

# 139-149 North King Street detailed historic building survey



PROJECT NAME

139-149 North King Street detailed historic building survey

CLIENT

SCA Planning, Unit 217 Glencullen House, Kylemore Road, Dublin 10

PROJECT REF

AP25-05

PROTECTED STRUCTURE

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# Section 1 Introduction

## Report summary

This is a detailed historic building survey of the soap factory building at 139-149 North King Street Dublin 7. The survey information is analysed to determine date/phasing and address the social and industrial significance of the building remnants, and the impact of the proposed building. The survey is based on examination of detailed site inspection, cartographic analysis and historical research.

In order to understand the building remains, the historical background explains how the site was initially shaped by its proximity to the nearby livestock market place of Smithfield, initially leading to the establishment of cattle yards, and ultimately providing the tallow that was the raw material for the soap making industry. Further research follows the development of the Phoenix Works/Crean soap factory and the role that this building played in the events of the 1916 Easter Rising, and how the expansion of the soap factory led to the destruction of the tenement system in this specific area and created a long-term source of employment for the local community, even during difficult economic periods, such as the Great Depression of the early-1930s.

The key surviving remains of the soap factory are the north and east facades, which were constructed in two or three phases from c. 1886-1900 to the c. 1920s and 1930s.

Detailed analysis of the physical remains combined with historical research allow the nuanced phasing of different parts of the facades. Internally, the earliest remains are a series of steel columns and beams which formed the structure of the soap factory. These survive on all floors, and again two phases are identified: the first c. 1886-1900 from the original factory, and the second to its expansions c. 1920s and 1930s.

The report concludes that the building remains are interesting and important, and worth preserving, and articulates why in terms of social and industrial significance.



site location



development proposals ground floor

## Development proposals

The development at 139-149 North King Street, Dublin 7 will consist of the demolition of existing structures on site, with the exception of the façade on North King Street (N) and Bow Street (E), which is a protected structure (RPS Ref. No. 8790 - north and east elevation only), which will be retained, improved and restored as part of the proposed development.

The proposal will provide a purpose-built student accommodation development in a 7-storey building over a partial existing basement with a setback at 5th floor and a further significant setback at the 6th floor level.

The proposal includes 361 no. student bedspaces, a ground level retail unit with frontage to both North King Street and Bow Street, communal facilities including a courtyard, external terrace at roof level at 5th and 6th floor and internal amenity spaces.



## Section 2 Historical Overview

Franc Myles, in his archaeological assessment of 139-149 North King Street, provides a detailed overview of the history of the area where 139-149 North King Street can be found, being particularly strong on the medieval era (Myles 2025, 4-11). Consequently, this report will focus on the history of the development site itself, and the activities that took place there, from the post-medieval/early-modern era onwards.

The area in which this premises was located first began to urbanise in the second half of the 17th century. In 1665 Dublin Corporation created 96 building lots on the north side of the Liffey on Oxmantown Green Common (Dickson 2014, 82-3).

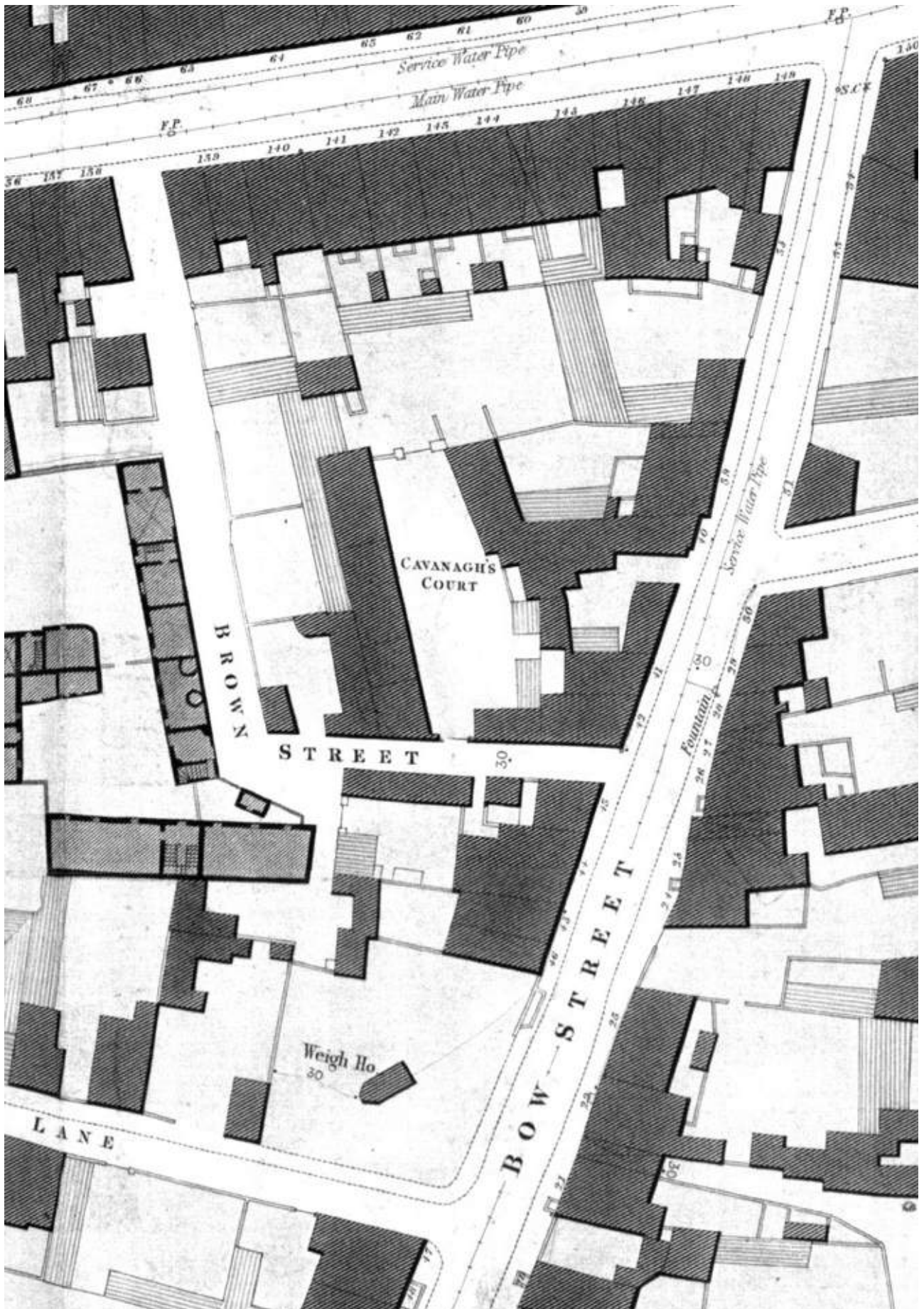
These lots would either open onto a new square, Smithfield, which would be used for selling livestock, or onto one of two new streets, Queen Street and King Street (ibid).

By the mid-18th century North King Street was nearly completely developed. John Rocque's maps of the city, dating from 1756 and 1773 show that building on the site of what would eventually become 139-149 North King Street, had taken place (Rocque 1756). The development site, facing onto a main street that Rocque referred to as both King Street and Oxmantown, and positioned between Brown Street on the western side and "Long Buoy", as Bow Street was known at this time, on

John Rocque, Map of Dublin, 1756







Dublin Sheet 13 OS 1838 (1847) map





OS 1886 map

the eastern side (Dillon Cosgrove & Carm 1969, 6), was quite densely developed. The block of buildings had two warehouses, equivalents of 140-141 North King Street today, facing onto King Street/Oxmantown, while the remainder of this road frontage was made up of dwelling houses (Rocque 1756), laid out in a manner that was suggestive of medieval plots (Myles 2025, 7). Similarly, the frontage at the northern end of Brown Street had dwelling houses and a warehouse (ibid), while the frontage of the northern end of Long Buoy had two large detached houses (ibid). The centre of the site was filled in with warehouses and stables.

This had changed by the time the first Ordnance Survey map of Dublin, dating from 1838 (1847), was produced. This showed that the frontage of the site facing onto North King Street with numbers 139-149 assigned to each building (OS sheet 13, 1838/47). The northern end of Bow Street had become more built up. In contrast, the buildings that existed on the northern end of Brown Street had been cleared to create cattle yards (Myles 2025, 7). In the centre of the site, an open space, labelled as “Cavanagh Court” is clearly depicted on the map (ibid).

The use that these buildings were put to varied. In 1850 Thom’s Directory recorded that numbers 139-40 and 149 housed dairies, numbers 141-2 accommodated a provisions dealer and a sugar boiler respectively, numbers 143-4 were vacant, while numbers 145 and 148 held a victualler and a painter (Thom 1850, 754). Thom’s Directory of 1857, however, noted that 139-40 of King’s Street North were tenements, as were numbers 144, 145 and 149 (Thom 1857, 1094). The same year, number 141 still held a provisions dealer, but numbers 142 and 143 housed a saddler and another provisions dealer respectively (ibid). By the 1870s numbers 139-40 were again recorded as housing dairies (Thom 1873, 1513), and in 1896, they housed a greengrocer and a newsagent (Thom 1896, 1449). By that same year, Thom’s directory stated that number 143 had reverted back to being a tenements (ibid). It is also entirely likely that these buildings were used to house both businesses and residents throughout this period, and are best considered to be tenements.

These tenements appear to have housed significant numbers of people. A report from 1865 noted that 14 men lived in number 149 (The Irish Times, 14 December 1865, 3). The 1901 census



returns for North King Street are even more illustrative. The enumerator's return (see Appendix 2) shows that numbers 139-144 housed significant numbers of people. The worst example was number 139, which housed 42 persons. Cavanagh's Court, at the rear of the site under survey, was derelict in 1913, and was photographed as part of a report of a departmental Committee appointed to enquire into the housing conditions of Dublin's working classes. The rear of numbers 141-42 North King Street are visible in the background as dilapidated three-storey buildings (Myles 2025, 7).

