.(Fig. 2)

This terraced house is very small, and as with No. 5 Ellen St., it is likely that the original two-bay house was subdivided at some point to create two small, single bay houses, each with their own staircase. This work was carried out a significant time ago, and fittings and fixtures date from this period. (Figs. 3-4)

This building retains a basement and cellars below the street to the front (Ellen St.). Please see JCA's Existing Historic Buildings Summary Sheets Document June 2018 for further information on the current condition and extent of surviving fabric in this building.



Fig. 1: Temporary structure to prop upper floors, carried out 2007.



Fig. 2: Propping of floors.





Fig. 3: Large arched opening blocked up to subdivide area.



Fig. 4: Small open well timber staircase with winders.

# Record of Existing Building

## 6 Ellen Street, Limerick



November 2007



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## Introduction

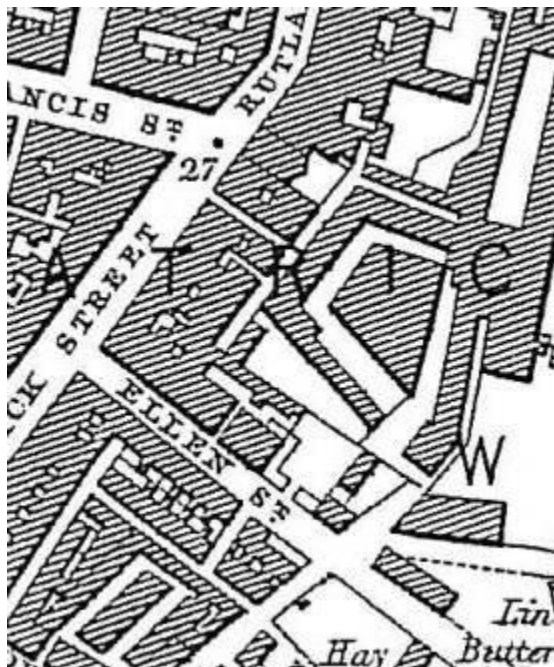
No. 6 Ellen Street was surveyed by Jack Coughlan Associates on 8<sup>th</sup> November 2007 in order to prepare the following building record to accompany a planning application which will incorporate this building.

The following report comprises a written and photographic record of the interior and exterior of the building, and includes an historical context for the building, including extracts from early Ordnance Survey maps.

## History and Context

It is known, from a rate book of 1815, that all terraces on Rutland Street and Patrick Street were completed by 1815. It is likely that Ellen Street was under construction approximately at the same time, and the Georgian terraced houses on Ellen Street appear to be early 19<sup>th</sup> century. In David Slattery's report, submitted as part of the planning application, Judith Hill notes that 8 Ellen Street is late 18<sup>th</sup> or early 19<sup>th</sup> century in date, although the exact date of construction is not known. Dating of the joinery and other decorative details of the interior of the house supports this estimated date.

To the rear of 6 Ellen Street, and the terraced houses adjoining to the west, can be seen the remains of a large structure to the yard, which appeared to have multiple window openings, now blocked. A large building in this location can be seen on the first edition OS map of 1840-41, and is still in existence on the Goad Fire Insurance Plan of 1897. The original use is unknown, although it may have been a large mews or stable building for this terrace of houses, which was accessed by way of a carriage arch through No. 7 Ellen Street.



Details from First Edition OS map (left) and 1897 Goad Fire Insurance Plan (right).



## Building Record

### Exterior – Main Building

No. 6 Ellen Street is a terraced single bay four-storey over basement house having a small modern shopfront inserted to the ground floor. The front elevation is of exposed Flemish bond brick with the rear elevation of rubble stone construction having brick to the window openings. The rear elevation forms a complete elevation with the adjoining terraced buildings on Ellen Street, without singular yards or other divisions between the properties. Pitched roof having slate covering and brick chimneystack. Limestone cills to windows of front and rear elevation.



Views of front and rear of 6 Ellen Street, showing the brick to the front facade and the stone construction of the rear elevation.

## Exterior (Cont.)

### Remains of building to the rear

As was noted above, remains of a substantial building can be seen to the rear of this terrace of houses on Ellen Street. This can be seen to have been a large stone building, having brick to the openings. The north wall only of this building now remains, and it appears to have had a second, windowless wall built up against it to the north.



View of the large rear yard to 6 Ellen Street and the adjoining terrace, showing the remains of the large structure to the rear.

### Windows

All the original windows to 6 Ellen Street have been lost. The front elevation windows have been replaced with uPVC. To the rear the windows were removed completely, which allowed for the access of large numbers of pigeons, the result of which has been a lot of damage internally. Only the remains of one multiple pane timber sash window can be seen to the rear.



View of the rear of the Ellen Street terrace showing how few windows remains to the rear elevations.



## Interior

Although in poor condition and unused for many years, the interior of this building has survived remarkably intact and retains the majority of its original features, including the staircase, doors, fireplaces, cornices, timber floors, etc. However, due to the lack of use and maintenance, water ingress through the roof, and the damage caused by the removal of windows and the replacement of windows with uPVC, some of these original features are now badly deteriorated.

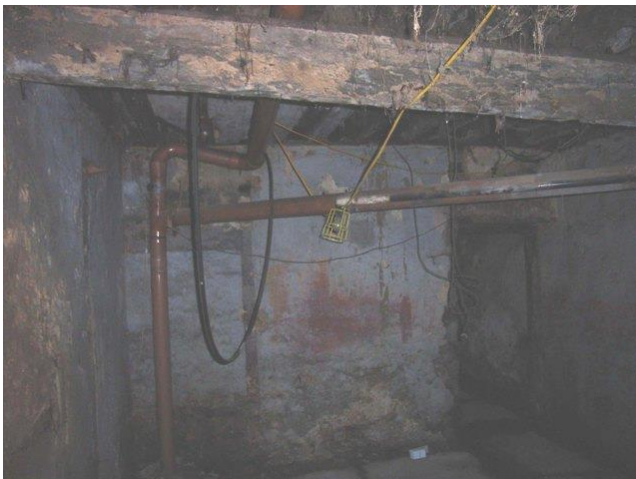
The building has a typical floor plan of two rooms per floor, with the staircase located to the rear of the building and lit by large windows at half landing level.

## Basement

The basement comprises two rooms, and has access to the vaulted area under the pavement of Ellen Street by way of the original doorway. The window opening is also retained. There are no ceilings, but exposed floor joists of the ground floor. The walls are lime plastered with some areas missing, and there are stone flags to the floor. The fire place and a niche (probably to house a water boiler) are retained to the rear room.



The front room of the basement.



Rear room of the basement.



## Ground Floor

The ground floor comprises one large open plan space, with the staircase to the rear. This area is fitted out with modern materials, although walls are plastered below. The majority of the original ceiling with cornice is also retained above the modern suspended ceiling. A modern partition separates the staircase from the main ground floor area. The door is glazed with a simple plain overhead. The floor has a hard board covering applied.



View towards the front of the building.



View to the rear, showing staircase.

## First Floor

This floor comprises one front and one rear room, with the stairwell projecting into No. 5 Ellen Street. The front room appears to have originally opened through to the rear room with a large arched opening, now blocked up.

### Front Room

- Ceiling: Lath and plaster ceiling with plaster cornice. Some areas collapsed.
- Floor: Timber boards to floor.
- Walls: Walls plastered and painted. Large blocked opening to rear room.
- Joinery: Door removed but simple architrave retained in partition. Window architrave removed.
- Fireplace: Fireplace but fire surround removed.



View to front of room showing window.



View to rear of room.

## First Floor (Cont.)

### Rear Room

Ceiling: Lath and plaster ceiling with plaster cornice.

Floor: Timber boards to floor.

Walls: Plaster walls with paper over. Large blocked arched opening to front room.

Joinery: Door removed but architraves retained.

Fireplace: Fireplace with timber surround and cast iron raised grate.



View of the rear room towards the front of the building.



Details showing window architrave and fire surround.



## Second Floor

This floor has the same floor plan as the storey below

### Front Room

- Ceiling: Lath and plaster ceiling in poor condition.
- Floor: Timber boards to floor.
- Walls: Plastered and painted walls. Some plaster missing.
- Joinery: Door removed but architrave retained. Window architrave removed.
- Fireplace: Fireplace but fire surround removed. Cast iron raised hob grate retained.



View of front room.



Front room, towards staircase.

## Second Floor (Cont.)

### Rear Room

Ceiling: Lath and plaster ceiling, damaged, with cornice.

Floor: Timber boards to floor.

Walls: Plastered walls with paper over.

Joinery: Door removed but architrave retained.

Fireplace: Fireplace with cast iron fire surround and cast iron raised grate.



Rear room.



Detail showing fire surround.

### Third Floor

#### Front Room

Ceiling: Lath and plaster ceiling, a large portion of which has been removed.

Floor: Timber boards to floor.

Walls: Plastered and painted walls with large areas of plaster missing.

Joinery: Door removed but architrave retained. Window architrave removed.

Fireplace: Fireplace with timber surround and simple grate.



View of front room.



View of roof space where ceiling has been removed.



### Third Floor (Cont.)

#### Rear Room

- Ceiling: Lath and plaster ceiling, damaged.
- Floor: Timber boards to floor.
- Walls: Plastered and painted walls.
- Joinery: Door removed but architrave retained.
- Fireplace: Fireplace with cast iron grate but no surround.



View of rear room, showing fireplace.



View of rear room showing window.

## STAIRCASE

The staircase is an intact timber open well staircase having winders and a drop handrail to the balustrade. The spindles are square profile, while there are turned newel posts to the landings and corners. The plaster cornice to the soffit is retained.



General view of staircase.



Detail of handrail.

# JCA Architects



## 7 Ellen St., Project Opera Site, Limerick

Record of Existing Building (initially carried out November 2007, updated June 2018)

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June 2018

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### Update of Existing Building Record – June 2018

Since first recorded by JCA in 2007 the condition of this building has deteriorated. This deterioration has been halted by remedial works carried out by LCC which includes the rebuilding of the parapet to the front façade and the removal of the slate roof and replacement with a temporary corrugated metal covering. When this work was undertaken the ceilings over the second floor were lost. (Figs. 1 & 2)

LCC works also included the insertion of a beam across the carriage arch, with the removal of the brick arch. (The arched opening is retained to the rear elevation). (Fig. 3) Works to reinforce floors and provide safe access to the upper floors had already been carried out in 2007. While this caused some localised damage, the majority of the lath and plaster ceilings and cornices are retained. (Fig. 4)

This building is particularly intact and retains interior architectural details such as staircase, architraves, fire places and plasterwork. (Figs. 5-7) While this building retains a basement, the majority of this area is inaccessible, and forms part of an extended basement and cellar area for No. 9 Ellen St. Please see JCA's Existing Historic Buildings Summary Sheets Document June 2018 for further information on the current condition and extent of surviving fabric in this building.



Fig. 1: Parapet rebuilt, new window head. Second floor, front façade.



Fig. 2: Ceiling removed and temporary corrugated sheeting to roof.



Fig. 3: Floor propped, decorative cornice retained.



Fig. 4: Beam inserted to carriage archway.



Fig. 5: Propped ceiling.





Fig. 6: Entrance hall and staircase.



Fig. 7: Stairwell.



Fig. 8: Front room, second floor.



# Record of Existing Building

7 Ellen Street, Limerick



November 2007



21 Sunday's Well Road, Cork, Ireland

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## Introduction

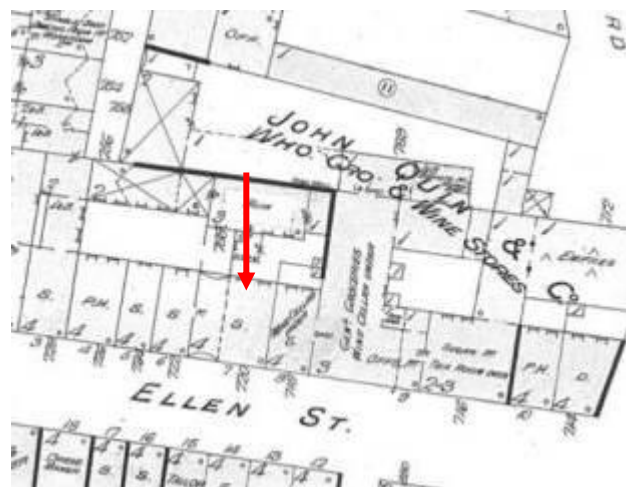
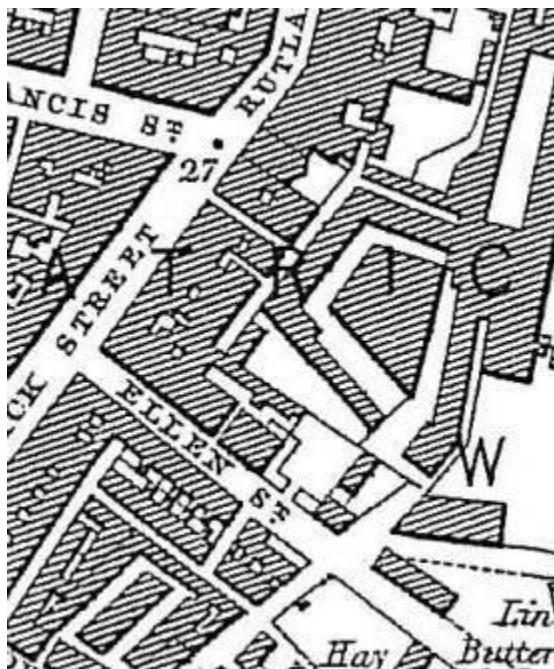
No. 7 Ellen Street was surveyed by Jack Coughlan Associates on 8<sup>th</sup> November 2007 in order to prepare the following building record to accompany a planning application which will incorporate this building.

The following report comprises a written and photographic record of the interior and exterior of the building, and includes an historical context for the building, including extracts from early Ordnance Survey maps.

## History and Context

It is known, from a rate book of 1815, that all terraces on Rutland Street and Patrick Street were completed by 1815. It is likely that Ellen Street was under construction approximately at the same time, and the Georgian terraced houses on Ellen Street appear to be early 19<sup>th</sup> century. In David Slattery's report, submitted as part of the planning application, Judith Hill notes that 7 Ellen Street is late 18<sup>th</sup> or early 19<sup>th</sup> century in date, although the exact date of construction is not known. Dating of the joinery and other decorative details of the interior of the house supports this estimated date.

To the rear of 7 Ellen Street, and the terraced houses either side, can be seen the remains of a large structure to the yard, which appeared to have multiple window openings, now blocked. A large building in this location can be seen on the first edition OS map of 1840-41, but by the Goad Fire Insurance Plan of 1897 this building is marked as a ruin. The original use is unknown, although it may have been a large mews or stable building for this terrace of houses, which was accessed by way of a carriage arch through No. 7 Ellen Street.



Details from First Edition OS map (above left) and 1897 Goad Fire Insurance Plan (above right)

## Building Record

### Exterior – Main Building

No. 7 Ellen Street is a terraced three-bay four-storey over basement house having a modern shopfront to the ground floor (which probably replaced an earlier shopfront). The front elevation is of exposed Flemish bond brick with the rear elevation of rubble stone construction having brick to the window openings. The rear elevation forms a complete elevation with the adjoining terraced buildings on Ellen Street, without singular yards or other divisions between the properties. Pitched roof having slate retained and brick chimneystack. Limestone cills to the windows of front and rear elevation.

As noted above the timber shopfront is modern and extends across the full width of the building (including over the carriage arch) and both the door to the shop and the hall door are modern replacements.



Views of the front and rear elevations of 7 Ellen Street.