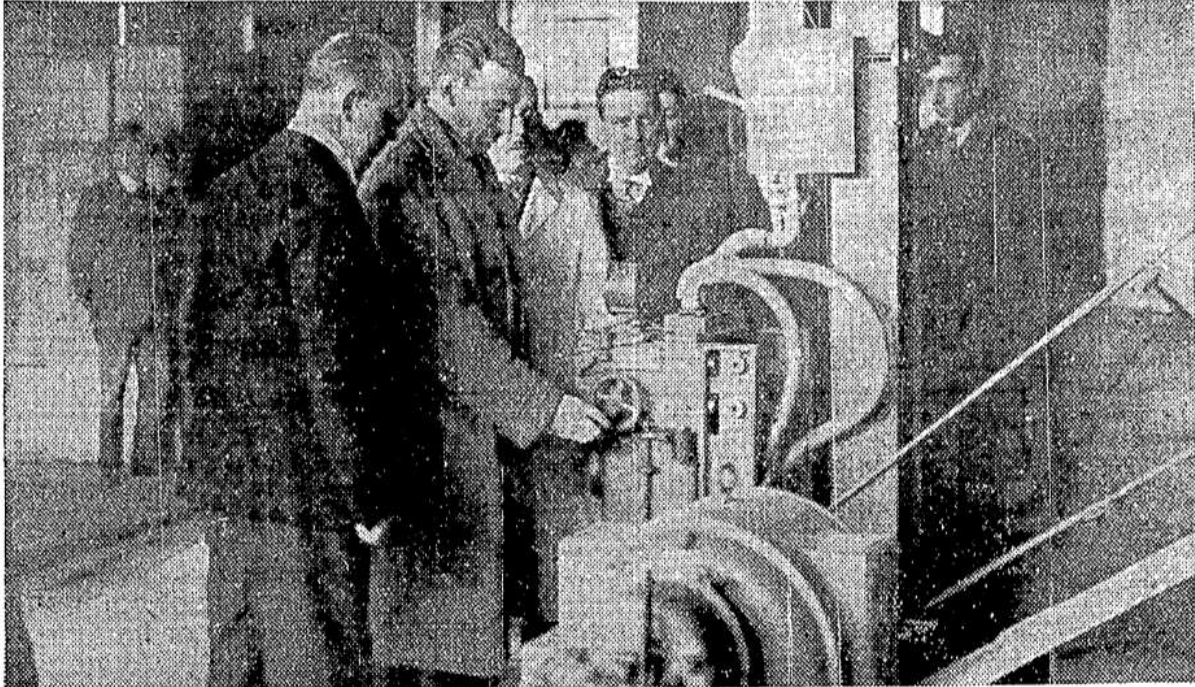
None of these buildings, be they businesses or residences, were particularly sanitary during this time, and occasionally featured in the local courts for breaches of sanitary regulations. In late 1883, for example numbers 139, and numbers 142-4 were all brought up before local petty sessions courts and businesses operating from those buildings were ordered to abate their activities (The Freemans Journal, 24 November 1883, 7).

## The soap works

The major activity on the site in 1850, however, and the one constant for decades after, was soap manufacturing. This activity marks this site out as an industrial area from at least this decade onwards. It would eventually expand to take up the whole of 139-149 North King Street. According to Thom's directory of 1850, the business of Patrick O'Farrell & Sons, soap boilers, chandlers and tobacconists was accommodated in numbers 146-47 North King Street (Thom 1850, 754). Number 38 Bow Street was recorded as being the entrance to the chandlery and soap-boiling works (ibid, 682). This suggests that the manufacturing activities associated with soap and candle making took place in the plots to the rear of numbers 146-8 North King Street (Myles 2025, 7). By 1857 the factory had expanded and used numbers 146-148 for manufacturing soap and candles (Thom 1857, 1094). By 1865, the soap boiling works had expanded to include numbers 145-49 completely (ibid, 1865, 1382). It should be remembered, though, that number 149 was also reported as

25-inch Ordnance Survey Map, 1911





**Mr. Sean Lemass, Minister for Industry and Commerce, setting the new automatic soap clipping machine in motion at the opening of the extension to Messrs. Crean and Son's Soap Factory, North King Street, Dublin, yesterday.**  
[I.P. Photo.]

being the residence of 14 men at the time (The Irish Times 14 December 1865, 3), so it is likely that at this time the soap boilers took up the ground floor of a tenement, while persons resided in the storeys above.

The manufacturing of soap and candles on this site is unsurprising, and may have even predated 1850s. As Dickson noted, the raw material for candles and soaps, animal fat, could be sourced in the livestock markets and slaughter yards that were to be found in and about Smithfield since the 17th century (Dickson 2014, 174). An increased emphasis on hygiene and cleanliness in the 1800s, however, made soap an increasingly popular product, both for washing people and clothes (Ward 2019, 109-110). Soap manufacture required three basic ingredients: animal or vegetable fat, lye and water. First the fat had to be mixed with an equal portion of water (Soap-Making web). This mixture was then boiled to melt the fats. Once this had occurred more water was added and the fat

was allowed to cool (ibid). Once it had done so, the cool fat rose to the surface and could be removed. This cool fat was then mixed with a precise amount of lye/caustic soda and heated again for a number of hours (ibid). The addition of different chemicals, colours, oils and scents at this stage during the manufacturing process helped create different kinds of soaps (ibid). Once the mixture had boiled long enough it was allowed to cool and the finished soap could be cut and packaged. This basic process could be quickly industrialised and by the early 19th century this was well under way (Ward 2019, 109). By the late 1800s, the process involved in manufacturing many different types of soap was well understood (Watt 1896, 08-297).

Working with heated chemicals and fats carried risks, however. On 14 December 1865 a large fire engulfed O'Farrell's business, destroyed £35000 worth of stock, threatened to spread to all the surrounding buildings, and severely injured a fireman (The Irish Times 14 December 1865, 3).



Fortunately, for the business, the premises were insured (*ibid*). Moreover, despite the fire, O'Farrell's soap boiling activities on the site would soon extend. By 1878, the premises had been remodelled and the soap factory updated to improve the soap-making process (*The Irish Times*, 19 March 1878, 1).

Ultimately, O'Farrell's business did not continue in this location. In 1887, numbers 145-49 were recorded as being vacant (Thom 187, 1431). and a new soap and candle manufacturer, James Crean & Company had moved onto the premises by 1889 (Thom 1889, 1434). Judging solely by Thom's Directory, this initially appears to have been a smaller concern than O'Farrell's. Thom's Street Directory only lists number 147 North King Street as being part of James Crean's soap and candle manufacture for that year (*ibid*). Number 145 was recorded as a tenement, while numbers 146 and

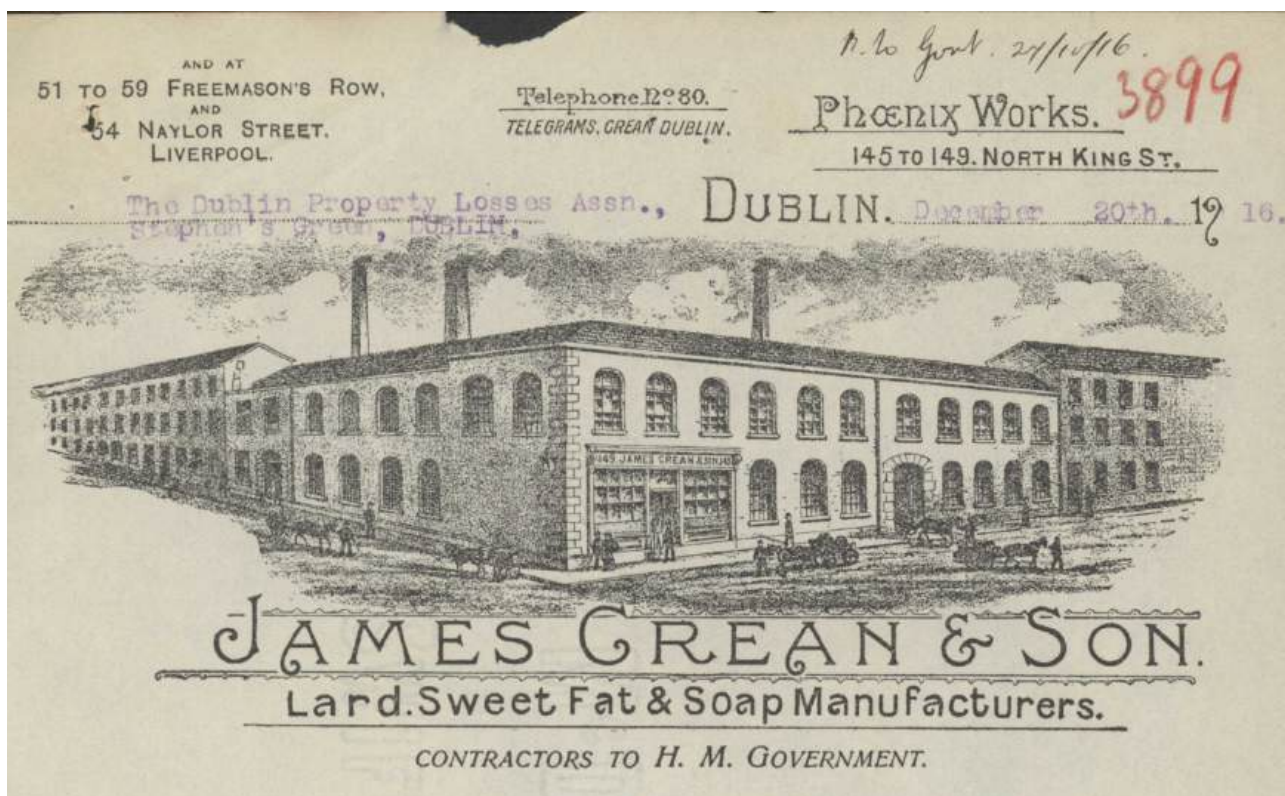
148-9 were described as vacant (*ibid*). The 1886 Ordnance Survey map, however, shows that numbers 145-9 had been amalgamated into one single building by that time, suggesting that these numbers had all become part of the one factory unit by that year. The 25-inch Ordnance Survey map of 1911 continued to show numbers 145-9 as amalgamated into one building, but this time it bore the name "Phoenix Works". All this suggests that considerable rebuilding work was carried out here in the 1880s to create a specialist chandlery and soap-boiling works.

In the early-20th century James Crean & Co. extended their domination over the site. In 1914, it was announced that numbers 141-42 were to be rebuilt for their business, with the architect, Fred W. Higginbotham, overseeing the project (*Irish Builder* 17 January 1914, 47). It should be noted that the business address of the firm remained

Cavanagh Court 1913, photograph by PW Joyce, courtesy of Dublin City Libraries







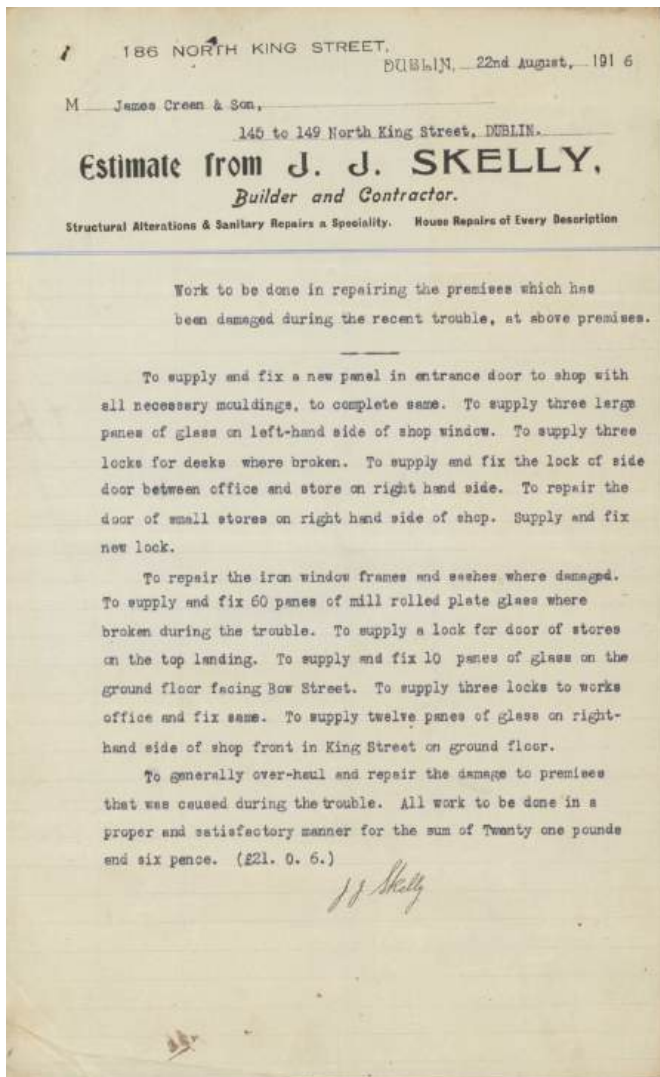
James Crean & Son letterhead 1916, refer Appendix 2

145-149 for some time after, however (PLIC/1/3882), and that other correspondence from the firm gives the address as 144-149 North King Street (ibid). This suggests that the planned expansion of 1914 did not immediately come to fruition, possibly because of the outbreak of the Great War later in 1914.

During the Easter Rising of 1916, from 28 April to 1 May, the premises of James Crean & Co. were occupied by British soldiers (ibid). The firm later made two claims for compensation for damages. The first of these shows that some damage was done to the premises during this time, but most of this was superficial. The only parts of the building fabric that were damaged were windows, doors and locks (ibid). A certain amount of office equipment and office supplies were also lost (ibid). For these losses the firm received the sum of £27 and 10 shillings in compensation (ibid). A later claim was also made for the loss of stock worth £125, but this was disallowed as it had been made too late (PLIC/1/6448). It should be noted here that James Crean held the rank of Major in the Irish Volunteer movement in 1914 and was a well-known supporter of Home Rule (BMH, witness statement of Diarmuid Coffey, WS 1248, p.5). These nationalist associations, albeit moderate ones, may

have attracted the attention of the British Forces to the premises in 1916.

A battlefield report on 139-149 North King Street is currently being prepared by Franc Myles at time of writing. This will provide further details on the role of Crean's soap factory in the Easter Rising. A number of points can be made here, however. First, the factory was initially occupied by British troops on 28 April, the day that they began the Crown forces began their assault on rebel positions on North King Street (Townshend 2005, 206). Therefore, while it was not damaged by any fighting, it was still part of the Crown forces' efforts to retake the city. In all probability it served as a "jumping off" point for their assault on the easterly parts of North King Street, and as a fall-back position. This assault on North King Street ultimately concluded with the massacre of 15 civilians the next day (McGarry 2010, 187). This massacre would do much to raise sympathy for the rebels and was a factor in turning Irish public opinion towards a more radical socio-political course. Second, the fact that the factory's stock was looted, a common occurrence in the Rising (Townshend 2005, 189), is indicative of the breakdown in social order that occurred during the rebellion.



Estimate, from National Archives, see Appendix 2

The aforementioned applications for compensation contained letters using the company's letterhead at the time. This letterhead contains a depiction of the factory and business premises in 1916 (PLIC/1/6448). Michael O'Boyle, in his Conservation pre-planning submission on 139-146 North King Street, noted that "the configuration of the 11 eastern-most bays of the façade onto North King Street, as shown on this image, incorporates a three-bay shopfront and a segmental arched opening with stone surround, which is remarkably similar to the present-day retained façade" (O'Boyle 2024, 2). The letterhead also depicts the neighbouring buildings on the street as three-storey residences (PLIC/1/6448). As noted previously, when talking about Cavanagh Court in 1913, numbers 141-42 North King Street were three-storey buildings at the time.

The 1920s saw change continue, with the tenements being removed and commercial and industrial interests expanding. 139 North King Street, by the year 1923, had become the base for another business. That year the Irish Builder and Engineer Journal noted that James Ashmore had plans drawn up to remodel that premises into showrooms for builders' goods (Irish Builder 1923, 61). James Crean & Co. were busy as well. The Irish Times, in May that year, noted that Dublin Corporation had approved plans for an extension to the Phoenix Soap Factory (The Irish Times, 23 May 1923, 5). In that year James Crean & Co. were listed as being based in 145-149 North King street, while numbers 141-44 were described as being in ruins (Thom 1923, 1636). The following year, 1924, Thom's Directory gave 141-49 North King Street as the address of James Crean & Co. (ibid, 1924, 1634).

According to the Irish Builder and Engineer, the architects entrusted with designing the extension were the architectural firm of Jones and Kelly (Irish Builder 24 Mar 1923, 214). The latter firm, according to the Dictionary of Irish Architects, had very particular tastes, favouring Romanesque, Gothic or Renaissance styles above all others (Dictionary of Irish Architects web). This extension work was significant. The historian Frank Barry noted that by the end of the 1920s James Crean & Co. was an important soap and candle manufacturing firm in Dublin, second only to Lever Brothers, who had a factory at Castle Forbes (Barry 2018, 313).

James Crean & Co. had to make further plans to remodel the factory again in 1933, this time because a serious fire in November 1932 destroyed nearly all the firm's machinery and equipment (The Irish Press 31 August 1933, 7), which meant that the factory had to be almost completely rebuilt (ibid, 13 June 1936, 10). Further details of the rebuild were provided in the Irish Builder and Engineer Journal. The works were to cost £10,000 and construction was put into the hands of James Clark of Clanbrassil Street (Irish Builder 17 June 1933, 508). One feature of note was the construction of a new chimney, described as being 90-foot-high and 9 foot, 6 inches square at the base, and tapering to 6-foot square at the top (ibid). The chimney was to be built using bricks

form the Dublin Brick Company in Dolphin's Barn, and was to be surmounted by an ornamental reinforced concrete top (ibid). The chimney was to cost £900 to erect, and was sub-contracted to Hunter & Sons of Adelaide Road (ibid). Another notable feature of the rebuild was that not one of Crean's employees at the time, over 100 persons, was let go during the reconstruction (The Irish Press 31 August 1933, 7).

On 13 January 1934, the Irish Builder and Engineer announced that the new factory of Messrs Crean and Co, again designed by Jones and Kelly, was opened 5 days previously by the then Minister of Industry and Commerce, Seán Lemass (Irish Builder, 13 January 1934, 30). The Irish Press newspaper was on hand to record the event (Irish Press 9 January 1934, p.7).

In the year 1936 number 140 North King Street was also listed as part of the premises of the company in an advertisement for a share issue in 1936 (The Irish Press, 13 June 1936, 10), it seems likely that the company also acquired that premises at some point during these years to allow for further expansion. It also appears that James Crean & Co. went on to acquire number 139 in c.1942. The address given for the company in Thom's Directory in 1941 was 141-149 North King Street (Thom 1941, 1024). Two years later the address was given as 139-149 North King Street (Thom, 1943, 1025). Expansion and development of the industrial works continued into the next decade as well. In 1954, plans to alter the premises of James Crean & Co. were again approved by Dublin Corporation, though this time no detailed description of what these works were was provided (Irish Builder 28 August 1954, 839).