## Exterior (Cont.)

### Remains of building to the rear

As was noted above, remains of a substantial building can be seen to the rear of this terrace of houses on Ellen Street. This can be seen to have been a large stone building, having brick to the openings. The north wall only of this building now remains, and it appears to have had a second, windowless wall built up against it to the north.



View of the large rear yard to 8 Ellen Street and the adjoining terrace, showing the remains of the large structure to the rear.

### Windows

Almost all the original windows to 7 Ellen Street have been lost. The front elevation windows have been replaced with uPVC. To the rear the windows were removed completely, which allowed for the access of large numbers of pigeons, the result of which has been a lot of damage internally. Just one window remains to the rear elevation, and this is a six over six pane timber sash window at second floor level. From this window the proportions of the original windows can be ascertained.



View of the rear of the Ellen Street terrace, showing how few windows remain.

## Interior

Although in poor condition and unused for many years, the interior of this building has survived remarkably intact and retains the majority of its original features, including the staircase, doors, fireplaces, cornices, timber floors, architraves, etc. It is by far the grandest of the houses in this terrace on Ellen Street, having extra accommodation and an additional richness of details such as more elaborate corning. However, due to the lack of use and maintenance, water ingress through the roof, and the damage caused by the removal of windows and the replacement of windows with uPVC (and the resulting pigeon infestation), some of these original features are now badly deteriorated.

The building has a typical floor plan of four rooms plus the stairwell per floor, with the staircase located centrally to the rear of the building and lit by large windows at half landing level. The ground floor comprises one large open plan area (originally two rooms) and the hall and stairwell, as the remainder of the space is occupied by the carriage arch.

## Basement

Only a small area of the basement now remains accessible from No.7 as the original front area of the basement was taken over by 9 Ellen Street for use as wine cellars and is accessed through No. 8 Ellen Street. The only area now accessible from No. 7 is to the bottom of the stairs. The ceiling is of exposed floor joists (also evidence of lath and plaster is visible), the floors are covered with large flag stones and the walls are either lime plastered or limewashed.



Views of the basement area accessible from No. 7.



## Ground Floor

The first floor comprises the front hall and one large retail area which would have originally formed two rooms. The front hall with separate entrance from the street has been retained, as has the plain overlight over the door. The door appears to be an early panelled door, with a modern sheeting applied. The shopfront and shop door are of modern construction. The doorways between the hall and the shop area have been blocked up. Access was not gained to the ground floor apart from to the hall.

### Front and Stair Hall

Ceiling: Lath and plaster ceiling with rolled cornice to front hall and running cornice to stairhall.

Floor: Timber boards to floor.

Walls: Plastered and painted walls. Timber pilasters with plaster cornice around archway between front and stair halls.

Joinery: Skirting boards retained.



Views of the hall, showing front hall, front door and cornice (above left) and view towards stairhall through the archway (above right).



## First Floor

The first floor comprises four rooms, two each side of the staircase. The rooms over the shop area are slightly bigger than those over the carriage arch, and this is a pattern that continues to the remainder of the upper floors.

Front Room 1:

This is the larger of the front rooms and has been connected to the rear room by way of double doors.

Ceiling: Lath and plaster ceiling having decorative reeded cornice with foliate ties.

Floor: Timber boards to floor.

Walls: Plastered walls with paper over.

Joinery: Skirting intact. Window architraves have been removed, as have the doors. The moulded door architraves to both door openings are retained.

Fireplace: Carved stone fireplace retaining original raised cast iron grate.



View of the front room, showing the double door through to the rear room.



View of the front room, showing the fireplace and windows.

## First Floor (Cont.)

### Rear Room 1:

This room is interconnected with Front Room 1:

Ceiling: Lath and plaster ceiling with plaster cornice. One area of ceiling removed.

Floor: Timber boards to floor.

Walls: Plastered walls with paper over, some areas damaged or missing.

Joinery: Skirting intact. The doors have been removed, but the moulded door architraves to both door openings are retained. Panelled window architrave also retained.

Fireplace: Carved stone fireplace with grate removed.



View of rear room, towards front of building.



Details showing window architrave and fireplace.

## First Floor (Cont.)

### Front Room 2

This is the smaller of the front rooms and is connected to the rear room by way of a doorway and small lobby.

Ceiling:	Lath and plaster ceiling having remnants of cornice. In poor condition.
Floor:	Timber boards to floor.
Walls:	Plastered and painted walls, with some areas having plaster removed.
Joinery:	Skirting intact. Window architraves have been removed, as have the doors. The moulded door architraves to the door opening is retained.
Fireplace:	No fireplace.



View towards front of building.



View to the rear, showing the room leading to the hall and to the rear room (through lobby).



## First Floor (Cont.)

### Rear Room 2

This is the smaller of the rear rooms and is connected to the rear room by way of a doorway and small lobby, and from the lobby to the hall by way of an arched opening with moulded architrave.

- Ceiling: Lath and plaster ceiling having remnants of cornice. In poor condition.
- Floor: Timber boards to floor.
- Walls: Plastered and painted walls, with some areas having plaster removed.
- Joinery: Skirting intact. Window and door architraves retained. Doors removed. There is a decorative moulded architrave to both sides of the arched opening leading from the small lobby to the landing.
- Fireplace: No fireplace.



General view of rear room.



View across the landing to the lobby between the smaller front and rear rooms.

## Second Floor

### Front Room 1:

This is the larger of the front rooms and is connected by a doorway to the second, smaller front room.

Ceiling: Lath and plaster ceiling having plaster cornice. Some areas have collapsed and been removed.

Floor: Timber boards to floor.

Walls: Plastered walls and painted.

Joinery: Some areas of skirting intact. Window architraves have been removed, as have the doors. The moulded door architraves to both door openings are retained.

Fireplace: Damaged stone fireplace retaining small raised cast iron grate.



General view of front room.



View of front room showing doors to landing and second front room.

## Second Floor (Cont.)

### Front Room 2

This is the smaller of the front rooms and on this floor is interconnected with the larger front room.

Ceiling: Lath and plaster ceiling in dilapidated condition.

Floor: Timber boards to floor.

Walls: Walls plastered and painted.

Joinery: Some areas of skirting intact. Window architraves have been removed, as have the doors. The moulded door architraves to both door openings are retained.

Fireplace: No fireplace.



General view of front room.



## Second Floor (Cont.)

### Rear Room 1

This room is located to the rear of the larger front room, but is not interconnected with it as to the first floor.

Ceiling: Lath and plaster ceiling in dilapidated condition having remains of cornice.

Floor: Timber boards to floor.

Walls: Walls plastered and painted. There is a mural cupboard to the fireplace wall.

Joinery: Some areas of skirting intact. Window and door architraves retained, but doors removed.

Fireplace: Fireplace but fire surround and grate removed.



General view of the rear room, showing mural cupboard and window architrave.



View from this rear room across the landing.

## Second Floor (Cont.)

### Rear Room 2

This is the smaller of the rear rooms and on this floor is not interconnected with the smaller front room.

Ceiling: Lath and plaster ceiling in dilapidated condition.

Floor: Timber boards to floor.

Walls: Walls plastered and painted.

Joinery: Some areas of skirting intact. Part of window architrave retained. The doors have been removed. The moulded door architraves to the door opening is retained.

Fireplace: No fireplace.



General view of the smaller rear room.

### Third Floor

This floor is in poor condition due to excessive water ingress through the roof and from the effects of the pigeon infestation due to removal of windows.

Front Room 1:

This is the larger of the front rooms and is connected by a doorway to the second, smaller front room.

Ceiling: Timber tongue and groove ceiling in dilapidated condition. Some areas have collapsed and been removed.

Floor: Timber boards to floor.

Walls: Walls plastered and painted, but much now removed.

Joinery: Some areas of skirting intact. Window architraves have been removed, as have the doors. The moulded door architraves to both door openings are retained, although have sections missing.

Fireplace: Fireplace but no fire surround.



General view of the larger front room.



View showing doorways.



### Third Floor (Cont.)

#### Front Room 2

This is the smaller of the front rooms and on this floor is interconnected with the larger front room.

- Ceiling: Timber tongue and groove ceiling in dilapidated condition.
- Floor: Timber boards to floor.
- Walls: Walls plastered and painted, but some areas of plaster missing.
- Joinery: Some areas of skirting intact. Window architrave has been removed, as have the doors. The moulded door architrave to the only door to the other front room is retained.
- Fireplace: No fireplace.



General view of smaller front room.

### Third Floor (Cont.)

#### Rear Room 1

This room is located to the rear of the larger front room, but is not interconnected with it as to the first floor.

- Ceiling: Timber tongue and groove ceiling in dilapidated condition.
- Floor: Timber boards to floor.
- Walls: Walls plastered and painted, with some areas of plaster removed. There is a mural cupboard to the fireplace wall.
- Joinery: Some areas of skirting intact. Window and door architraves retained, but doors removed.
- Fireplace: Fireplace but fire surround and grate removed.



General view of the rear room, showing mural cupboard and window architrave.



View from this rear room across the landing.

### Third Floor (Cont.)

#### Rear Room 2

This is the smaller of the rear rooms and on this floor is not interconnected with the smaller front room.

- Ceiling: Ceiling completely removed.
- Floor: Timber boards to floor.
- Walls: Walls plastered and painted but areas of plaster missing.
- Joinery: Some areas of skirting intact. Part of window architrave retained. The doors have been removed. The moulded door architraves to the door opening is retained.
- Fireplace: No fireplace.



View of rear room.



View of roof as visible from this room where ceiling has been removed.



## Staircase and Stairwell

The staircase is a timber dog-leg open well open tread staircase having an elegant continuous handrail with turned balusters. The plaster cornice to the soffit of the staircase is intact, as are all the window and door architraves to the stairwell and landings. The staircase is very intact including the wall stringer.



General views of the staircase.



Ground floor section of staircase.



## 8 Ellen St., Project Opera Site, Limerick

Record of Existing Building (initially carried out October 2007, updated June 2018)

21 SUNDAYS WELL ROAD, CORK

June 2018

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### Update of Existing Building Record – June 2018

Since first recorded by JCA in 2007 the condition of this building has deteriorated. This deterioration has been halted by remedial works carried out by LCC which includes the rebuilding of the parapet to the front façade. The slate roof had already been replaced with a temporary corrugated metal covering when surveyed in 2007 which resulted in the loss of some ceilings over the second floor. (Fig. 1)

Works to reinforce floors and provide safe access to the upper floors had already been carried out in 2007. While this caused some localised damage, the majority of the lath and plaster ceilings and cornices are retained. (Figs. 2&3)

This building is particularly intact and retains interior architectural details such as staircase, architraves, fire places and plasterwork. (Figs. 4&5) While this building retains a basement, the majority of this basement area is inaccessible, and forms part of an extended basement and cellar area for No. 9 Ellen St.



Fig. 1:



Fig. 2: Propped floor.





Fig. 3: Propped floor, ceiling over first floor.



Fig. 4: Staircase and sash window.



Fig. 5: Second floor, front room.

# Record of Existing Building

## 8 Ellen Street, Limerick



October 2007



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## Introduction

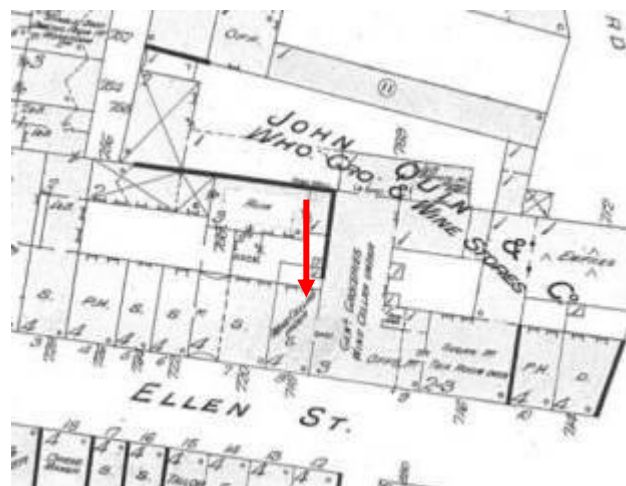
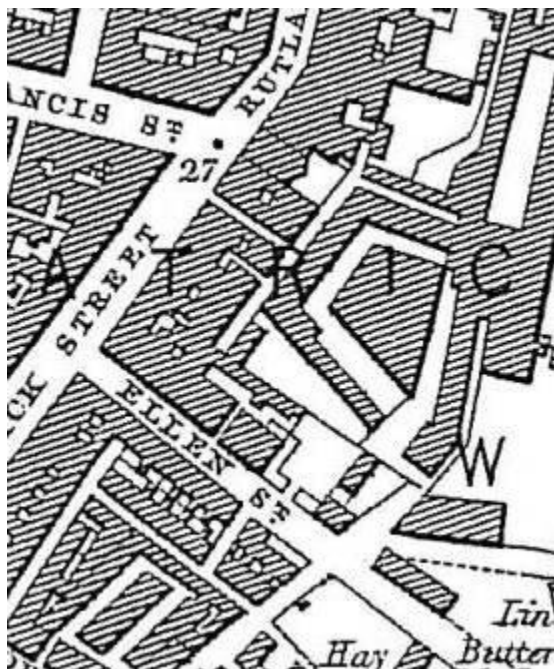
No. 8 Ellen Street was surveyed by Jack Coughlan Associates on 16th October 2007 in order to prepare the following building record to accompany a planning application which will incorporate this building.

The following report comprises a written and photographic record of the interior and exterior of the building, and includes an historical context for the building, including extracts from early Ordnance Survey maps.

## History and Context

It is known, from a rate book of 1815, that all terraces on Rutland Street and Patrick Street were completed by 1815. It is likely that Ellen Street was under construction approximately at the same time, and the Georgian terraced houses on Ellen Street appear to be early 19<sup>th</sup> century. In David Slattery's report, submitted as part of the planning application, Judith Hill notes that 8 Ellen Street is late 18<sup>th</sup> or early 19<sup>th</sup> century in date, although the exact date of construction is not known. Dating of the joinery and other decorative details of the interior of the house supports this estimated date.

To the rear of 8 Ellen Street, and the terraced houses adjoining to the west, can be seen the remains of a large structure to the yard, which appeared to have multiple window openings, now blocked. A large building in this location can be seen on the first edition OS map of 1840-41, but by the Goad Fire Insurance Plan of 1897 this building is marked as a ruin. The original use is unknown, although it may have been a large mews or stable building for this terrace of houses, which was accessed by way of a carriage arch through No. 7 Ellen Street.



Details from First Edition OS map (above left) and 1897 Goad Fire Insurance Plan (above right)



## Building Record

### Exterior – Main Building

No. 8 Ellen Street is a terraced two-bay four-storey over basement house having a shopfront inserted to the ground floor, probably in the later 19<sup>th</sup> century. The front elevation is of exposed Flemish bond brick with the rear elevation of rubble stone construction having brick to the window openings. The rear elevation forms a complete elevation with the adjoining terraced buildings on Ellen Street, without singular yards or other divisions between the properties. Pitched roof having corrugated sheeting covering and brick (rebuilt) chimneystack. Limestone cills to windows of front and rear elevation.

The timber shopfront comprises a cornice fascia board and a simple shopfront which incorporates two doors, probably originally having single pane overlights. The door to the shop is modern and glazed, while that leading to the house is a panelled timber door. Between these doors is the simple, original display window which comprises a large triple pane window. It is difficult to date the shopfront precisely but it appears to be late-19<sup>th</sup> century or early-20<sup>th</sup> century in date and has been little altered. Likewise, when the shopfront was inserted, the ground floor of the building remained largely unaltered, with the original floor plan of two rooms retained.