The expansion into numbers 141-43 in the 1920s, the rebuilding of the factory in the wake of the 1933 fire, and the alterations of the premises in the 1950s seems to led to a notable remodelling and modernisation of the factory interior. As noted later in this report (see p. 20), 20" x 7.5" steel columns and beams (joists), supplied by Dorman Long & Co. Ltd of Middlesbrough England, were used during this time in the building fabric. During the late-19th and 20th centuries Dorman Long & Co. were "a major manufacturer and fabricator of steel components and structures" and had been manufacturing 20" x 7.5" steel joists since at least the 1890s (Grace's Guide).

James Crean & Co.'s soap factory at 139-149 North King Street was, therefore, provided employment in the locality to a considerable number of people, over a number of decades. This employment undoubtedly benefitted the community socio-economically. It should also be noted that the factory probably contributed to the socio-economic wellbeing of the community in other ways as well. The factory, for example, had an Old Folks visitation group. This group not only provided social support to the aged by carrying out visits, it also organised an annual Christmas party for the elderly (The Evening Herald 10 December 1969, 10). In 1968, this party provided a meal, plus gifts of food and money, to 120 persons (ibid).

By the 1990s this development site was not being used for soap production, but did remain in commercial and industrial use. A planning application made to turn 139-40 North King Street into a wholesale/retail outlet (Scully 2020, 5). As part of this application a photograph and drawings were submitted which showed that numbers 139-40 had been significantly rebuilt. The two-storey street façade survived, but a single-storey structure was to be found behind it (ibid, 5-6 &14). This rebuild likely predated the planning application (ibid, 6). By the time this planning application was made, an Italian food emporium, trading under the name "Little Italy" had established itself in 139-40 North King Street (The Irish Times, 20 December 1993, 20). In 1996 a micro-brewery, the "Dublin Brewing Company", was established in the old James Crean soap factory (Dublin Brewing Co. - History).



## Section 3 Site Inspection

### Introduction

Site inspections of the exterior and interior were carried out from 6/3/25 to 21/3/25. All interior spaces were accessed. A detailed photographic record of the buildings surveyed are included in Appendix 1.

The exterior comprises the northern façade to North King Street, the eastern façade to Bow Street, and the western façade to Brown Street North. The eastern and western facades date to the late 19th and early 20th centuries and form part of the former soap factory.

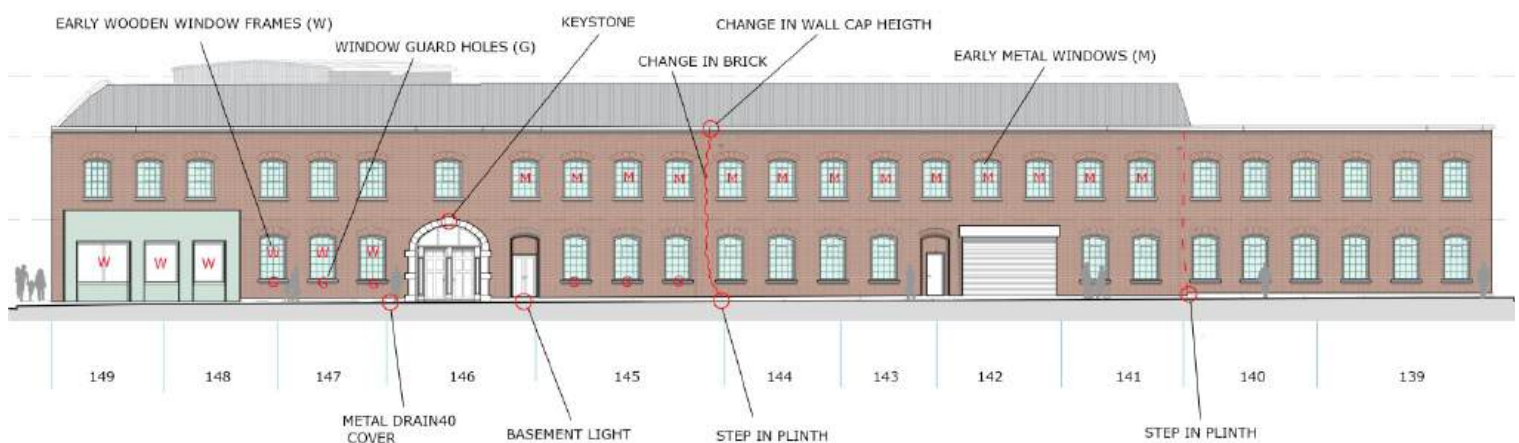


Bow Street to left and North King street to right, compare with letterhead on previous page

Carriage arch and facade

### Façade North King Street

The northern façade to North King Street is a two-storey terraced façade of orange-red brick with granite details (quoins, plinth, sills and arch), with a rendered shopfront at the westernmost end. Windows are round headed on both levels with rounded bull-nosed brick reveals. Although bull-nosed bricks are typical of early 20th century construction, they also appear in industrial buildings in Ireland from the 1890s (eg. NIAH 31306608), and here they can be dated to approximately 1886-1916 based on the historical and cartographic evidence.



North King Street facade: features mentioned in text and 19th century plot numbers



Basement vent

The shopfront in the west has been rendered and remodelled in the later half of the 20th century, but a thick timber beam above the largest square-headed window visible from the interior and a thick timber jamb to the east may be original to the factory. The wooden window frames may also be original, though the glazing is modern.

The three eastern ground floor round headed windows contain wooden four-light sash frames, shorter in the top half, which may be original to the factory. The glazing may be of early 20th century date. The remaining ground floor windows frames are all modern. On first floor thirteen central windows are multi-pane steel frame windows, whereas the seven eastern and six western have modern PVC frames. 'Iron window panes and sashes' were noted in 1916 documents (National Archives) so the eastern ones above Nos. 149-144 may be as early as c. 1886-1900, while the western ones are early 20th century.



Window guard rail holes in sill

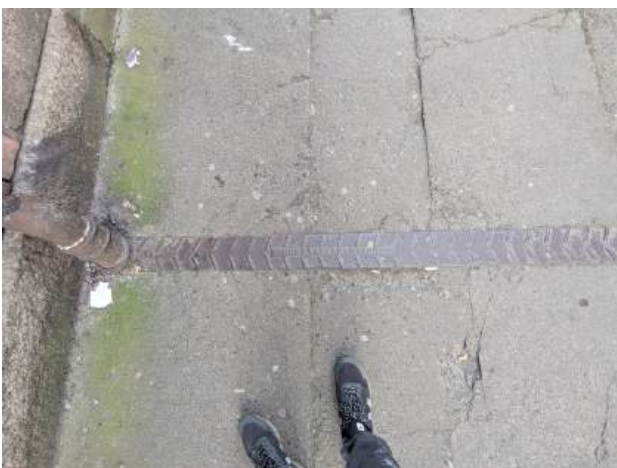
The granite carriage arch has an inscription on the keystone which could not be deciphered during the inspection. A rubbing could be done. There are also two stone monkeys attached to the building outside No. 142, which are probably modern.

The two narrower doorways on the northern façade are both originally windows. The rounded reveals only survive to sill level, and below the reveals are square, and a scar is visible where the former granite window sills were removed.

A metal grill inset in the pavement below the door to the west of the arch (No. 146) is a former lightwell or basement vent. There is no connection to the basement. This feature is depicted on the OS 1886 map, along with other possible lightwells from 144-149, and the vent/light (but not grill) is part off the original soap factory.

Another piece of street furniture is a strip of metal running from a downpipe at No. 146 and crossing the pavement, stamped with 'Tonge & Taggart Limited Dublin', referring to a Dublin foundry that operated from 1869 to 1984.

Three metal downpipes (in poor condition) with hoppers are in situ just below the roof; these are of uncertain date.



Metal drain cover by Tonge & Taggart Limited Dublin



Between No. 144 and 145 there is a change in the building. At roof level, there is a change in size of the wall capstones corresponding to a step in the granite plinth at the base of the façade.

The brick of the northern façade is much more weathered in the east than the west. The change in brick weathering occurs at ground floor between Nos. 144 and 145 (at second floor the point of change is not possible to discern from street level). This indicates that the two sides were constructed at different times using either different qualities of brick, or else (more likely) that the eastern half is older than the western half.

The granite window sills change over the northern façade. The eastern three ground floor window sills (after the shopfront) have the original metal window guards in situ, and the next five window sills have seven holes where former metal security bars have been removed. All these sills are similar in size and correspond to Nos. 145-149 (the original soap factory). These features are not present on Nos. 139-144 further west. The size of the granite sills also changes between Nos. 145-149 (wider sills) and Nos. 139-144 (narrower sills). The point of change corresponds to a step in the granite plinth, and to the change in brick noted above. Additionally, two narrow holes are present in the exterior corners of the easternmost eight window sills which are absent in the western window sills.

The basal plinth running along the façade has three 'steps': one between 144 and 145, and one between 141 and 140. The first of these steps



Keystone



Monkey sculpture



Above and right: evidence for building seam at step of plinth and change in wall capping thickness





Shopfront window showing historic timber frame c. 1890-1900s



Historic metal-framed first floor windows c. 1920s-1930s, however some of these in the east probably date to pre-1916



Historic wooden frames in eastern ground floor windows c. 1886-1900s





Change between 1886-1900 phase of building (left half) and 1920s phase (right half), note change in brick

certainly represents a new phase of construction, and it is possible the second one does also, perhaps an extension in the 1930s.