Views of front and rear of 8 Ellen Street, showing the brick to the front facade and the stone construction of the rear elevation.

## Exterior (Cont.)

### Remains of building to the rear

As was noted above, remains of a substantial building can be seen to the rear of this terrace of houses on Ellen Street. This can be seen to have been a large stone building, having brick to the openings. The north wall only of this building now remains, and it appears to have had a second, windowless wall built up against it to the north.



View of the large rear yard to 8 Ellen Street and the adjoining terrace, showing the remains of the large structure to the rear.

### Windows

Almost all the original windows to 8 Ellen Street have been lost. The front elevation windows were replaced with uPVC, during the course of which the architraves were also lost. To the rear the windows were removed completely, which allowed for the access of large numbers of pigeons, the result of which has been a lot of damage internally. Just two windows remain to the rear elevation, and these are a multiple pane round headed timber sash window lighting the staircase at ground floor level, and a six over six pane timber sash window to the rear. From these two windows the proportions of the original windows can be ascertained.



Round headed window retained to the rear elevation and door with overlight to ground floor.

## Interior

Although in poor condition and unused for many years, the interior of this building has survived remarkably intact and retains the majority of its original features, including the staircase, doors, fireplaces, cornices, timber floors, etc. However, due to the lack of use and maintenance, water ingress through the roof, and the damage caused by the removal of windows and the replacement of windows with uPVC, some of these original features are now badly deteriorated.

The building has a typical floor plan of two rooms per floor, with the staircase located to the rear of the building and lit by large windows at half landing level.

## Basement

Only a very small area of the basement now remains accessible from the staircase of No. 8, as the majority of the basement area was taken over by 9 Ellen Street. This alteration is marked on the 1897 Goad Fire Insurance Plan which notes a wine cellar under No. 8. The only area now accessible from No. 8 is to the bottom of the stairs. The original fireplace of the rear room of the basement to this house is still in situ and can be seen when the area is accessed from No.9.



The original rear room of the basement of No. 8, now accessed through No. 9 Ellen St.

## Ground Floor

The first floor comprises the front hall and two rooms, the front room of which was used as a shop and has a separate entrance from the street.

### Front Hall

Ceiling:	Lath and plaster ceiling with cornice.
Floor:	Timber boards to floor.
Walls:	Plastered walls with paper over.
Joinery:	Skirting boards. Blocked doorway with architrave through to front room.



## Ground Floor (Cont)

### Front Room

- Ceiling: Lath and plaster ceiling, no decorative details.
- Floor: Carpet over timber boards.
- Walls: Plastered walls, some areas having paper over.
- Joinery: No joinery items retained.
- Fireplace: None

### Rear Room

- Ceiling: Lath and plaster ceiling with cornice.
- Floor: Carpet over timber boards.
- Walls: Plastered and painted.
- Joinery: Moulded architrave to opening between front and rear room, door removed. Six panel door with moulded architrave leading to hall. Moulded architrave to window. Skirting intact.
- Fireplace: Blocked fireplace.



View towards front of front room, showing display window for shop.



View of rear room, showing ceiling cornice, window and architrave.

## Ground Floor (Cont.)



View of door to rear room (above left) and front hall (above right).

## First Floor

### Front Room

- Ceiling: Lath and plaster ceiling with running cornice.
- Floor: Timber boards to floor.
- Walls: Plaster walls with paper over.
- Joinery: Six panel door having moulded architrave. Skirting intact. Window architraves removed.
- Fireplace: Carved stone fireplace with brick infill (which is not original).

### Rear Room

- Ceiling: Lath and plaster ceiling, no cornice.
- Floor: Timber boards to floor.
- Walls: Plastered walls.
- Joinery: Six panel door with moulded architrave. Window architrave retained but window removed. Simple low skirting retained.
- Fireplace: Small cast iron fire surround with hood. Smaller than original fire surround.

First Floor (Cont.)



Details of front room, showing door and cornice to left, and fireplace, above.



View of rear room, showing window opening.



Detail showing fireplace to rear room.



## Second Floor

### Front Room

Ceiling:	Lath and plaster ceiling with cornice, small area missing.
Floor:	Timber boards to floor.
Walls:	Plastered and painted. Some areas of plaster missing.
Joinery:	Five panel door with architrave. Skirting removed. Window architraves removed.
Fireplace:	Stone fire surround retaining original raised cast iron grate.

### Rear Room

Ceiling:	Lath and plaster ceiling, some areas missing, no cornice.
Floor:	Timber boards to floor.
Walls:	Plastered walls with paint and paper over.
Joinery:	Five panel door with architrave. Low skirting retained.
Fireplace:	Blocked fireplace.



General view of front room showing fireplace with raised hearth.

**Second Floor (Cont.)**



View of front room showing door.



View of rear room.



View of rear room showing panelled door.

### Third Floor

#### Front Room

- Ceiling: Timber tongue and groove ceiling, very deteriorated.
- Floor: Timber boards to floor.
- Walls: Originally plastered and painted. Many areas of plaster missing.
- Joinery: Four panel door with architrave. Some areas of skirting removed. Window architraves removed.
- Fireplace: No fire surround. Original raised cast iron hearth retained, e. 19<sup>th</sup> century.

#### Rear Room

- Ceiling: Lath and plaster ceiling, some areas missing, no cornice.
- Floor: Timber boards to floor.
- Walls: Plastered walls with paint and paper over.
- Joinery: Four panel door with architrave. Low skirting retained. Window architrave partially retained.
- Fireplace: Open fireplace, no surround



View of front room showing fireplace and hearth.



**Third Floor (Cont.)**



View of front room showing door



View of rear room

## Staircase

Timber closed well open string dog leg staircase having square profile balusters and moulded drop handrail. The staircase is intact, including the wall stringer and there is a double turned newel post to the landings and half landings.

The section of the stair leading to the basement is similar, though in poor condition.

To the half landing between the ground and first floor the curved moulded architrave of the round headed window is retained intact.



View of the round headed window between the ground and first floor (above left) and a detail of the balustrade showing the dropped handrail (above right).



## 9 Ellen St., Project Opera Site, Limerick

Record of Existing Building (initially carried out October/November 2007,  
updated June 2018)

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June 2018

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### Update of Existing Building Record – June 2018

The majority of this building has remained disused since it was recorded in 2007 and its condition has deteriorated to some degree. The main area of this building was previously used as a bar (Quinn's Bar), with the easternmost section used as a garden centre. This second use has been maintained with the retail unit still operational in this area of the building.

Despite the building being largely unoccupied for many years, it is of a robust nature and remains generally structurally sound. No remedial structural works have been carried out to this building by LCC. An area of water ingress is visible at the upper level of the former Quinn's, at the party wall with No. 8 Ellen Street. This has caused some rot to the roof timbers. (Fig. 1)

The upper floor of this building retains a post and beam structure, exposed roof trusses are retained, as are original timber board floors. (Figs. 2 & 3) The large cellar has a flagged stone floor and brick cellars and extends under the footpath to access the front basements of Nos. 7 and 8 Ellen St. A flagstone floor is also retained to the retail unit to the eastern side of the building. Historic windows are still retained to the windows overlooking the courtyard area. (Fig. 4)



Fig. 1: Water ingress, top floor.



Fig. 2: Post and beam structure.



Fig. 3: Exposed roof trusses, top floor.



Fig. 4: Timber sash windows.

Please see JCA's Existing Historic Buildings Summary Sheets Document June 2018 for further information on the current condition and extent of surviving fabric in this building.

# Record of Existing Building

9 Ellen Street, Limerick



October and November 2007



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Architects and Conservation Consultants

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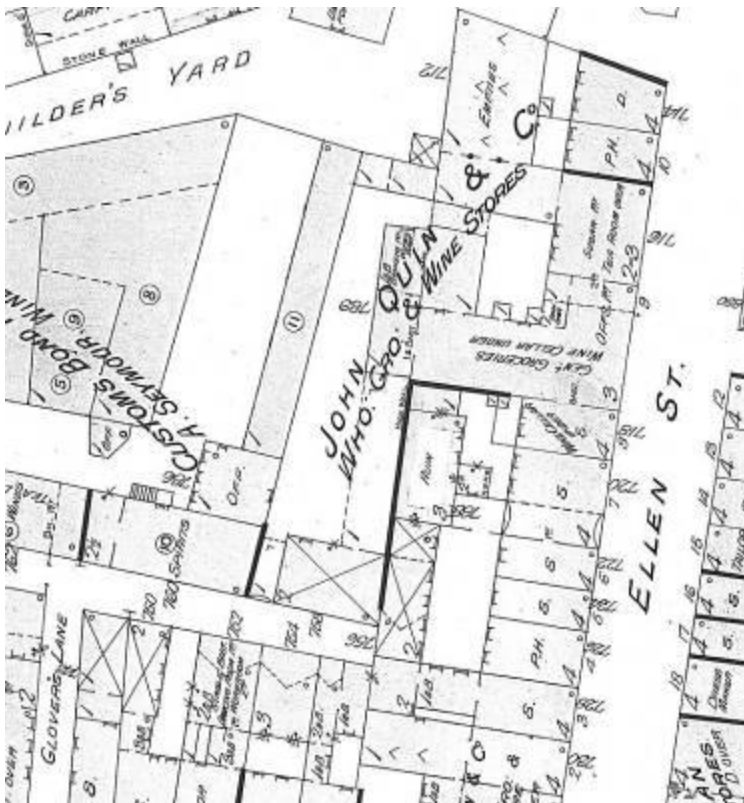
## Introduction

No. 9 Ellen Street was surveyed by Jack Coughlan Associates on 16<sup>th</sup> October 2007 in order to prepare the following building record to accompany a planning application which will incorporate this building.

The following report comprises a written and photographic record of the interior and exterior of the building, and includes an historical context for the building, including extracts from early Ordnance Survey maps.

## History and Context

The building found at 9 Ellen Street today is for the majority the complex of buildings which formed John Quinn and Co.'s Wholesale Grocers and Wine Stores which was established in the late 19<sup>th</sup> century. This complex of buildings, however, incorporates an earlier structure which is likely to date from the late 18<sup>th</sup> or early 19<sup>th</sup> century and is illustrated on the first edition Ordnance Survey map which was surveyed 1840-41. The building, however, is only outlined on this early map, and may indicate that the building was incomplete in some way, or under construction or remodelling. The earlier buildings appear to be two separate blocks having a carriage way between the two leading from Ellen Street through to the rear yard. In the 19<sup>th</sup> century the two buildings were joined above this carriage way to provide additional accommodation and to link the two halves, and at some stage, maybe a later date, the carriage arch was filled in. The most intact area of this earlier building appears to be the upper floors of the section of the building located above what is now set out as the bar, leading from Ellen Street towards the rear.



Detail from Goad Fire Insurance Plan of 1897.

## Building Record

### Exterior

This building comprises a seven-bay three-storey over basement warehouse and office, which in recent years has been used as a public house, with one area to the ground floor sublet as a commercial unit. The street façade is limestone ashlar faced having a central breakfront which originally incorporated a carriage arch. The remainder of the elevations are of coursed limestone rubble having cut stone quoins and brick surrounds to the opes. Smaller additions to the main building are generally in brick, although an adjoining two-storey building to east is of stone construction. A large adjoining building to the south is also of coursed limestone rubble having a hipped slate roof with rooflights. Pitched slate roof to main building with brick chimney stack, and slate to the roofs of all other adjoining structures also. The slated canopy to four bays of the front elevation is a modern addition.



View of the seven-bay front elevation



Composite view of rear of 9 Ellen Street.

## Windows and Doors

Upvc windows to the upper floors of the front elevation. The ground floor retains timber casement windows to the three bays lighting the pub (former office) area, including a large round headed opening which is fitted in the former carriage arch.

The south elevation of the upper floors of the larger warehouse area (running east to west) retains timber sash windows. These are two over two pane to the first floor and six over three pane to the second floor. These windows can be seen from the courtyard area.

Several openings in the rear wall of the upper floor of the second warehouse area (running north to south) retain timber sash windows with a six over six arrangement. Other openings have been blocked up.

The external doors to the building are modern replacements, although the fanlight to the public house door is retained to Ellen Street. Earlier sheeted timber doors are retained to the loading bays of the upper floors of the larger warehouse.

Large glazed multiple pane windows have been retained to the area to the rear of the central bays of the building, now part of the bar. These have been over painted and a brick structure is located to the other side of the wall to the courtyard (although it is possible that these windows were always internal).



View of courtyard, showing the timber sash windows and sheeted timber doors of the larger warehouse building.



**Windows and Doors (cont.)**



Windows to the rear elevation of the warehouse area (above garden world shop).



Glazed screen to rear wall of central portion of building, now over painted.

**Windows and Doors (cont.)**



Large timber window located in former carriage arch to central bay of building.

## Basement

As far as we are aware, the basement only extends below the main stone building to the north of the site (the area under the current bar). It is possible that there was also a basement to the original building located to the south of the site, i.e. to the other side of the carriage arch, but access has not been found to date. However, the area under the footpath on Ellen Street, to the front of the building, extends for the full width of 9 Ellen Street, suggesting that originally there was a basement to the other side also. This basement was extended through to the area below No. 8 Ellen Street and part of the area below No. 7 Ellen Street.

The main basement area, running roughly east to west, comprises a large open plan area having heavy timber posts supporting the floor of the area above. The floor is covered with limestone flags, and the walls are lime washed. The posts also have been lime washed. The ceiling has had plasterboard sheets applied recently.

To the front of the building the basement area also has a flagstone floor and retains brick shelving for wine storage. This is also found to the basement areas which run through Nos. 7 and 8 Ellen St. A double sheeted timber door is fitted to the opening between the front and rear areas.

The basement area actually located below No. 8, and originally belonging to No.8, retains a fireplace.



View of main basement area, from rear of building towards the front.



**Basement (Cont.)**



Area to the front of 9 Ellen Street, showing the flagged floor and the brick wine storage units.



View of wine storage under Nos. 7 and 8 Ellen Street.



Other area below No. 8 Ellen Street, showing fireplace of original kitchen basement area, now accessed from No.9

## Ground Floor

The ground floor has most recently been occupied by the public house to the northern section and around the courtyard, and a shop unit (Garden World) to the southern section.

### Public house area:

The main ground floor area comprises a long open plan area reflecting the basement below, and having stairs up to the first floor at the west end, and stairs down to the basement at the east end. The floor is timber board and there is a timber tongue and groove ceiling. The walls are not plastered to most areas, but are either exposed stonework or brick, or have timber tongue and groove panelling. To the south wall, the original window openings are retained or modified as door openings, and have a new brick surround. This area leads in to the courtyard which has a modern glazed roof over at present.

To the interior behind the central bay of the building, where the carriage arch was originally located, some features of a 19<sup>th</sup> century office interior are retained. A carved timber screen divides the area, a heavy timber panelled door with architrave leads through to the other half of the building, and a metal wall safe remains *in situ*.



View of bar area towards front of building, showing stair to first floor.



View to rear of bar area, showing tongue and groove ceiling and panelling to wall. Stairs on right hand side lead to basement.

**Ground Floor (Cont.)**



View of area which was likely to have originally been an office, showing timber screen.



Door to other half of the building and a wall safe (to right).



## Ground Floor (Cont.)

Garden World area:

This area has exposed brick and stone walls, a lath and plaster ceiling between exposed timber beams and retains large stone flags to the floor.



Garden World area, showing exposed beams.



Flag stone floor to Garden World area.

## First Floor

The first area to be entered on the first floor is located above the bar area of the ground floor, and runs from Ellen Street towards the rear of the building. It is a long rectangular room having window openings to the east elevation. The floors are of thick timber boards and the floor above is supported on a series of cast iron posts which run along the centre of the room. There is, in addition, one square timber post located towards the front of the building.