Together these observations suggest that the frontage was constructed in two phases: the western part (Nos. 149-144) in c.1886-1900 as James Crean & Co. Phoenix Soap Factory, and the eastern portion in c. 1920s, when the factory was expanded to the west and rebuilt internally.

## Façade Bow Street

The east façade to Bow Street is rendered, but has five ground floor windows similar to the northern façade (round-headed with bull-nosed bricks) and granite sills. Four of these are documented in the 1916 letterhead, and the last one to the south may be contemporary or later. Two windows on the ground floor located very close together with concrete sills are later, as are three square-headed

windows with concrete sills have been inserted into the northern part of the façade at ground level. On the first floor the five northernmost windows are round-headed with bull-nosed bricks and granite sills, and are documented in the 1916 letterhead. The two southernmost windows at first floor without sills are later. The c. 1886-1900 roofline is gone and a modern gable has been added above the first floor. There are quoins in the lower half (ground floor) at the southern corner, corresponding to the southern extent of the former factory, and it is unclear how high these rise up through the first floor. There is a noticeable change in angle in the wall façade along Bow Street, which reflects the road.

## Façade Brown Street

The Brown Street North façade dates to the c. 1980s or 1990s, however the northern corner has granite quoins and orange-red brick of early 20th

century date. There is a rendered plinth, but this is most likely concrete.

## Interior basement level

The basement is entirely modernised and rendered, with modern ceiling and concrete floor. There is no access to the basement lights/vents at North King Street. The only visible historic fabric is a brick arch at No. 146 made of low-quality brick repointed crudely with concrete.

In the absence of fabric, the dating of the basement here is based on cartographic analysis. Overlays of the plans (refer Appendix 3) shows that the basement does not correspond to plots of 1756 or 1838(1847), but does correspond exactly to the outline of the soap factory 1886. While it is possible portions of earlier basements were remodelled for the 1886 factory, in all likelihood all

surviving basement fabric is of late 19th century date.

One rendered feature in the north wall of the basement at 148 may be a historic brick buttress or steel column but is fully rendered over.

There are three steel pillars in No. 145 and two plasterboarded (but probably similar steel) columns in the rear basement behind No. 146. The three in No. 145 line up three directly above and these are likely from an early phase of the factory c. 1886-1900. The two behind No. 145 are from a later refurbishment c. 1920-1930.

## Interior ground floor

The interior ground floor is fully modernised with the exception of seventeen visible steel columns connected with bolts to steel beams across the

Bow street facade showing stone quoins to south







c. 1890-1900 fabric in basement



c. 1920s-1930s steel columns in ground floor



c. 1890-1900s steel columns in basement



c. 1890-1900s steel columns in ground floor



c. 1890-1900s steel columns in ground floor

1920s-1930s steel columns in first floor (left)

ceiling which extend across Nos. 141 to 147. These are absent in Nos. 139-140. One of the beams above No. 141 is stamped 'Dorman Long & Co. Ltd. Middlesbrough England ... 20" x 7.5". This company manufactured steel from c. 1876-1956 (Grace's Guide), and were advertising their riveted steel beams and columns of 20" by 7.5" in 1898 (ibid).

All of the steel columns and beams are connected to each other and form a grid except for three columns in No. 145. These are finer, with finer beams, and are offset from the rest of the structure. These three columns are in the oldest part of the family, and the only ones of their kind visible, so are likely to date to the original factory c. 1886-1900s. The remaining fourteen columns are in part of the factory that was extended and refurbished in the 1920s and 1930s. One of these steel columns appears to be visible in a photograph of 1934 (Irish Times see page 7 this report).

The western ground floor (nos. 146-149) has a number of round-headed doorways and niches, all rendered, which probably have surviving c. 1886-1900 fabric, however this is the exception and most internal walls are modern.



Round headed doors on ground floor probably indicating 1890-1900 fabric

## Interior upper floor

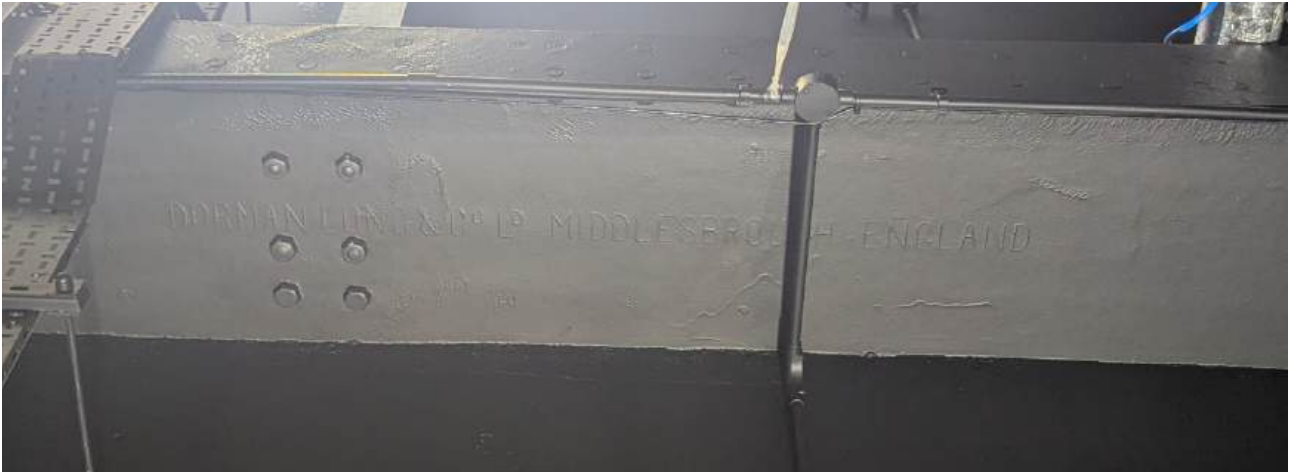
This is fully modernised, though thinner steel columns, belonging to the later c. 1920s or 1930s phase of steel, extend up here. They are thinner than the columns on the ground floor.

## Rear courtyard and buildings

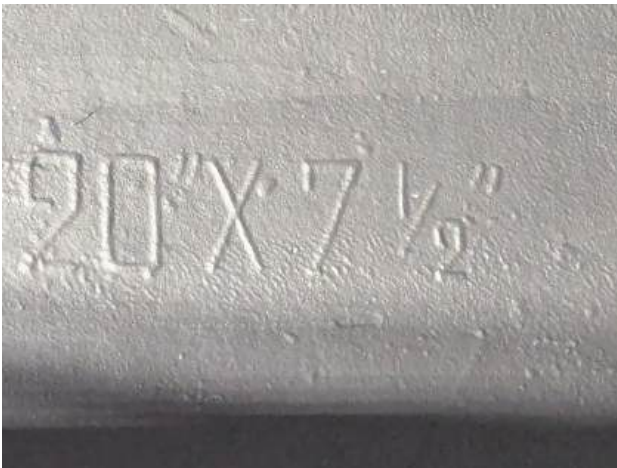
The courtyard is completely modern and no historic fabric is visible. Several modern sheds to the south of the courtyard and south of the former factory are fully modern. There is no trace of features associated with Cavanagh's Court.







1920s-1930s steel columns and beams on ground floor, all this page

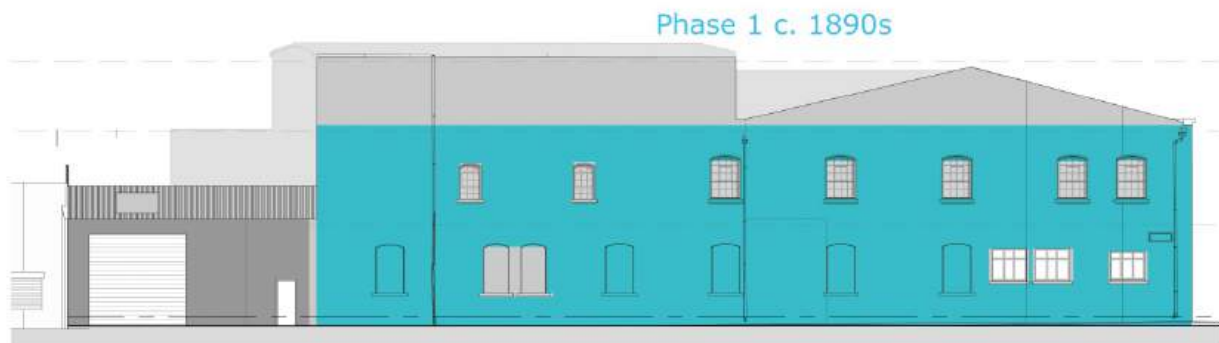


## Section 4 Phasing, Significance & Impacts

### Phasing of remains

The phasing of the site is based on the historical and site inspection information set out in Sections 2 and 3, and the overlays set out in Appendix 3. A series of four images below sets out the main phases of the building, showing the early factory phase in blue, and the later 1920s and 1930s factory phases in orange.

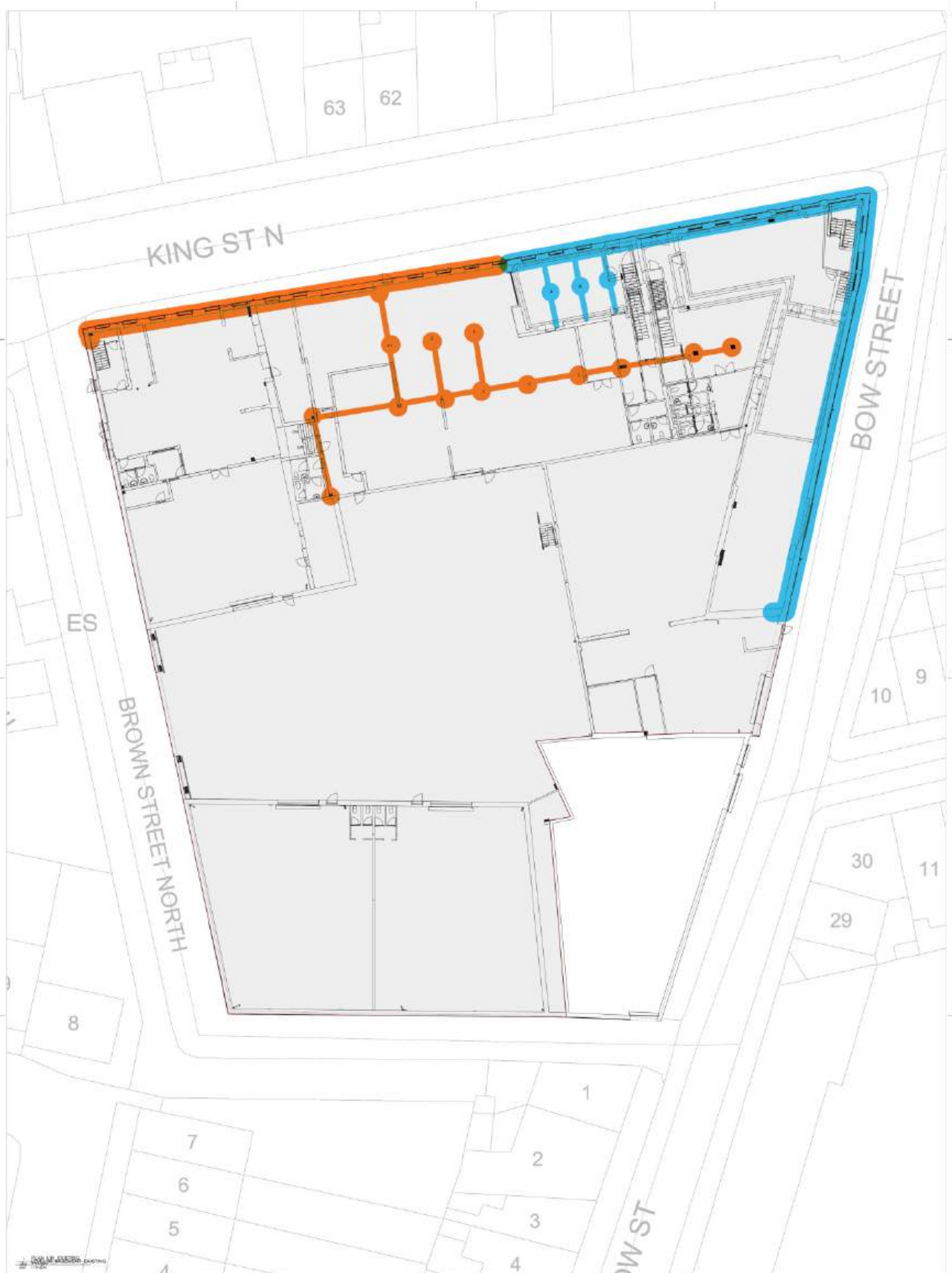
Phasing of Bow Street facade. Areas shaded in blue are late 19th century, unshaded areas are 20th century



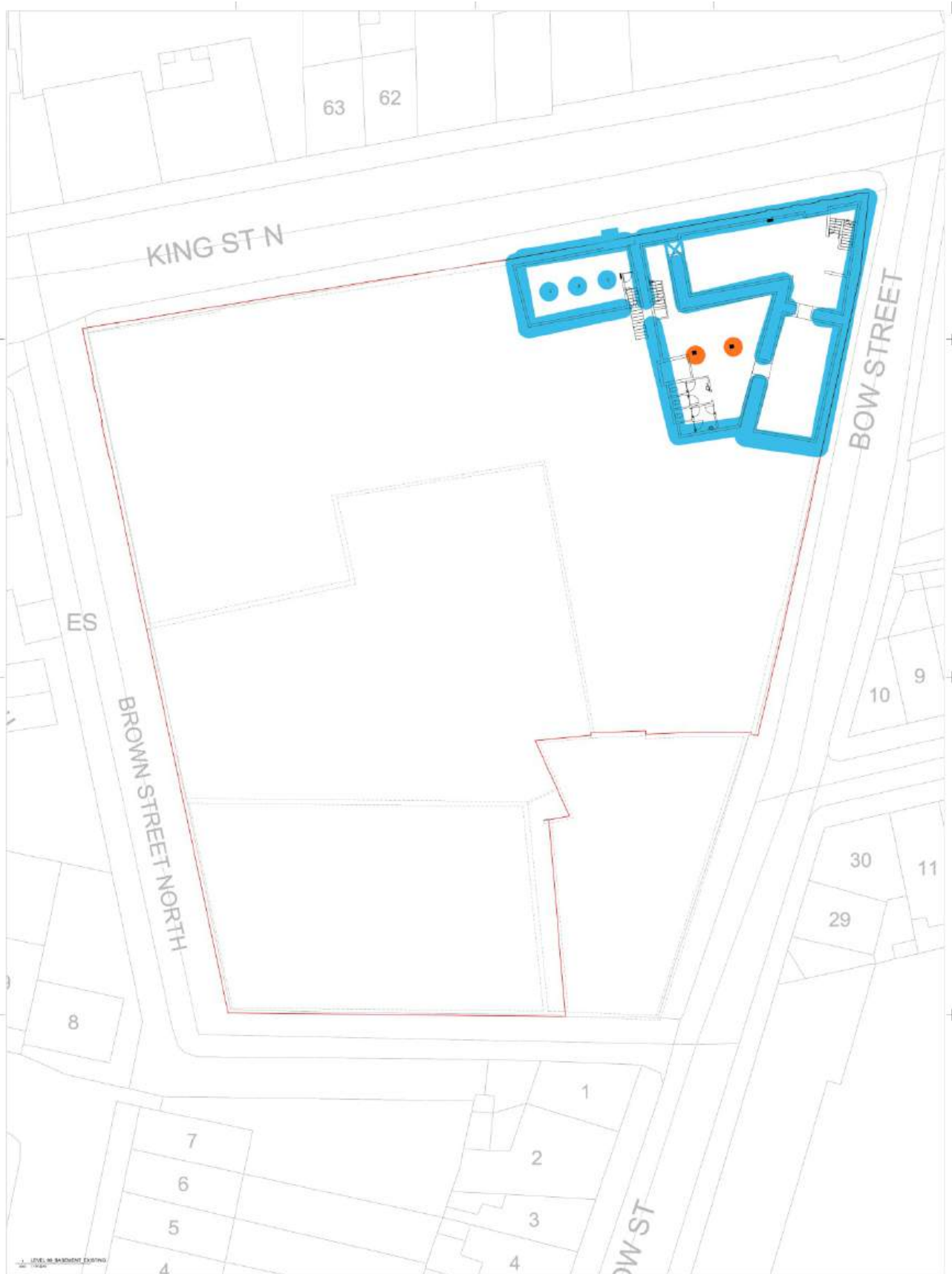
Phasing of North King Street facade. Note that the four easternmost metal windows shown in orange over 145-6 are likely pre-1916.







Phasing of ground floor; blue is 1890-1900; orange is 1920s-1930s; unshaded is modern  
Circles are steel columns and lines between them indicate steel beams



Phasing of basement: blue is 1890-1900; orange is 1920s-1930s



## Significance of remains

The structure surveyed in this report represents the remains of a soap factory c. 1886-1954. This primarily comprises the façades to North King Street and Bow Street, which have interest because they record the evolution of the soap factory through the 1880s, 1916, the 1920s, 1930s, 1940s and 1950s, and thus stand testament to a significant part of Dublin city's modern industrial heritage. This phased evolution can be read legibly from the building façades and parts of the interiors, through changes in materials and fenestration, and by comparison with historical records.

As well as being an attractive addition to the two street-fronts, being carefully designed, built and extended, the facades show a relatively early date for the use of bull-nosed brick in industrial Irish buildings (c. 1880-1900) and the survival of thirteen early 20th century metal framed industrial windows. A few late 19th century wooden windows, possibly glazed with early 20th century glass, also survive on the ground floor. A metal drain cover outside No. 146 stamped with the Dublin foundry Tonge and Taggart add further texture to the north façade. The keystone of the carriage arch is a significant detail and ideally a closer examination of this would read a date or insignia which could add further significance (a rubbing is recommended).

Behind the two surviving facades, the interior of the former industrial complex has lost most of its character. At least two phases of steel columns and beams from c. 1886-1900 and c. 1920-30 survive on basement, ground and first floor, but the floors and ceilings on all floors have been modernised, and in most cases these no longer serve their original structural purpose. The basement reflects the early 1880s factory layout but is devoid of industrial character with the exception of some brick fabric visible through the rendered walls.

There are no identifiable remains of pre-1886 built fabric on the site. The surviving architectural remains of the soap factory are recognisably industrial in character and legibly c. 1880-1920 in date, fitting into a wider landscape of broadly contemporary industrial buildings around Smithfield. Given that we know there was a soap-making works on the site before the latter dates,

intermixed with tenements, the current structure is testament to the forces of modernisation in Irish industrial activity at this time. It demonstrates that a craft-based industry, set within a residential area, had to modernise to survive and thrive in late-19th and early-20th centuries. Ultimately, a modern factory took over 139-149 North King Street, mechanising the process of soap manufacture, and replacing the residential tenements on the site with an industrial complex. It is also clear, however, that the manufacture of soap was an important local industry, both before and after the 1880s. There is no signage to indicate that the building was a former soap factory, despite this. It may be possible to address this and thus increase its social significance.