View of the first floor area located above the bar.

The second large area to the first floor is located to the eastern part of the building which faces Ellen Street, located above what is now occupied in part by the shop unit to the ground floor. This area, originally three-storey over basement, is now a double height space with the floor between the first and second floors removed. It appears that this alteration was made a significantly long time ago, and that there was originally a staircase between these floors, located towards the east wall. This area also has a timber floor, with an exposed roof structure which comprises king post trusses. The walls are plastered.

## First Floor (Cont.)



View of the double height space to the first floor, east end of building.



A second view of the double height space, showing the roof structure.



## First Floor (Cont.)

The area connecting these two larger spaces on the first floor has been used as an office, and comprises all new finishes, including plaster board to walls, carpet tiles to the floor and modern doors.



View of the office area, the room which connects the two larger areas of the first floor.

## Second Floor

There is only one area to the second floor, as that to the eastern part of the building is now part of the first floor area. This room is accessed by the same staircase, and is located to the area over the bar, running to the rear of the site from Ellen Street. It is an L-shaped area, with part of the space located to the front of the building and over the office area below. The floors are heavy timber boards, and the roof structure is exposed, displaying the timber king post trusses. The walls are plastered and the area is open plan.



The main area to the second floor, showing roof trusses.

### **ADJOINING BUILDING KNOWN AS EUROSURF**

This building is an annexe to the remainder of Ellen Street and is labelled as 'Empties' on the 1897 Goad Fire Insurance plan, and a part of the John Quinn & Co. premises at 9 Ellen Street. It appears to date from the later 19<sup>th</sup> century.

#### **Exterior**

The building is a stone structure, having a hipped slate roof with rooflights inserted. It has double loading doors to one end, and the entrance to the other end, in to the yard of 9 Ellen Street, has been relatively recently blocked up. There are no window openings.



#### **Interior**

The interior walls are not plastered, and the stonework is exposed. There is no ceiling, as the queen post trusses of the roof structure are exposed, and the interior is lighted by way of the rooflights in the roof.





## 4 Rutland St., Project Opera Site, Limerick

Record of Existing Building (initially carried out October 2007, updated June 2018)

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### Update of Existing Building Record – June 2018

Since first recorded in 2007 the condition of this building has deteriorated, and there is evidence of damp and water ingress to the interior. (Fig. 1) However, in comparison with many of the historic buildings on the site, No. 4 Rutland St. is in fair condition. Remedial works by LCC have not been carried out to this building.

On inspection in 2007 no early surviving fabric was evident to the interior, given that all internal finishes are modern and no opening up works were carried out. On recent inspection more areas of the structure were visible. The roof appears to be a completely modern replacement, and the rear section of the building to have been reconstructed with blockwork. The staircase is a 20<sup>th</sup> century replacement. The front of the building appears to retain its original structure, and some surviving historic ceiling plasterwork was visible above the plasterboard ceilings in the entrance hall. (Fig. 2) Other original or early fabric may be concealed beneath the modern internal finishes (to the front portion of the building).

Please see JCA's Existing Historic Buildings Summary Sheets Document June 2018 for further information on the current condition and extent of surviving fabric in this building.



Fig. 1: Staining from water ingress visible to first floor, front room.



Fig. 2: Opening up works have revealed remnants of original plasterwork to

the entrance hall.

## Record of Existing Building

4 Rutland Street, Limerick



October 2007

## Introduction

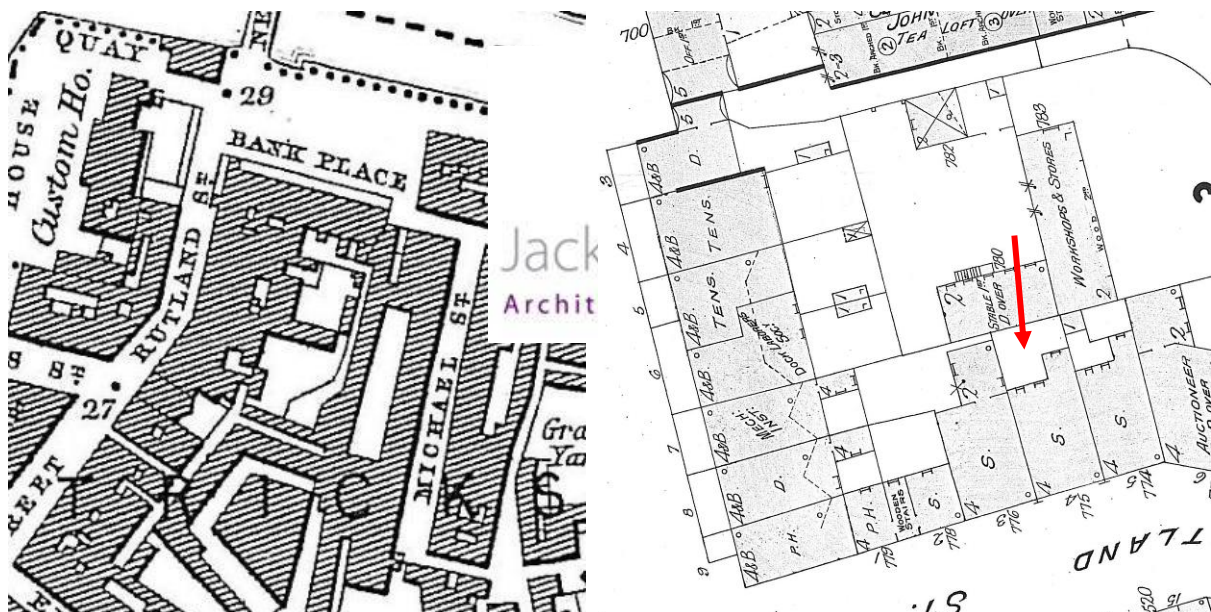
No. 4 Rutland Street was surveyed by Jack Coughlan Associates on 16th October 2007 in order to prepare the following building record to accompany a planning application which will incorporate this building.

The following report comprises a written and photographic record of the interior and exterior of the building, and includes an historical context for the building, including extracts from early Ordnance Survey maps.

## Historical Context

The buildings on Rutland Street are some of the earliest surviving Georgian terraces in Limerick city, having been built following the construction of the Mathew Bridge in 1761-62. The Custom House, across the road from 8 and 9 Rutland Street, dates to 1765-69. In David Slattery's report, Judith Hill notes that Colles's survey of 1769 shows that buildings on Rutland Street as far as the town hall had been constructed by the time of surveying.

No. 4 Rutland Street, therefore, is likely to date to the 1760s. However, it has been heavily modified internally, with a new staircase and wall partitions inserted, although the basement is retained (with modifications) and the vault beneath the street is still extant. Externally, the elevations and rear yard of the original are retained.





Detail from the first edition OS map surveyed in 1840-41.

Detail from Goad Insurance Plan, 1897.

## Building Record

### Exterior

4 Rutland Street is a terraced three-bay four-storey over concealed basement red brick building having a façade faced in red brick laid in Flemish bond, with limestone coping to the parapet wall and limestone window sills. Area of cementitious render applied over the front elevation at first floor level. The rear wall of No. 4 appears to have been almost entirely rebuilt, using concrete block, with the small return found to No. 5 removed. The shopfront and panelled doorway leading to the hall are modern. The roof is slated and hipped, hidden behind the parapet of the front elevation, although it appears that at least some of the timbers have been replaced.



Front elevation of 4 Rutland Street (above left) and view of rear (above right, to the right of the picture).

### Windows

The original timber sash windows to 4 Rutland Street have all been replaced, and currently the windows to the front elevation are all multiple pane aluminium windows. To the rear elevation are modern timber casements.



Detail of front elevation showing limestone sills.

## Interior

As noted above, the interior of this building has been much altered and all finishes are now modern, with no surviving original fabric evident during inspection. For this reason, the following record will be of a more general nature than those submitted for the remainder of the historic buildings on the site.

## Basement

The basement to the building survives, but has been subdivided with partition walls, the floors are poured concrete, and the finishes to the walls are either a cementitious plaster or plaster board. The openings to the front elevation had been blocked up with concrete block, but one was opened up in order to allow access to the cellar beneath Rutland Street and the area under the foot path. Both of these areas have been retained in their original form. The building appears to have two large brick vaulted cellars under the street, but only one was accessible for surveying as the entrance to the other has been blocked up.



General view of the front room of the cellar, showing openings to front which had been blocked up.



View of the accessible cellar below Rutland Street.



## Ground Floor

The ground floor has been opened up to form one large retail unit space, and extended to the rear. The whole area is fitted out with plasterboard, carpet to the floor and a suspended ceiling, so that no original finishes are visible, although they may be retained below the modern fittings. Two mural cupboards were visible to wall niches behind the plasterboard to what would have been the original rear room. They may be located each side of an original fireplace.

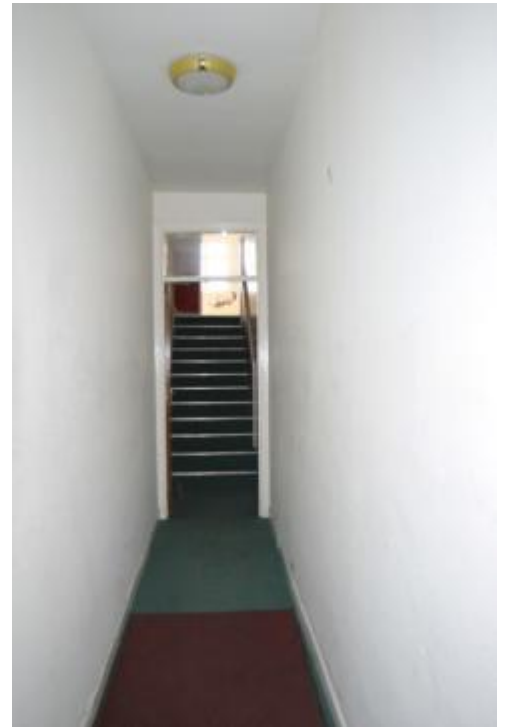
The hallway from the front door to the staircase also comprises all modern finishes.



View of ground floor towards the rear



View of ground floor towards the front



Entrance hall.

## First Floor

The original room sizes have been retained to this floor, although all finishes are modern. The walls are covered in plasterboard, and the floors are clip down mock timber floors. No fireplaces, joinery or doors are retained. The front and rear rooms are interconnected by way of a modern door opening.



View of the front room, first floor.



View of rear room.

## Second Floor

The second floor comprises a self contained apartment. Both the front and rear rooms have been subdivided with modern partitions. The walls are all fitted with plaster board and the floors are modern timber boards having linoleum or carpet over. The original front room comprises a bedroom, and kitchen/living area, while the rear room contains a bedroom, bathroom and walk in wardrobe.



View of front bedroom, left, and living area, above, both located in what would have been one front room in the original house.



Bedroom located to the rear room.



### Third Floor

The third floor is laid out as the second floor and comprises a self contained apartment. Both the front and rear rooms have been subdivided with modern partitions. The walls are all fitted with plaster board and the floors are modern timber boards having linoleum or carpet over. The original front room comprises a bedroom, and kitchen/living area, while the rear room contains a bedroom, bathroom and walk in wardrobe.



View of bedroom and living area to front of the third floor.



Bedroom to the rear of the third floor.

## Staircase

The original staircase has been replaced with a modern timber staircase having a simple timber handrail. No elements of the original staircase appear to have been retained.



General views of the staircase.



## 5 Rutland St., Project Opera Site, Limerick

Record of Existing Building (initially carried out October 2007, updated June 2018)

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June 2018

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### Update of Existing Building Record – June 2018

Since this building was originally surveyed by JCA the butcher's shop to the ground floor has closed and none of the building is now in use. As part of Limerick City of Culture the Limerick chapter of the Irish Georgian Society organised some clearing and cleaning out works to this building including to the basement, which had been used as storage for many years. No remedial structural works have been carried out to this building by LCC. The shopfront and main entrance door have been retained since the butcher has closed, with no fabric removed since this time. (Fig. 1) The vaulted area below the footpath and access to the cellars below the street is retained. (Fig. 2)

Although this building is generally sound, its condition has deteriorated since JCA surveyed the structure in 2007. Water ingress through the party wall with No. 4 Rutland St. is particularly visible. In addition, a fire lobby has been added to the landing of the second floor and the original balustrade between the second and third floor removed. The majority of this section of balustrade has been retained to the building (in a front room), although some sections have been badly damaged.

A number of small areas of opening up works have revealed further historic fabric, including the principal timbers of an early M-profile roof with a central valley (now roofed over) and some retained dado rail to the upper floors retained behind plaster board linings.

This building is included on the National Inventory of Architectural Survey's record of Limerick city (Reg. No. 21513009) and noted as a Candidate Protected Structure on the current Development Plan. Please see JCA's Existing Historic Buildings Summary Sheets Document June 2018 for further information on the current condition and extent of surviving fabric in this building.



Fig. 1: Shopfront and main entrance door which retains a cut limestone surround.



Fig. 2: Area to the front of the building below the footpath basement level.



Fig. 3: Water ingress, party wall.



Fig. 4: Lobby inserted to stair landing and damaged balustrade.



Fig. 5: Top landing with balustrade removed and broken newel post.



Fig. 6: Area of water ingress, party wall to No. 4 Rutland St.



Fig. 6: Removed section of balustrade.



Fig. 7: Removed and damaged section of balustrade.





Fig. 8: Revealed section of dado rail to upper floor.



Fig. 9: View of historic roof timbers retained to roof structure.

# Record of Existing Building

## 5 Rutland Street, Limerick



October 2007



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## Introduction

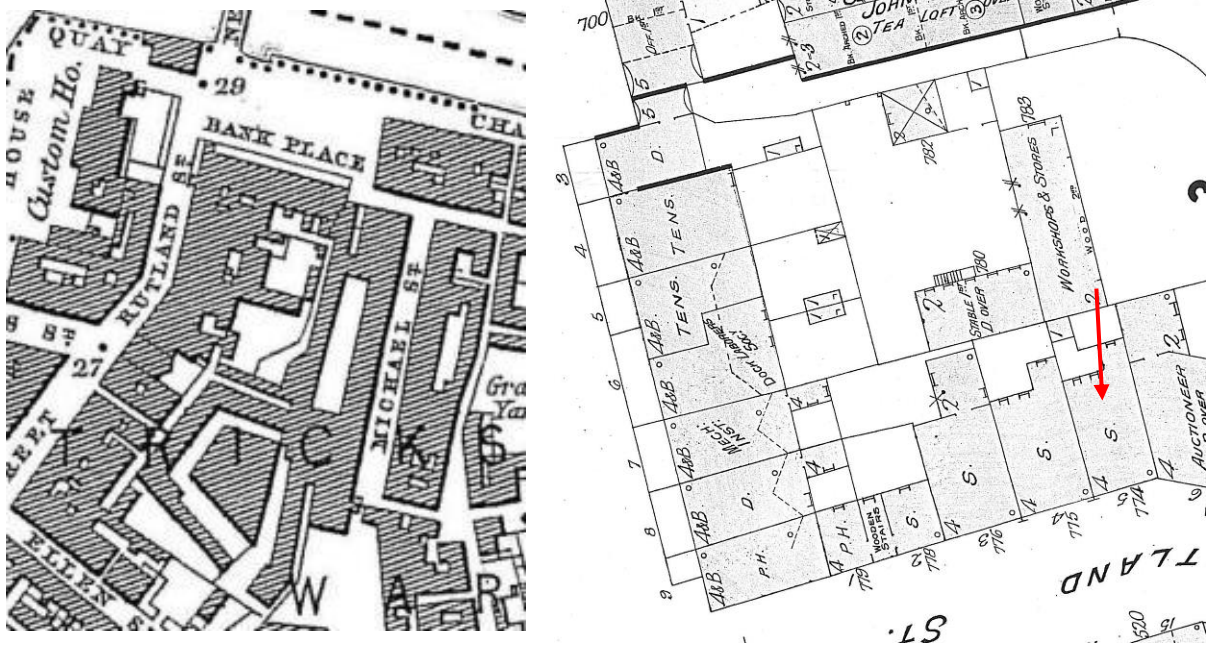
No. 5 Rutland Street was surveyed by Jack Coughlan Associates on 16th October 2007 in order to prepare the following building record to accompany a planning application which will incorporate this building.

The following report comprises a written and photographic record of the interior and exterior of the building, and includes an historical context for the building, including extracts from early Ordnance Survey maps.

## Historical Context

The buildings on Rutland Street are some of the earliest surviving Georgian terraces in Limerick city, having been built following the construction of the Mathew Bridge in 1761-62. The Custom House, across the road from 8 and 9 Rutland Street, dates to 1765-69. In David Slattery's report, Judith Hill notes that Colles's survey of 1769 shows that buildings on Rutland Street as far as the town hall had been constructed by the time of surveying.

No. 5 Rutland Street, therefore, is likely to date to the 1760s and the joinery retained to the interior, particularly the staircase, would support this date. The rooms and stairwell have quite grand proportions in comparison to the other later Georgian buildings along this street and Patrick Street, and the three-bay facade is also distinctive. The house was undoubtedly a townhouse, although it may have contained the offices of the owner if he was a professional. Philip Roche, responsible for the building of the granary and possibly the terraces on this street, for example, is listed in a 1788 city directory as having an office on Rutland Street. The shopfront and commercial unit to the ground floor would have been a later, probably later 19<sup>th</sup> century, addition.



Extracts from the first edition OS map surveyed in 1840-41 (above left) and the 1897 Goad Fire Insurance Plan (above right).



## Building Record

5 Rutland Street is a three-bay four-storey over basement red brick building which retains its original limestone doorcase incorporated within a partially surviving nineteenth-century shopfront. The facade is of Flemish bond brickwork having limestone coping and moulded window sills, with the rear elevation constructed of stone having brick to the openings. The single bay return to the rear is of brick, with the exception of stone to the basement level. The yard is retained to the rear and accessed at basement level.

Part of the front elevation has been rendered with a cementitious render to the area of the first floor. The timber shopfront appears to date from the 19<sup>th</sup> century with the original fascia board and stone plinths retained. The shopfront incorporates the original 18<sup>th</sup> century painted limestone lugged and shouldered architrave with a raised and fielded panelled door with the original four pane overlight retained.

Pitched artificial slate roof behind parapet wall, having brick chimneystack to party wall.



View of front elevation of 5 Rutland Street.

**Exterior (Cont.)**



Details showing shopfront (above) and door to house having stone doorcase and original overhead.



View of the rear of No. 5, showing the brick return (above left).



## Windows

All original timber sash windows and any early replacements have been removed from the building. The front elevation windows have been replaced with uPVC, while to the rear there is a mixture of aluminium windows and modern timber casements. There is one opening to the rear, to the rear room of the first floor, which retains an earlier timber window. The original moulded stone window sills to the front facade have been retained, with simpler square profile stone sills to the rear.



Panoramic view of Rutland Street showing 5 Rutland Street.



View of junction between Nos. 4 and 5 Rutland Street, showing moulded stone window cills.



## Interior

### Basement

The basement comprises three rooms, although originally it appears to have comprised two rooms, with the front room now subdivided. Access was limited to the front of the building due to the amount of items being stored in the rooms, and the area to the front of the building beneath the footpath, and the brick coal cellars, were not inspected. There are suspended ceilings to the front and rear rooms, and the walls have been rendered with a very hard cementitious plaster. There is a raised timber floor to the rear room, while the front area appears to have a cement floor, but all areas could not be inspected. The stair from the first floor to the basement has been replaced with a concrete stair. There is a door with a camber headed opening below this stair leading to the rear yard.



Front room areas of the basement.



Rear room, showing altered camber headed window opening.

## Ground Floor

The ground floor was for many years occupied as a shop unit, most recently as a butcher's. It originally comprised two rooms, with these rooms now interlinked through a large archway between the rooms. The floor of the rear room is at a slightly higher level and the area to the return was converted to use as a cold room having a heavy metal door. The front hall, stair hall and stairwell are very intact.

### Front Room

Ceiling:	Modern suspended ceiling.
Floor:	Linoleum over timber boards.
Walls:	Modern plaster, with some areas tiled. Mural painting to wall above location of counter of shop. Some moulding retained above arch between rooms.
Joinery:	Some surviving sections of early shopfront. Later glazed door and inner porch.
Fireplace:	None.

### Rear Room

Ceiling:	Modern suspended ceiling.
Floor:	Tiled floor.
Walls:	Hard modern plaster to walls.
Joinery:	No early joinery items.
Fireplace:	None.

### Front Hall

Ceiling:	Lath and plaster ceiling having running cornice intact.
Floor:	Modern tiles to floor.
Walls:	Plastered walls.
Joinery:	Moulded panelling to arched opening between front and stair halls. Plasterwork moulding to the arched portion of this opening.
Fireplace:	None.

Ground Floor (cont.)



View of shop area



View of shop area showing mural painting to wall.



View of arch connecting two rooms of ground floor.



**Ground Floor (Cont.)**



View of rear room and door through to area in return.



View of front hall, towards front door (above left) and towards stair hall (above right)

## First Floor

The two rooms of this floor comprise mainly modern finishes, but important items such as original doors and architraves have been retained. The ceilings are modern plasterboard, but opening up work has not been carried out to date in order to determine whether all original plaster finishes have definitely been removed from below these modern finishes. It is likely that lime plaster wall finishes, and possibly even cornicing, may survive.

### Front Room

- Ceiling: Modern plasterboard ceiling, no cornice visible.
- Floor: Carpet over timber boards.
- Walls: Plasterboard walls, likely to have been applied over intact plaster finish.
- Joinery: Raised and fielded six panel door retaining lugged and shouldered architrave to the landing side (moulding to architrave on room side has been altered). Modern replacement door between front and rear rooms retaining lugged and shouldered architrave to the rear room side (moulding to architrave on room side has been altered). Simple moulded architraves without shutters to the windows, probably 19<sup>th</sup> century replacements.
- Fireplace: None visible due to plasterboard linings.

### Rear Room

- Ceiling: Modern plasterboard ceiling, no cornice visible.
- Floor: Carpet over timber boards. Linoleum to return floor.
- Walls: Plasterboard walls, likely to have been applied over intact plaster finish.
- Joinery: Five panel raised and fielded door retaining lugged and shouldered architrave to both sides. Lugged and shouldered architrave to the doorway leading to the return, but with door removed.
- Fireplace: None visible due to plasterboard linings.

**First Floor (Cont.)**



General view of front room.



View of front room showing doors to landing and rear room.



View of rear room showing door through to return.



**First Floor (Cont.)**



Door to front room (above left) and to return (above right).



Doors of the rear room, showing the original architraves retained.

## Second and Third Floors

The original joinery to these floors, with the exception of that to the staircase and stair hall, has been removed. Doors, architraves and window architraves have all been replaced with modern materials. The walls and ceilings are fitted out with plasterboard, but as mentioned regarding the rooms below, some original or early material may be retained beneath the plasterboard, which was not possible to see to date. The floors are timber board, but have been covered with linoleum, and it is therefore not clear the age of the boards below.



View of the front room, second floor, towards front elevation.



View of the front room, second floor, towards the rear, showing modern replacement doors.

## Second and Third Floors (Cont.)



Views of the rear room, second floor.



View of the front room, third floor.

## Staircase

The staircase is arguably the most important feature of this building, and its survival since the 18<sup>th</sup> century is rare in an urban context. It is unlikely that many more staircases of such an early date survive in Limerick city.

The staircase is a timber closed well closed string dog-leg staircase, and is of significantly wider proportions than those found to the later Georgian buildings to the remainder of the site. The balustrade has a wide moulded handrail and heavy turned spindles. Rather than the usual double newel post to each landing and half landing typical of later Georgian buildings, this staircase has instead a grouping of eight spindles as a post to the landings. The original wall string and dado rail have survived intact. A new surface has been applied over the original treads, thereby raising their height and necessitating a raise in the floor level of the landings. It appears, however, that the original treads are intact below.

It should also be noted that an original window architrave is also retained to the landing between the ground and first floors.



## Staircase (Cont.)



Details of staircase, showing the drop handrail, turned balusters and clustered balusters to landings.



Detail showing the dado rail, complete to the staircase.



## 6-7 Rutland St., Project Opera Site, Limerick

Record of Existing Building (initially carried out November 2007, updated June 2018)

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June 2018

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### Update of Existing Building Record – June 2018

This building was not accessed internally as part of the survey work carried out by JCA in June 2018. The building is a late-20<sup>th</sup> century rebuild of two Georgian terraced houses, incorporating a large stone doorway with fanlight and side lights which was salvaged from the previous building on the site. (Fig. 2)

When surveyed in 2007 no internal fabric of significance was recorded and all fabric appeared to date from the rebuild. The building retains a basement level, but no early fabric was visible when surveyed. The stone door case retained to the façade is included on the Record of Protected Structures in the current Development Plan for the city (RPS No. 317) and is also included in the National Inventory of Architectural Heritage (Reg. No. 21513008).

Remedial works have not been carried out to this building by LCC. The door and shopfront display window have been boarded up and the modern shopfront retained. Please see JCA's Existing Historic Buildings Summary Sheets Document June 2018 for further information on the current condition and extent of surviving fabric in this building.



Fig. 1: Location of 6-7 on Rutland Street.



Fig. 2: Limestone door case retained to No. 6 Rutland St.



## Record of Existing Building

### 6-7 Rutland Street, Limerick



November 2007



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### General

The building comprises a five- storey over basement building on the site of two earlier residential plots. It is situated at a point along Rutland Street where the street kinks which results in a non co-linear façade line. It comprises in-situ reinforced concrete (RC) structure with external RC columns and 4no. internal columns supporting flat RC slabs. The main staircase and services are located to the northern end. There is a secondary staircase to the southern end.

### Exterior

The front façade is of red brick and flat arches above window opes. At lower level there are two shopfronts: 'Rume' to the right hand side is in black marble, 'River Deep Mountain High' in the centre is in timber. To the left hand side is a salvaged door-set and surround in Palladian style [described in more detail below]. The top floor is sloped back at 45 degrees from just above floor level and clad in black slate with 'Velux' windows.



Top part of rear façade as seen from the Cahill May Roberts building.





Part of Rear Façade seen from Granary Building

**Salvaged Door Set:**

The door-set located on the left hand side of the façade is from an earlier banking institution for the same plot.

It is in the Palladian style with a double fluted limestone Doric pilaster and window either side of the main doorway, all of which is topped by a decorated stone lintol and fanlight above.



Current Setting



Historic Photo

**Interior:**

There is no clear plan form internally as the layout changes at each level. At basement level the internal partition walls are in concrete block on edge, on ground and 1<sup>st</sup> floors the partitions are lightweight timber stud, the 2<sup>nd</sup> and 3<sup>rd</sup> floors are generally open plan with four internal columns and the main stairs and services to the Northern end. Ceilings are generally painted to underside of an exposed concrete slab, where areas of the basement, ground and first have a suspended ceiling system.



Views at basement level





Views at ground floor level



First floor facing rear façade



First floor facing front façade at location of kink in wall



Second Floor showing general extent of open plan





Third Floor showing general extent of open plan similar to 2<sup>nd</sup> floor



Fourth floor level showing slope in roof line



Views of main staircase



View of secondary staircase

# JCA Architects



## 8 Rutland St., Project Opera Site, Limerick

Record of Existing Building (initially carried out October 2007, updated June 2018)

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June 2018

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## Update of Existing Building Record – June 2018

Since this building was recorded by JCA in 2007 there has been a deterioration in the condition of the fabric. Remedial structural works have been carried out by LCC which includes the propping of floors. The insertion of this supporting internal structure has resulted in the loss of much of the lath and plasterwork of ceilings but has stabilised the condition of the building. Wall and ceiling plaster linings have deteriorated, with a number of collapsed patches to ceilings and damage caused by water ingress to walls. The brick nogged walls of the ground floor are also now visible as linings have been removed.

The building has also been cleared of furniture and retail unit fixtures since last examined. Despite damage to the ceilings of the building, the remaining internal historic features recorded in the previous report are still retained to the building, and include window and door architraves, sections of dado rail, a number of panelled doors and the original staircase. A number of early window sashes also survive which have fine glazing bars. Sections of cornice are retained where the structural interventions have not impacted on these features, including in the area of the staircase. No. 8 Rutland St has one of the most intact historic interiors of the buildings to the Project Opera site. Please see JCA's Existing Historic Buildings Summary Sheets Document June 2018 for further information on the current condition and extent of surviving fabric in this building.



Fig. 1: Ground floor, front room, showing brick nogged walls between entrance hall and retail area.



Fig. 2: Rear room of ground floor, showing chimney breast.



Fig 3. First floor, front room.



Fig. 4: Second Floor, front room.



Fig. 5: Second floor, front room.





Fig. 6: Rear room, second floor.



Fig. 7: Staircase



Fig. 8: Staircase, third floor, top landing, showing drop rail balustrade.



# Record of Existing Building

## 8 Rutland Street, Limerick



October 2007



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## Introduction

No. 8 Rutland Street was surveyed by Jack Coughlan Associates on 3<sup>rd</sup> October 2007 in order to prepare the following building record to accompany a planning application which will incorporate this building.

The following report comprises a written and photographic record of the interior and exterior of the building, and includes an historical context for the building, including extracts from early Ordnance Survey maps.

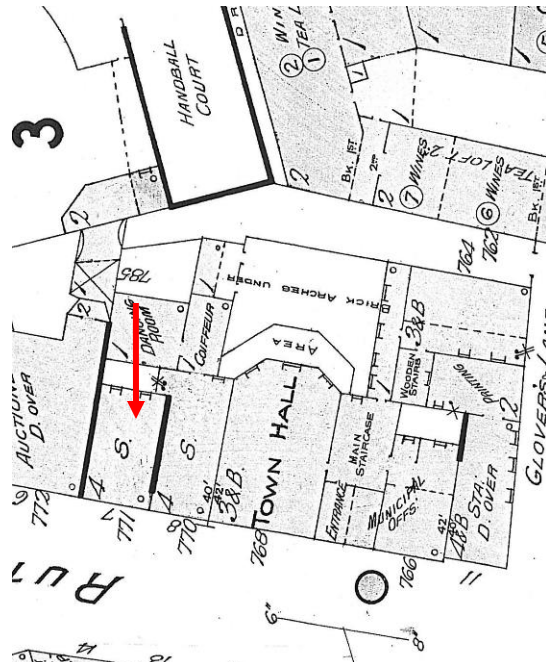
## Historical Context

The buildings on Rutland Street are some of the earliest surviving Georgian terraces in Limerick city, having being built following the construction of the Mathew Bridge in 1761-62. The Custom House, across the road from 8 and 9 Rutland Street, dates to 1765-69. In David Slattery's report Judith Hill notes that Colles's survey of 1769 shows that buildings on Rutland Street as far as the town hall had been constructed by the time of surveying.