James Crean & Co's soap factory was also an economic mainstay of the community, providing employment for c.100 persons at one stage, and helping protect the area against the debilitating social and economic impacts of poverty. It further helped protect the social wellbeing of the community by being a centre for socially active groups, such as the Crean's Old Folks visitation group.

The factory's multi-phase construction led to the destruction from the 1880s onwards of all the tenements in this part of North King Street, a process which appears to have been complete by the 1920s. The soap factory, therefore, is also a testament to the gradual destruction of Dublin's tenement residences in the late-19th and 20th centuries. In all likelihood, the expansion of this factory and its taking over of this part of the street is an example of the socio-economic forces that helped depopulate the inner-city areas and move persons into the suburbs that began to be constructed during these decades.

Finally, 139-149 North King Street has notable connections to "Revolutionary Decade" of 1912-22, and is undoubtedly a surviving part of Dublin's 1916 rising battlefield landscape. The Easter Rising, as said previously, is a watershed event in Irish History. It moved Irish public opinion towards a more radical strain of Irish Nationalist politics, helped bring about the creation of the modern Irish State and provide it with many of its political leaders. These leaders then introduced policies which ultimately reshaped the social, economic and political landscape of the country. As such,

139-149 North King Street is a physical testament to the forces that reshaped the country and the city socially, economically and politically.

## Impact assessment

The proposed development will protect the northern and eastern facades. The interior will be completely demolished, which will remove the steel columns.

The basement layout will not change in the new development, except for the removal of the modern stairs and insertion of new stairs, and removal of fabric between existing basements, which will have a low impact on built heritage. The 1920s columns will need to be removed for the new build, but the c. 1900s earlier columns at No. 145 could be retained in situ without affecting the new proposals.

The first and second floor proposals will necessitate the complete removal of all historic steel columns and beams. The conservation architect for the scheme Michael O'Boyle writes: *'It is recommended that the final design incorporates a representative section of the 1920s structural frame, to ensure that the early-twentieth century history of the site is appropriately interpreted within the new student housing development'*. This will require further discussion with the developer but would be positive if it served a purpose within the new scheme.

The conservation architect for the scheme Michael O'Boyle writes: *'The retained facades of the former soap factory, which are included on the Record of Protected Structures, are to be retained, conserved and repaired in accordance with best conservation practice. This will require the involvement of skilled stone masons, brick conservators, and will include the retention and repair of the early-twentieth century steel frame windows. It may be necessary to augment the thermal performance of the retained windows - either with secondary glazing or insulated blinds. Replacement windows within the existing segmental arched openings should replicate the historic steel frame units of the 1920's but with slim double-glazing and modern thermal breaks.'*

Specific works to the east façade will involve transformation of three windows into doors. The

new easterly door, in the former shopfront, will involve the removal of a historic wooden frame (the glazing is modern) and the removal of a historic wooden timber head and jamb on the interior, which is in bad condition.

The new middle door, in the first round-headed ground floor window from the east, will involve the removal of the c. 1900 original factory windowsill and early historic wooden framed window with probably early 20th century glazing. This window feature is important and forms a significant part of the legibility of the three phases of the façade, so this unfortunate. The third new door, in the most westerly window, will have a much lower impact on the legibility of the façade.

The development drawings appear to show all windows on the eastern façade replaced with metal frames to match the existing upper floor. However, there are historic wooden framed windows on the ground floor that should not be removed for this. This may not be intended in the scheme, however, and maybe a simplification on the development drawings.

It is unclear if the surviving former basement lightwell is considered part of the new development and how it will be impacted. It is not of great significance, but it could be reopened to light or vent the basement.

The historic ironwork drain cover in the pavement outside the development should be retained and protected during construction works and the likely new pavement.

Small things that could be overlooked but add to the structure: the differential aging of the brick in the east and west (ie do not try and repair everything) and the variations in the window sills (ie do not try and make them all match).

The Bow Street façade shows more proposed interventions, with three historic windows transformed into doors, three modern windows blocked, the insertion of new first floor windows looking recognisably modern in contrast to the old, and the reduction of roof level to the historic factory level. Overall, these changes are minor and positive. It appears the existing modern cement render will be retained, but it is likely that below is red brick and if so it could be interesting to



consider the possibility of fully removing the render. The quoins at the southern end of the former factory should be retained in full and kept visible in the new development (these are not marked on the drawings).

In conclusion, this development will retain all the most significant elements of the existing former soap factory, and all the most significant elements of the complex in terms of architectural, industrial and social heritage. The loss of steel columns c. 1900 and 1920s within the building, on the ground floor especially, is probably inevitable whatever future role the building plays, however the conservation architect's proposal to incorporate a representative section might mitigate against this.

The loss of one of the older windows on North King Street is also noted; but this is relatively minor when set against the potential future preservation of the entire façade in a modern sustainable building.

Two final positive impacts could be considered: further investigation to decipher the carriage arch keystone, and the addition of a plaque or sign (could be on the former shopfront) advertising James Crean & Sons: Lard, Sweet Fat and Soap Manufacturers. The letterhead from 1916 provides a good model.

Advertisements by Dorman, Long and Co., 1898

**DORMAN, LONG, & CO., Ltd.**  
**STEEL MANUFACTURERS,**  
**MIDDLESBROUGH.**

LONDON: 19 VICTORIA STREET, WESTMINSTER.  
 LONDON STOCK YARD: NINE ELMS.  
 MANCHESTER: 36 Victoria Street. NEWCASTLE: 10 Neville Street.  
 BIRMINGHAM: Princes Chambers, Corporation Street.  
 GLASGOW: 134 St. Vincent Street.

**GIRDERS, CHANNELS, ANGLES, TEES,  
 FLATS, ROUNDS, SQUARES, BARS,  
 BULBS, RAILS, AND SPECIAL SECTIONS.**

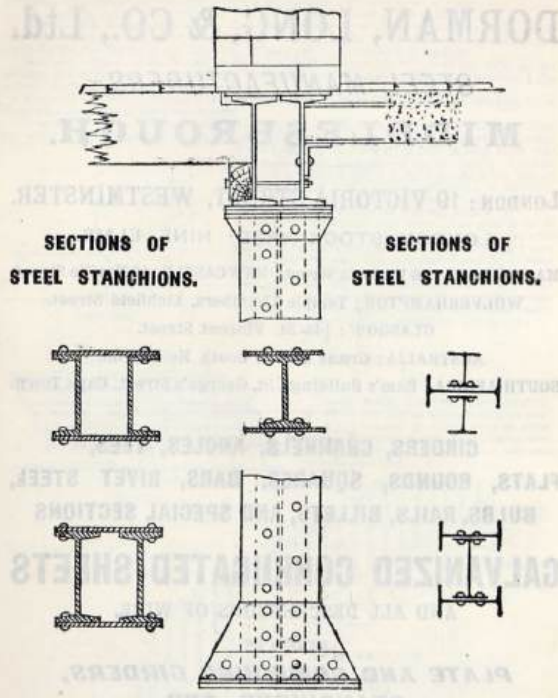
MAKERS OF  
**Riveted Steel Plate & Compound Girders, Stanchions, &c.**



ROLLED STEEL JOISTS  
 5' x 14" TO 20' x 7"

All our Steel is manufactured by the 'Siemens-Martin' Process, and has a tensile strength of 28 to 32 tons on the square inch.

Books of Sections and other information can be obtained on application



**SECTIONS OF STEEL STANCHIONS.**

**SECTIONS OF STEEL STANCHIONS.**

**CONSTRUCTIONAL STEEL WORK FOR BUILDINGS,**  
 MANUFACTURED BY  
**DORMAN, LONG, & COMPANY, Ltd.**  
 MIDDLESBROUGH AND LONDON.