No. 8 Rutland Street retains many interior features, particularly the staircase and joinery items. These, however, do not appear to be of mid-18<sup>th</sup> century date, as those found to No. 5 Rutland Street. It is likely that this building was modified from the original, or possibly rebuilt, in the early 19<sup>th</sup> century, from which date the majority of interior elements are retained.



OS map surveyed in 1900.



Extract from Goad Insurance Plan 1897.  
(Here named at 7 Rutland St.)

## Building Record

### Exterior:

No. 8 Rutland Street is a terraced two-bay four-storey over basement building having exposed Flemish bond brick front and rear elevations. Pitched roof having imitation slate and brick (partly rendered) chimneystack. Limestone cills to windows of front and rear elevation. No. 8 Rutland Street forms a pair with No. 9 Rutland Street.

Timber shopfront with integrated doorway to corridor and stair of house, having modern replacement door. Heavy metal roller blind fitted over remainder of shopfront. The shopfront is difficult to date, being of a type commonly seen on buildings since the 1900s.

20<sup>th</sup> century two-storey concrete block flat roofed outbuilding to rear, having concrete floors and a corrugated roof. This building faces on to the rear lane, but actually forms part of No. 9 Rutland Street although it extends across the rear of No. 8.



View of front elevation, showing exposed brick (above left) and detail of shopfront (above right).



**Building Record**

**Exterior (cont.)**



Rear elevation, showing additions leading off half landing of stairs.



View of rear of No. 8 Rutland Street.

## Windows

All windows to the front elevation have been replaced with uPVC. Some elements of the glazing to an early shopfront are retained, although the date is unknown.

To the rear elevation an early window has been retained at basement level; a double small pane timber sash. As noted above, an early, possibly original, window is retained to the half landing between first and second floor level. This window is a six over six pane window having no horns to the bottom (inside) sash and with narrow glazing bars. The remainder of the windows to the rear elevation are replacement timber sashes which are 20<sup>th</sup> century in date, but follow the likely glazing pattern of the original windows. The exception is the rear window to the ground floor, now partially blocked, which appears to have had a single pane sash window inserted.



Rear elevation windows; at basement level (above left) and the remainder of the windows (above right).

**Interior:**

The interior of 8 Rutland Street is largely intact and retains a high level of original joinery items, including the staircase, panelled doors and window and door architraves.

**Basement**

The basement comprises two rooms, and is accessed by way of a timber stair from the ground floor. There is an external door which leads from under these stairs to the small rear yard. The basement rooms are very full of packaging, timber and other discarded items, but is essentially intact. There is an arched niche to the rear room to the internal wall, but the two rooms do not ever seem to have been connected. The walls are constructed largely of rubble limestone, except for patches of brick where flues or window openings are located. There are no ceilings to the rooms, only the underside of the floors above. The walls are exposed in places where the limestone plaster has failed.

The front room has a doorway which leads to the front of the building, underneath the pavement above, where there are two light wells which originally allowed light to the basement level. This area leads to the two large brick coal cellars located under the street to the front of the building. There is also a large window opening to the front wall which allowed light from the light wells in the pavement through to the front basement room. A large twin sash window is retained *in situ* to the rear wall allowing light from the rear yard to the rear basement room.



View of front basement room showing window opening in front wall leading to the coal cellars (above left) and view from area located under the pavement, showing the openings in the front wall of No. 8 (right).





**Basement (cont.)**



Window to rear basement room (above left) and stair to basement (above right).

### Ground Floor

The two original floors of the ground floor have been opened to form one space which has been used as a retail unit. The plaster has been stripped from the walls exposing the brick and stonework of the wall structures. The party walls are of stone, with brick where flues are located, with the internal, front and rear walls constructed of brick. The walls to the hallway and stairwell are plastered and painted, with lath and plaster ceilings having a cornice. The timber floors are covered with a lino covering in both the shop and hallway areas. The door from the hall to the rear room of the retail area is a replacement, although the original architrave is retained. There is a moulded architrave to the arched opening between the front hall and the stairwell.

The shopfront retains some early elements, including the single pane lights over the display window, and a cast iron column. The doors to both the shop and hallway are modern replacements.



View of retail area to ground floor, showing part of shopfront and exposed walls.



Brick nogged wall between rear room of retail area and stairwell.

**Ground Floor (cont.)**



View from bottom of the staircase to front door, showing front hall, architrave to arched opening and cornice to ceiling.



### First Floor

The first floor originally comprised two rooms, although the front room has been subdivided to form two rooms, each having one window to the front elevation. This subdivision appears to have been carried out a significantly long period of time ago. For the purposes of this record the front room will be treated as one.

#### Front Room

Ceiling: Lath and plaster ceiling with moulded cornice

Floor: Timber boards

Walls: Plaster walls, with timber dado rail

Joinery: Six panel door with architrave leading from landing to front room, narrow six panel door with architrave between front room and rear room. Moulded architraves with panelled shutters to windows. Moulded dado rail and picture rail. Skirting largely intact.

Fireplace: Fireplace is blocked up.



View of two sides of front room, originally one room, showing cornice, timber boards and panelled window architraves.

### First Floor (cont)

#### Rear Room

A small area has been partitioned off from the main room. This is a recent alteration.

Ceiling: Lath and plaster ceiling with moulded cornice

Floor: Linoleum over timber boards.

Walls: Plaster walls.

Joinery: Six panel door leading from landing. Simple replacement architrave to window.  
Picture rail.

Fireplace: Blocked fireplace.



Views of rear room, showing door to landing and corner of partitioned area (above left) and window (above right). Note the cornice to the ceiling.

## Second Floor

The first floor originally comprised two rooms, although the front room has been subdivided to form two rooms, each having one window to the front elevation. For the purposes of this record the front room will be treated as one.

### Front Room

**Ceiling:** Lath and plaster ceiling with moulded cornice to two sides of room. A section of a different cornice, not original, can be seen to a third side.

**Floor:** Timber boards with carpet over.

**Walls:** Plaster walls.

**Joinery:** Five panel door with architrave leading from landing to front room. Modern door to partition wall which divides the front room. Window architraves are modern replacements. Timber picture rail. Skirting largely intact.

**Fireplace:** Fireplace is blocked up.



View of one half of front room, showing panelled door leading from the landing.



**Second Floor (cont.)**



Second half of front room, showing chimney breast and cornice.

## Second Floor (Cont.)

### Rear Room

Ceiling: Lath and plaster ceiling with complete moulded cornice.

Floor: Timber boards with carpet over.

Walls: Plaster walls.

Joinery: Five panel door with architrave leading from landing. Window architrave is modern replacements. Timber picture rail. Skirting largely intact.

Fireplace: Fireplace is blocked up.



View of rear room, showing chimney breast, cornice and picture rail.

### Third Floor

As with the floors below, the front room of the third floor has been subdivided with a partition. For the purposes of this record the front room will be treated as one.

#### Front Room

Ceiling: Hard board ceiling to one half of original room, timber tongue and groove ceiling to the other.

Floor: Timber boards with carpet over

Walls: Plaster walls.

Joinery: Five panel door with architrave leading from landing to front room, with a second five panel door to the partition wall. Very simple modern architrave to windows.

Fireplace: Fireplace is blocked up.



Views of both sides of the subdivided front room, with the panelled door the landing (above left).



### Third Floor (Cont.)

#### Rear Room

Ceiling: Lath and plaster ceiling. Timber cornice, not original.

Floor: Timber boards with carpet over

Walls: Plaster walls.

Joinery: Five panel door with architrave leading from landing, having hardboard applied to landing side and part of second side. Very simple modern architrave to windows. Modern skirting.

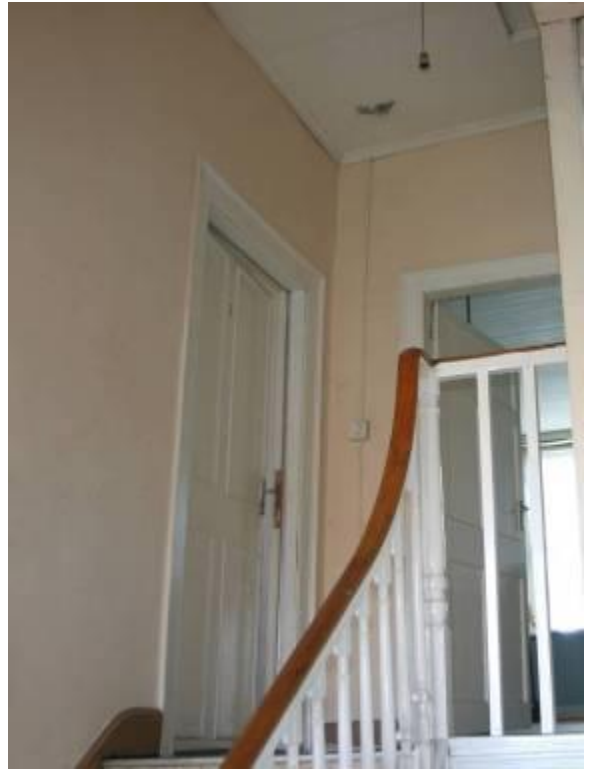
Fireplace: Fireplace is blocked up.



View of rear room showing panelled door (left) and replacement sash window (above).

**Staircase**

Timber dog-leg closed well, closed tread staircase having painted turned balusters and a varnished handrail. Moulded cornice to stair soffit and hanging newel posts. Linoleum applied to treads. Balustrade has a drop handrail to the top landing. Wall stringer intact. The flight from ground floor to basement is of timber with a plastered soffit but has had original balustrade removed.



Typical section of stair and handrail (left) and detail showing drop handrail to top floor (above).

**Staircase (Cont.)**

Other significant features found to the stairwell include the moulded plaster cornice to the ceilings of the landing and half landing areas, the early or original window and architrave at half landing level between the first and second floors, and the arched architrave to the half landing between ground and first floors. This would originally have been a large round-headed window lighting the stairwell, but was later converted to a doorway when a small bathroom was added as a return to the stairs to the rear elevation.



View of staircase showing round-headed opening to the half landing between ground and first floor levels, which was originally a window opening.



# JCA Architects



## 9 Rutland St., Project Opera Site, Limerick

Record of Existing Building (initially carried out October 2007, updated June 2018)

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June 2018

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### **Update of Existing Building Record – June 2018**

Since this building was recorded by JCA in 2007 there has been a marked deterioration in the condition of the fabric. Remedial structural works have been carried out by LCC which include the propping of floors and has halted much of the previous water ingress, although the building is not completely weatherproof and water ingress continues particularly to the party wall with No. 8 Rutland St. There is a serious outbreak of dry rot in this location which is affecting not just the original building, but also the timber beams of the remedial structural works. (Figs. 1-3) This building now has a sheeted corrugated metal covering to the roof and a number of window heads have been replaced. (Figs. 4 - 5)

Modern linings and fittings have been removed since this building was originally recorded by JCA, and it is now evident that no lath and plaster ceilings are retained. Much of the wall plaster to the upper floors has been removed and has revealed the brick nogged internal walls. The original timber staircase has been retained (from the first floor and above), although the plaster soffit has been removed to almost the entirety of the stair and the balustrade is damaged. (Figs. 6-7) A polished stone fire surround to the first floor front room has been removed since the building was recorded in 2007.

This building forms a pair with No. 8 Rutland St. It is closely interlinked to the former Town Hall to the rear, where the stairwell elevation to this house is constructed as if forming the outer bay of the Town Hall rear elevation.

This building is included on the National Inventory of Architectural Heritage's record for Limerick city (Reg. No. 21513007) and is a Candidate Protected Structure on the current Development Plan. Please see JCA's Existing Historic Buildings Summary Sheets Document June 2018 for further information on the current condition and extent of surviving fabric in this building.



Fig. 1: First floor, front room, showing remedial structural works. The fire surround has been removed since this building was recorded in 2007.





Fig. 2: Second floor, front room.



Fig. 3: Second floor, showing bricked nogged partition and water ingress along party wall.



Fig. 4: Rear room, third floor.





Fig. 5: Corrugated sheets to roof.



Fig. 6: Staircase, first floor.



Fig. 7: Staircase, second floor.

# Record of Existing Building

9 Rutland Street, Limerick



October 2007



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## Introduction

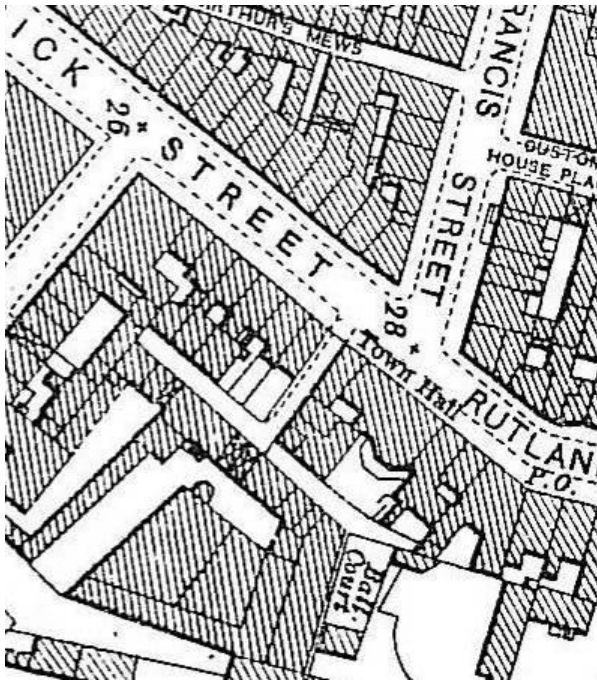
No. 9 Rutland Street was surveyed by Jack Coughlan Associates on 16<sup>th</sup> October 2007 in order to prepare the following building record to accompany a planning application which will incorporate this building.

The following report comprises a written and photographic record of the interior and exterior of the building, and includes an historical context for the building, including extracts from early Ordnance Survey maps.

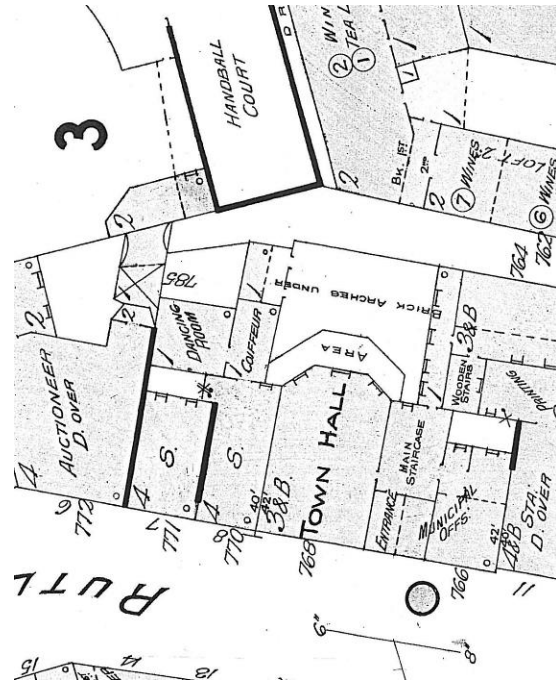
## Historical Context

The buildings on Rutland Street are some of the earliest surviving Georgian terraces in Limerick city, having being built following the construction of the Mathew Bridge in 1761-62. The Custom House, across the road from 8 and 9 Rutland Street, dates to 1765-69. In David Slattery's report, Judith Hill notes that Colles's survey of 1769 shows that buildings on Rutland Street as far as the town hall had been constructed by the time of surveying.

No. 9 Rutland Street has been very heavily altered to the basement and ground floors. To the upper floors some elements are retained, although the building is in very poor condition. The elements retained however, are not of a mid-18<sup>th</sup> century date, suggesting, as with No. 8 Rutland Street, this building was heavily remodelled or rebuilt in the 19<sup>th</sup> century.



OS map surveyed in 1900.



9 Rutland St (here identified as 8 Rutland St., on the Goad Insurance Plan 1897).



## Building Record

### Exterior

No. 9 Rutland Street is a terraced two-bay four-storey over basement building having exposed Flemish bond brick front and rear elevations. It is situated adjacent to the Town Hall. It has a pitched roof having imitation slate and brick (partly rendered) chimneystack. Limestone cills to windows of front and rear elevation. The brickwork to the west bay of the rear elevation matches that of the rear of the Town Hall, and has been knitted in to the rear elevation of the this adjacent building. No. 9 Rutland Street forms a pair with No. 8 Rutland Street.

Modern timber shopfront with integrated doorway to corridor and stair of house, having modern replacement door. Heavy metal roller blind fitted over remainder of shopfront, which incorporates double doors. Earlier fabric may be retained beneath this modern shopfront.

20<sup>th</sup> century two-storey concrete block flat roofed outbuilding to rear, having concrete floors and a corrugated roof. This building faces on to the rear lane. Also to the rear is a small brick building with blocked window openings to the upper level, which has a round headed carriage arch to the laneway and a brick vault to the interior. It appears that it may have been a small stable, with a loft over, as can be seen to other parts of the city. There are a series of similar rear buildings with arched openings and vaulted interiors to the rear of the Town Hall, which is adjacent.



Views of the roof and front elevation of No. 9.

**Exterior (Cont.)**



View of the rear of No. 9, showing to the right the associated outbuilding, probably a stable.



Arched entrance to the outbuilding.



Interior of outbuilding, showing blocked entrance and vaulted ceiling.

## Windows

The windows to the top floor of the front elevation have been replaced with uPVC and the openings at basement level have been blocked up (although access has been left to the area under the footpath and the cellars). The first and second floor window of the front elevation are 20<sup>th</sup> century replacement timber sash windows.

Windows to the rear have been replaced with uPVC, with the window openings to the stairwell blocked up with concrete block.



Detail of front elevation, showing timber replacement windows on the second floor, and uPVC to the third floor.



### **Interior**

The interior is generally in poor condition to the upper floors, particularly to the rear which projects further than that of No. 8 Rutland Street., and appears to be an annexe which was added at a later stage to the original building. To the ground and first floors the building has been heavily altered to accommodate a Centra store. The ground to first floor staircase was removed and the upper floors closed off from the rest of the building for many years.

### **Basement**

The plan form of the basement has been altered and it has been extended to the rear. Concrete floors have been poured, and additional supports put in to provide structural report for the store above. All finishes are modern. The openings of the front elevation have been blocked up, although a small access has been left to allow entry to the areas under the pavement and to the single wide vaulted area below the street in front of the building.



General view of basement.



View of brick vaulted cellar below the street.

## Ground Floor

As with the basement, this area has been significantly altered to accommodate the Centra store. Most of the area is lined with stud walls over the plaster walls, and there is a suspended ceiling. The floor is tiled. All the surface finishes are modern, although areas of lime plaster, some with early wall paper, can be seen where the stud walls have been removed.



View of ground floor towards the front of the building.



View of the ground floor towards the rear of the building.

## First Floor

The upper floors comprise the stairwell, a short hall, and a front and rear room. As mentioned above the rear room appears to have been altered and extended out. The original rear elevation wall is visible at each level.

### Front Room

Ceiling: Suspended ceiling, with lath and plaster ceiling having cornice visible above.

Floor: Timber floor with chipboard panels over.

Walls: Plaster walls with paper over.

Joinery: Skirting intact. Doors and architraves removed.

Fireplace: Fire surround having cast iron and tiled inset, c. 1910.



View of front room, showing windows and the front elevation.



View of front room showing fireplace.



## Rear Room

Ceiling: Suspended ceiling, with lath and plaster ceiling having cornice visible above.

Floor: Timber floor with chipboard panels over.

Walls: Plaster walls with paper over. Large arched opening through to rear annexe. Brick nogged wall partition between hall and rear room, now with almost all bricks removed.

Joinery: No early or original items noted.

Fireplace: Tiled fire surround c. 1960-70.



View from rear room to rear of building, showing original rear wall and blocked up window opening.



View from hall to rear room, through former brick nogged partition.

## Second Floor

### Front Room

Ceiling: Suspended ceiling. Remains of lath and plaster ceiling above.

Floor: Timber floor having chipboard nailed on top of boards.

Walls: Plastered walls, some hardboard and dry-lining to areas, including to partition wall between front and back rooms, which is a brick nogged wall.

Joinery: Doors and architraves removed.

Fireplace: Blocked fireplace.



General view of front room, second floor.

## Rear Room

Ceiling: Suspended ceiling. Remains of lath and plaster ceiling above.

Floor: Timber floor having chipboard nailed on top of boards.

Walls: Walls plastered and papered.

Joinery: Doors and architraves removed. Some sections of skirting retained.

Fireplace: Fireplace blocked up and not visible.



General view of rear room.



View from rear room through to annex.



### Third Floor

#### Front and Rear Rooms

Ceiling: No ceiling. Roof timbers exposed. Frame of suspended ceiling retained.

Floor: Timber boards.

Walls: Plastered walls.

Joinery: Doors and architraves removed.

Fireplace: Fireplaces blocked up and not visible.



View of front room



View from rear room to front room.

## Staircase

Timber dog-leg closed well staircase having painted turned balustrade and handrail. Wall stringer intact. Plain un-turned balusters to flights between second and third floors. Running cornice along soffit of stairs. Window openings to the stairwell are large, but blocked up with concrete block. Moulded architraves are retained to the openings between the first and third floors.



General view of staircase between second and third floors (above left) and detail showing balustrade (above right).



## **Bogues Yard Buildings, Michael St., Project Opera Site, Limerick** Record of Existing Building (initially carried out November 2007, updated June 2018)

21 SUNDAYS WELL ROAD, CORK

June 2018

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### Update of Existing Building Record – June 2018

The buildings are located in the area of the former Bonded Warehouses, as indicated on the Goad Fire Insurance plans of the late 19<sup>th</sup> century. However the existing structures appear to be primarily constructed of concrete block and modern materials.

When initially recorded by JCA in 2007, this range of buildings was still in use. Although the roof structures are retained, since that time the condition of the structures has deteriorated considerably. The window openings to the ground floor levels have been boarded up, and the glazing of the fenestration of the upper floors has been vandalised with the majority now missing.



Fig. 1: Northern range of the building.



Fig. 2: Eastern range.



Fig. 3: Eastern range.

# Record of Existing Building

## Bogues Yard Buildings, Limerick



(November 2007)

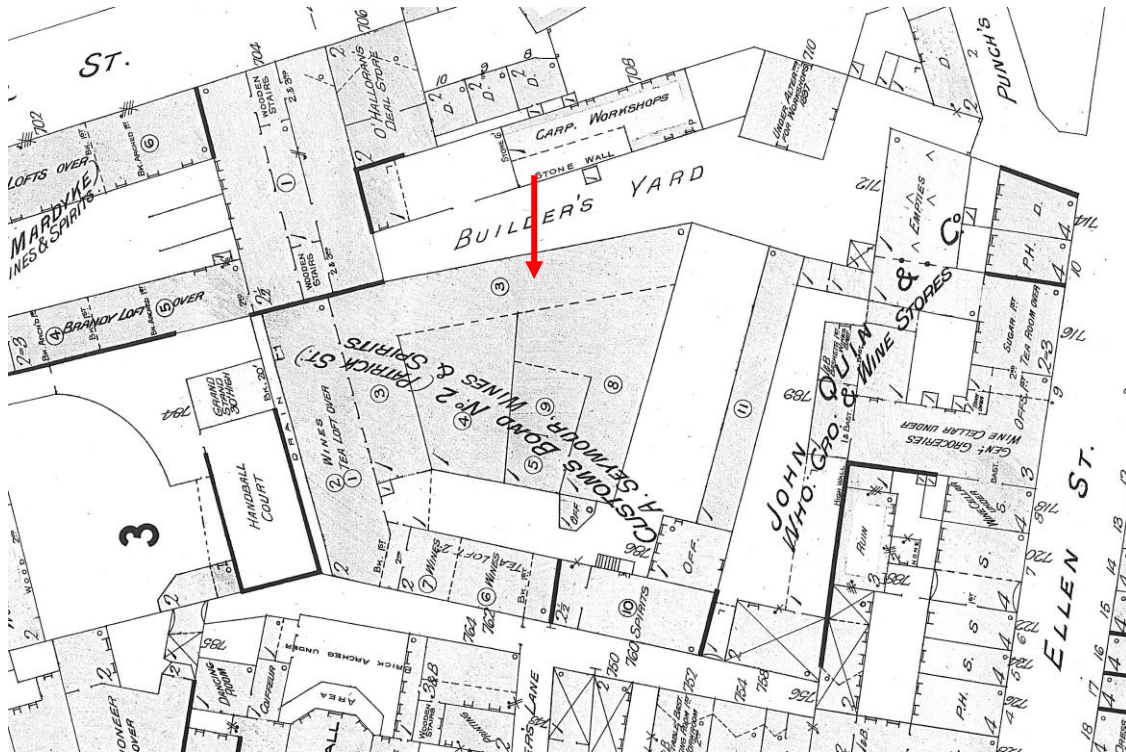


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## Introduction

The buildings in the area known as Bogue's Yard were surveyed by Jack Coughlan Associates on 8<sup>th</sup> November 2007 in order to prepare the following building record to accompany a planning application which will incorporate this building.

The following report comprises a written and photographic record of the interior and exterior of the building, and includes an historical context for the building, including extracts from early Ordnance Survey maps.



Extract from Goad Insurance Plan, 1897. The Bogue's yard buildings formed part of the Bonded Warehouses indicated on this map. The building existing today appear to be substantial rebuilds comprising concrete block walls.

## Exterior

The buildings comprise a collection of single and two storey lean-to and double pitched roof structures. The larger and the majority of structures are to the Northern and Eastern sides of the yard with a small single storey lean-to to the West.

The structure is generally in concrete block with the use of reinforced concrete edge piers in the larger buildings and intermediate column supports in either steel or concrete block.

The roofs are generally of corrugated fibre cement panels on steel purlins on steel trusses. The small lean-to building has a corrugated metal roof on timber rafters.





Buildings to Northern Edge of Yard



Buildings to Eastern Edge of Yard



Small Lean-to at Western corner of Yard



Interior of Lean-to Building

**Interior:**

The ground floor levels are generally in concrete and screed. The intermediate floors in the larger buildings are timber on steel universal beams. Wall finishes are generally limited to painted blockwork with a small amount of plasterboard on stud partitioning. The stairs are in mild steel with timber threads.



Interior of large double height space with mezzanine



View above mezzanine showing roof



Floor space with intermediate steel columns



Composite photograph of upper level



View showing steel truss



# JCA Architects



## **Former Cahill May Roberts building, Bank Place., Project Opera Site, Limerick**

Record of Existing Building (initially carried out December 2007, updated  
June 2018)

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June 2018

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### **Update of Existing Building Record – June 2018**

This building comprises a three-storey office block to the front of a large single storey open plan warehouse building. It has had various uses since first recorded by JCA in 2007 and is reasonable repair. Renovation works including repainting were recently carried out.

This building was constructed during the latter half of the 20<sup>th</sup> century, and does not retain any fabric that would be deemed to be of historical or architectural significance. It was constructed on the site of Georgian terraced houses which stretched from the corner of Bank Place and Rutland Street to the granary building. Early Ordnance Survey maps show these buildings had basements reached by way of steps and open light wells surrounded by railings.



Fig. 1: Bank Place elevation.

# Record of Existing Building

## Cahill May Roberts, Bank Place, Limerick



November 2007



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## **Introduction**

The Cahill May Roberts building on Bank Place was surveyed by Jack Coughlan Associates on the 8<sup>th</sup> of November 2007 in order to prepare the following building record as requested in Condition 11 of An Bord Pleanála's planning permission for planning register reference no. P05/548.

The following report comprises a short written and photographic record of the interior and exterior of the building. This building was constructed during the last quarter of the 20<sup>th</sup> century, and does not retain any fabric that would be deemed to be of historical or architectural significance.

## **Exterior**

This building comprises a three-storey office block to the front of a large single storey open plan warehouse building. The office building is a concrete frame structure having a glazing system that incorporates spandrel panels between the floors. The warehouse structure is of reinforced concrete piers with concrete block infill, supporting a steel truss roof and corrugated fibre cement roof cladding. There is a very low pitch, almost flat bituminous covered roof to the office block facing Bank Place.



View of front of the building, from Bank Place.

**Exterior (Cont.)**



View of the front and side of the building from Bank Place.



View from above showing the roof of the warehouse building.



Side and rear of main building to right facing lean-to outbuildings on left of photo.

## Interior

The three-storey front block of the building comprises office space, with a staircase and toilets. There is a large open plan office to the front of the building on the ground and first floors, with smaller offices to the rear. The finishes comprise concrete ceilings, concrete floors with carpet tiles over, plaster board or plastered walls and timber doors. The staircase is an open well concrete staircase with timber treads and a metal handrail.

The large warehouse area to the rear is open plan having a concrete floor and exposed or painted concrete blocks to the walls.



View of typical open plan office area to the front of the building.



Internal wall to office area, showing access to stairwell.



Interior (Cont.)



View of staircase.



Typical toilet area.

**Interior (Cont.)**



Views of the interior of the warehouse area (above and below).







## **The Granary, Michael St., Project Opera Site, Limerick**

Record of Existing Building (initially carried out December 2007, updated June 2018)

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June 2018

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### Update of Existing Building Record – June 2018

This building has remained in constant use since it was surveyed in 2007 and is in good structural repair. The city library is still located to part of the granary building and largely within a new structure added in the 1980s. The ground floor, which retains a vaulted ceiling structure, maintains a public bar with access to the courtyard (opening on to Bank Place). A night club use is maintained to the southern end of the building.

Internal works have been carried out since previously recorded, but this work has only involved the replacement of 1980s internal fabric.

The Granary is a protected structure on Limerick City's Development Plan (RPS 302) and is included on the NIAH record for Limerick city (Reg. No. 21513017). The stone gate piers and cast iron railings and gates located to the south end of the building are included on the NIAH record for the granary. These gates appear to have been salvaged from another location and reused rather than being an original feature associated with the granary building. (Fig. 1)

There are no significant changes to this building to report since first recorded in 2007 by JCA.

Please see JCA's Existing Historic Buildings Summary Sheets Document June 2018 for further information on the current condition and extent of surviving fabric in this building.



Fig. 1: The granary, from Michael St.



Fig. 2: Granary, Bank Place.

# Record of Existing Building

## The Granary, Michael St., Limerick



December 2007



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## Introduction

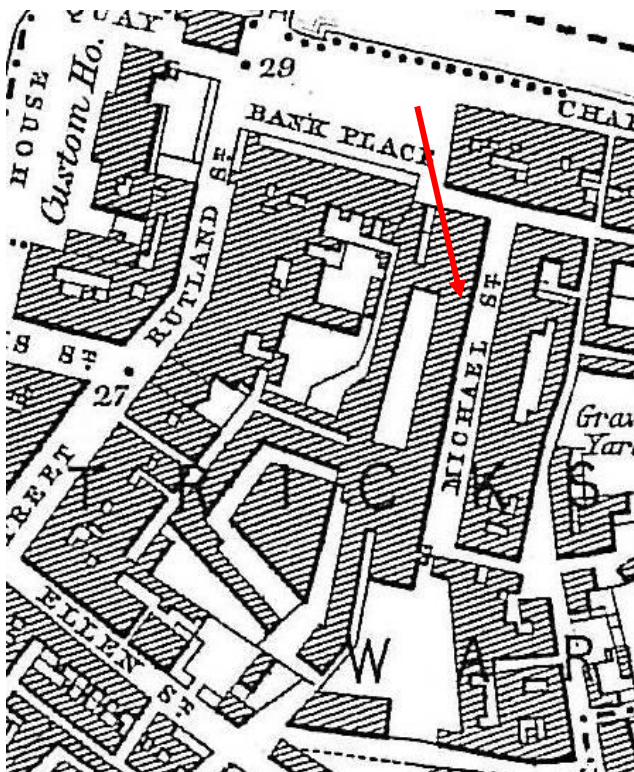
The building known as The Granary, on Michael Street, was surveyed by Jack Coughlan Associates on the 28<sup>th</sup> of November 2007 in order to prepare the following building record to accompany a planning application which will incorporate this building.

The following report comprises a written and photographic record of the interior and exterior of the building, and includes an historical context for the building, including extracts from early Ordnance Survey maps.

The Granary is a protected structure on Limerick City's Development Plan (RPS 302) and is included on the NIAH record for Limerick city (Reg. No. 21513017).

## History and Context

The granary building is one of the earliest known multiple storey warehouses to be built in Limerick. The ground on which the building was constructed was bought by Philip Roche in 1787. A datestone on the corner of the existing granary building has an inscription 'Michael Street 1787'. Although this is set in to the building it may be the date that the street was laid out rather than the building constructed, although it is likely that the granary was built in the late 1780s. Philip Roche was a well known and successful merchant who carried out large scale business as an exporter of flax, cereals, seed, etc. He is likely to have chosen this site for the large warehouse because of its proximity to the old harbour, now the location of the potato market a few hundred yards to the north west.



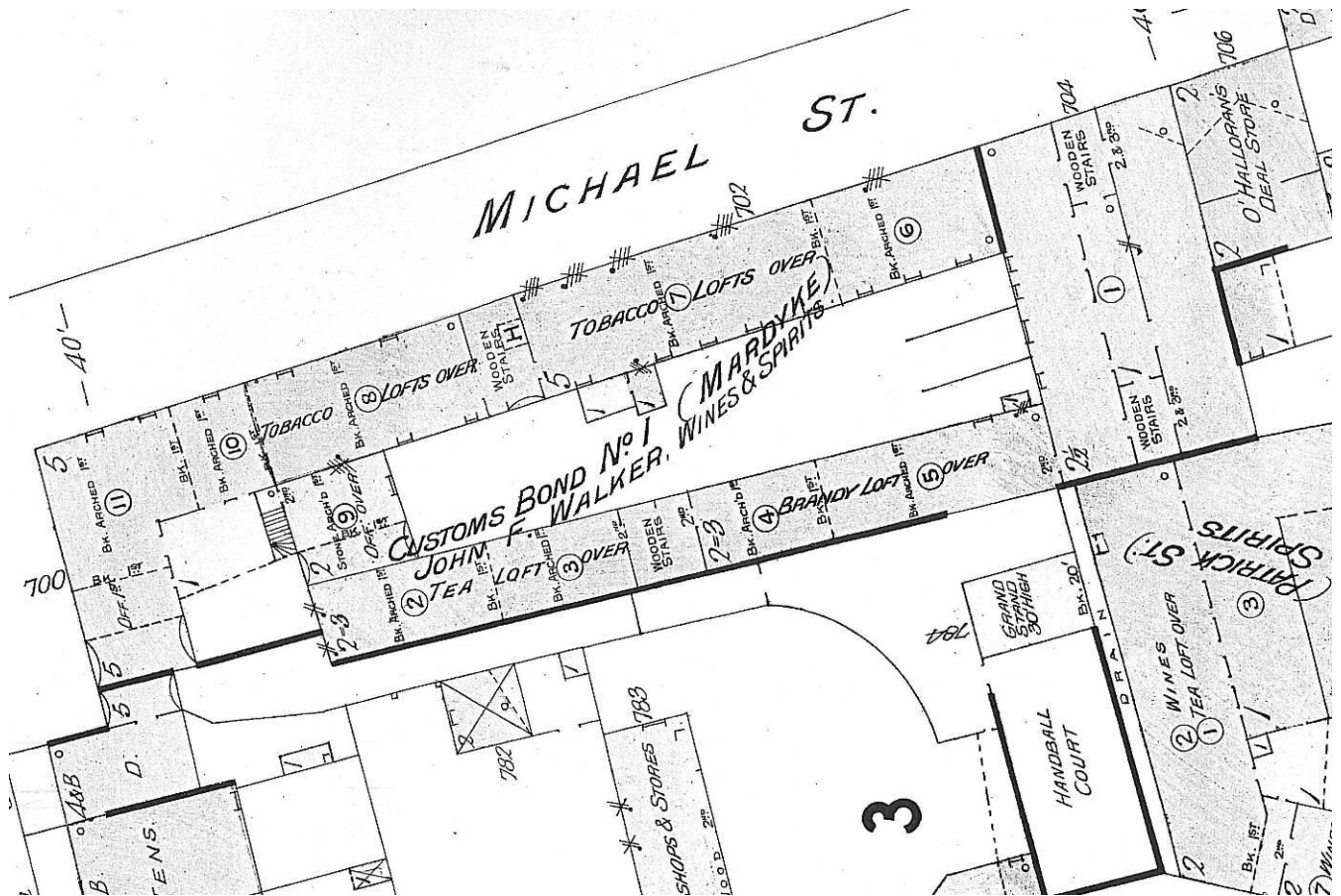
Date stone as granary quoin (above).

Extract from the 1840-41 Ordnance Survey map of the city showing the building now known as the granary, in addition to several other attached sections, now demolished.



## History and Context

In the 19<sup>th</sup> century ownership of the store passed to Thomas Kelly, a nephew, and the building was leased to the custom authorities as a bonded warehouse for spirits, wine and tobacco, and the store continued to serve that purpose until the 1970s when bonding operations ceased.



Details from 1897 Goad Fire Insurance Plan (above right), which shows how the various parts of the building were used, the location of the staircases, brick vaults, etc. The building to the west, part of the bonded warehouses and also having brick vaults to the ground floor, was demolished in the late 20<sup>th</sup> century.

In the 1980s, following the closure of the bonded warehouses, the granary building was sold, the main building retained and redeveloped, with an extension added to house the Limerick City Library. The work was carried out in 1982 by O' Reilly Design and Planning Services. The work at this time included the demolition of the smaller western wing and the construction of a new wing for the library adjoining the main building to the west. It is linked to the original building by way of a glazed stair and circulation area and glazed public library reading room. To the old building, the timber floors were removed and new floors inserted, with height restrictions allowing for one floor less than to the original building. The brick vaulting over the basement or lower ground floor level was retained, and a bar and nightclub located to these areas. The floors above comprise office space. The roof was re-covered, but the main roof timbers were retained, and are largely visible from the offices on the top floor.

## Building Record

This large former grain store and bonded warehouse, as mentioned above, was originally bigger having a second long building adjoining to the west. The surviving building fronts the river at Bank Place, with a long, straight multiple-bay elevation to Michael Street.

## Exterior

This five-storey multiple bay former warehouse is constructed of squared rubble limestone having squared flush limestone quoins to corners and red brick surrounds to segmental window openings. Loading bays to first through fourth floors to both Bank Place and Michael Street. Carriage arch and red brick chimney stack to Bank Place, and large modern opening to Michael Street which now forms the main entrance to the building.

The roof has been repaired and re-covered with artificial slate, although the original main roof timbers are retained. Gutters are aluminium, as are the casement windows and window cills throughout. The original windows are likely to have been timber sashes.

There is a length of high limestone wall to the south of the west courtyard which appears to be the only retained section of the former adjoining building warehouse building.

To the south end of the building, on Michael Street, a further adjoining building was removed, and a new courtyard space created. This area is accessed by way of a salvaged limestone gateway having four cut stone piers and decorative cast iron railings. This gateway was only added in the 1980s following the conversion of the granary building. The scars of the earlier buildings and several remaining high walls can be seen around this courtyard.

The building was extended in the 1980s to create a circulation space, stair and lift lobby and a new building to house the Limerick City Library public reading room, book store and offices. The 1980s additions are of steel frame and glazed construction, having a red brick section with glazed stairwell to the west elevation.



View of the granary building from Bank Place.



## Exterior (Cont.)



Exterior of the Michael Street elevation, towards Bank Place.



Salvaged gateway to the east end of the granary, showing the library building behind.



## Exterior (Cont.)



View of south courtyard to granary, showing the 1980s library extension and the remnants of the remainder of the original adjoining warehouse building (right of picture).



View from stairwell of library, to the west, showing the south and east facing elevations of the granary.

Exterior (Cont.)



View through carriage arch to Bank Place.



View of east end of granary, showing the glazed public library reading room area.



## Interior

As noted above, the interior of the granary was almost completely gutted during the 1980s conversion, with all floors, supporting piers or columns, stairs etc. removed. The only internal element to be retained was the brick vaulting to the basement/lower ground floor.

At present the building houses a bar and nightclub to the basement/lower ground floor, offices and the public library reading room to the ground floor, and office space to the upper floors which was subdivided into small units by way of modern partition walls.

### Basement/Lower Ground Floor

There are two halves to the lower ground floor, divided in the centre by the staircase which leads from the main entranceway off Michael Street. To the west side is the bar area, which is almost open plan, but incorporates some toilets, storage and a small kitchen at either end. The large arched openings on to the courtyard are glazed with large sheets of clear glass which allows for the original arcade to be easily read. The opening of this arcade have been lined with new brickwork. The brick vaults supporting the floor above are exposed and intact, and rest of cut limestone piers.

The second half of the building, to the east, houses a nightclub at this level. Part of the nightclub is located within the modern extension, and part is located within the old granary building where again the brick vaulting is retained and exposed. The arcade of the original south wall has been left intact.



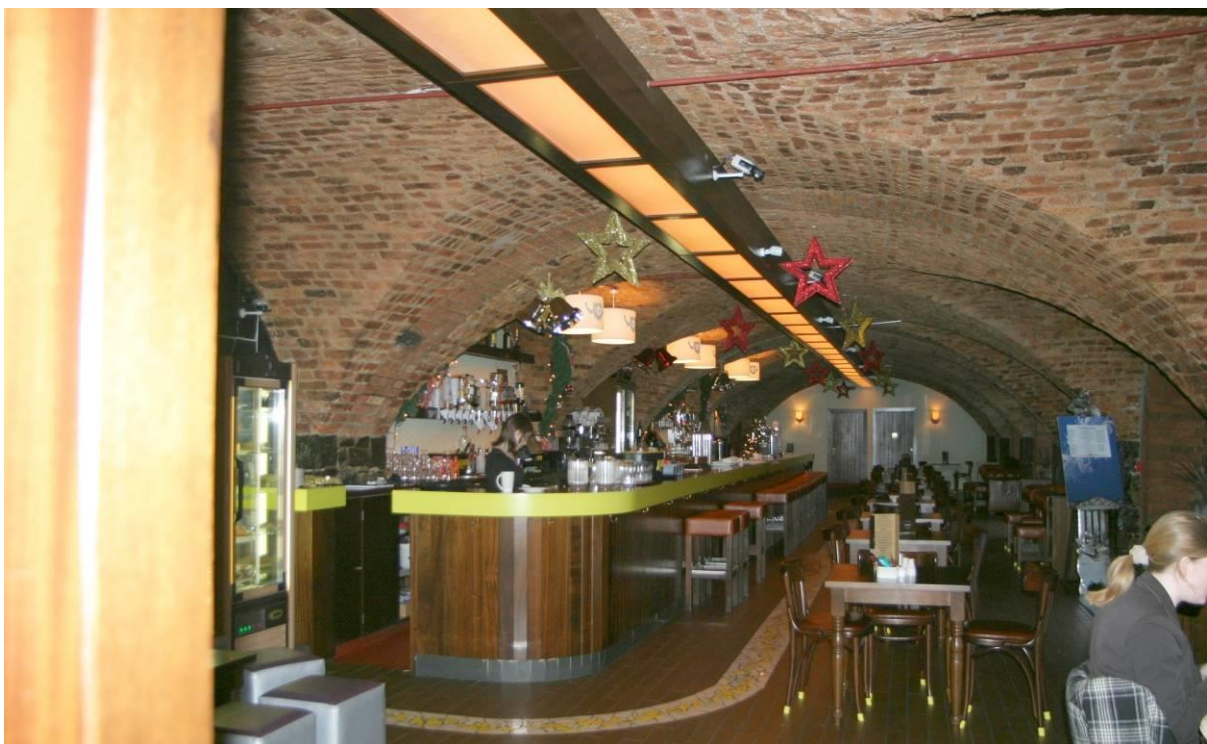
General view of the bar at basement/lower ground floor level, showing the brick vaults (to north).



**Basement/Lower Ground Floor (Cont.)**



Detail of typical pier showing stone pier with brick vault (above left) and detail showing one of the two blocked arches at the north end of the building, facing the courtyard.



View of bar area, looking south.

## First Floor

This floor comprises small office spaces to the northern half of the building, with the southern section forming part of the library's public reading room. All internal fittings and features have been removed, with new concrete floors and partitions inserted. The interior stone and brick wall finishes have been left exposed and un-plastered, with some areas simply painted directly on to the masonry.

The office areas are subdivided by modern stud partition walls, while the library area is generally open plan, and accessed through enlarged opens inserted in the west wall of the original building. These opens are lined with new brick.

To the north end of the building is located an escape staircase, which is of concrete with metal handrail.



View from public library area, with original granary building to the left.



View from original granary area through to 1980s library extension.



**First Floor (Cont.)**



View of office area to north section of first floor, showing the corridor (left) and a typical office (above).



View of Michael Street entrance (above) and the escape stair to the north end (above right).



## Second Floor

All of the second floor of the original granary building comprises office space, with that located to the south of the building, above the library, occupied by library staff. The finishes and general layout are as to the first floor northern section of the building; a long corridor to the west, having subdivided space as individual offices overlooking Michael Street. Again the exposed masonry walls are not plastered but painted.



Typical corridor view on second floor.



View of corridor and rooms to second floor (above) and a typical office space (above right) showing painted exposed masonry and blocked window opening, showing the change in floors levels of 1980s interventions.

### Third Floor

The third, top, floor is occupied by Shannon Development and differs from the storeys below in that it incorporates the exposed roof structure which adds extra height to the space. In some areas the roof trusses have been boxed in (to the south section of the building), but to the majority of the floor the timbers are exposed and visible (to the central reception and to the north section). To the south a west corridor gives access to small, subdivided office space, and to the north section the individual office units are located around the external walls with partitions that do not reach to ceiling height, so that the whole roof structure is exposed above them.



View of south corridor, and a typical office space.



Exposed roof timbers to the reception area.

**Third Floor (Cont.)**



View of offices and exposed roof structure to the north section of the second floor.



North section of the second floor, showing roof trusses.



## 1980s Extension to the Granary Building

As noted above, the 1980s extensions comprise buildings of steel frame and glazed construction, having a red brick section with glazed stairwell to the west elevation. This is linked to the original building by way of a glazed stair and circulation area and glazed public library reading room. Internally, the majority of spaces comprise dry-lined walls, carpeted concrete floors and suspended ceilings. The floor and stairs to the glazed stairwell area are of polished stone/marble.



Composite photograph of the lobby/stairwell area, ground floor.



Typical office to the 1980s building, looking towards the old granary building.



View of one of the main library storage areas to the 1980s building.