P. 569

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North King Street facade



North King Street facade





North King Street facade



North King Street facade





North King Street facade





North King Street facade







Bow Street facade

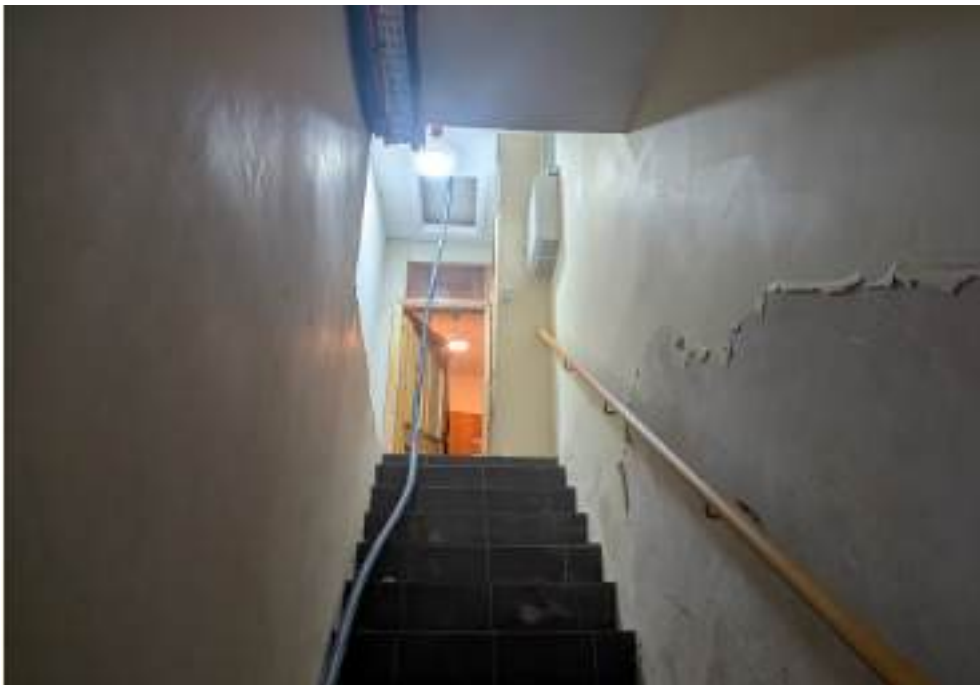




Brown Street facade



Basement





Basement



Basement





Basement



Basement





Ground floor



Ground floor





Ground floor





Ground floor





Ground floor

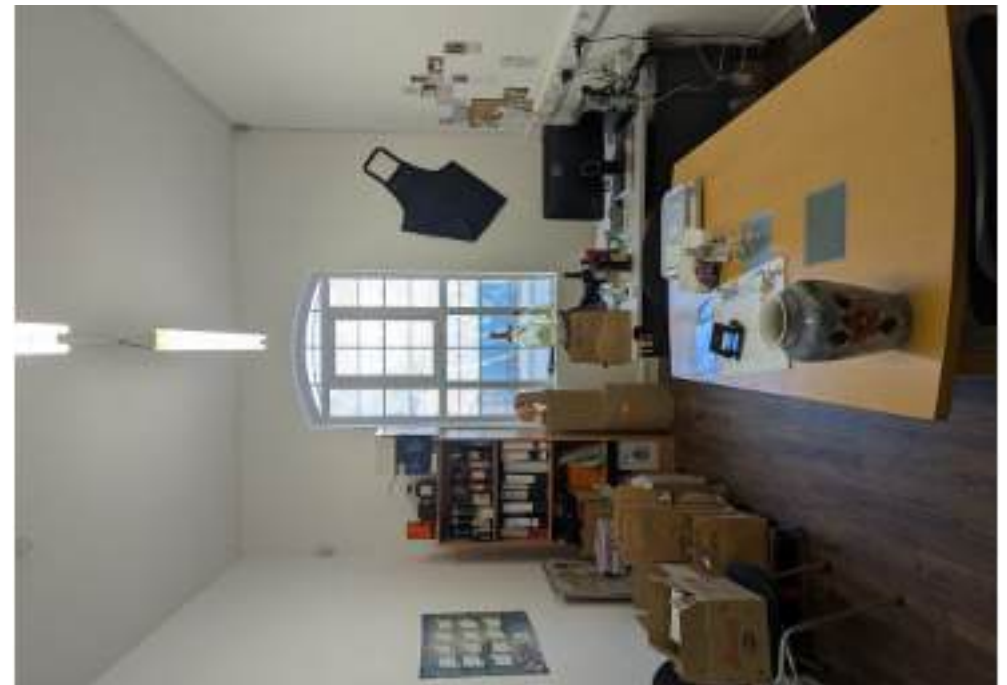


Ground floor



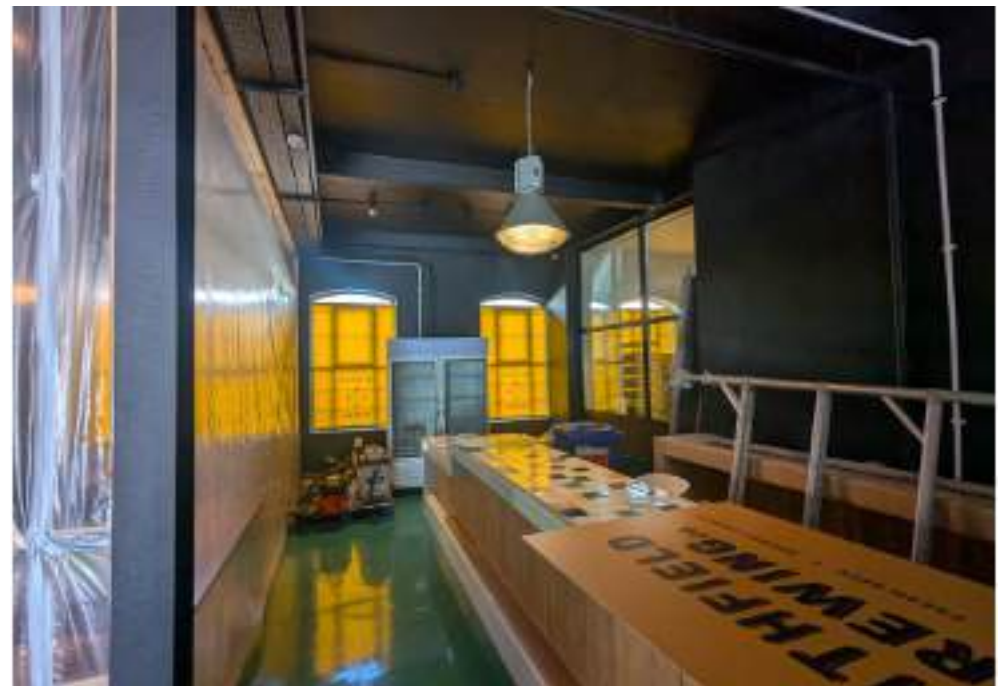


Ground floor



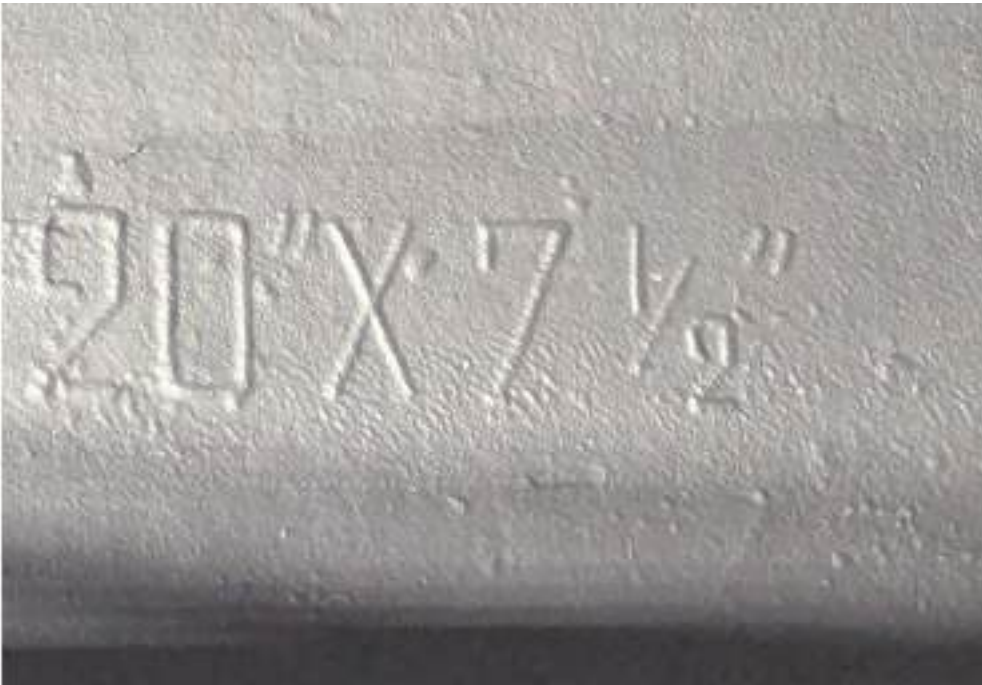


Ground floor

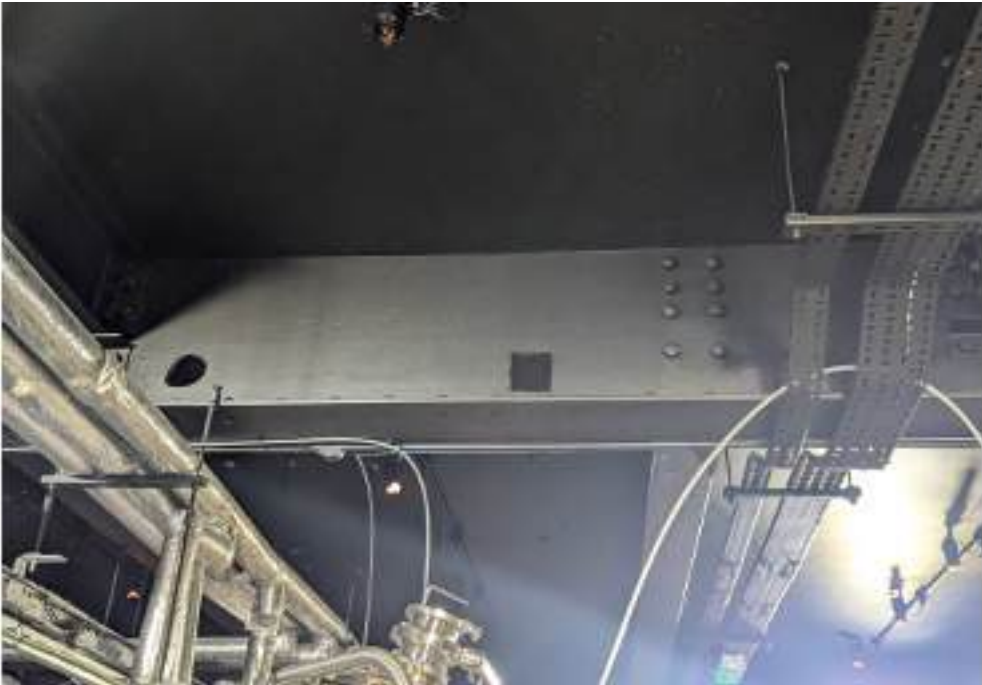




Ground floor



Ground floor





Ground floor

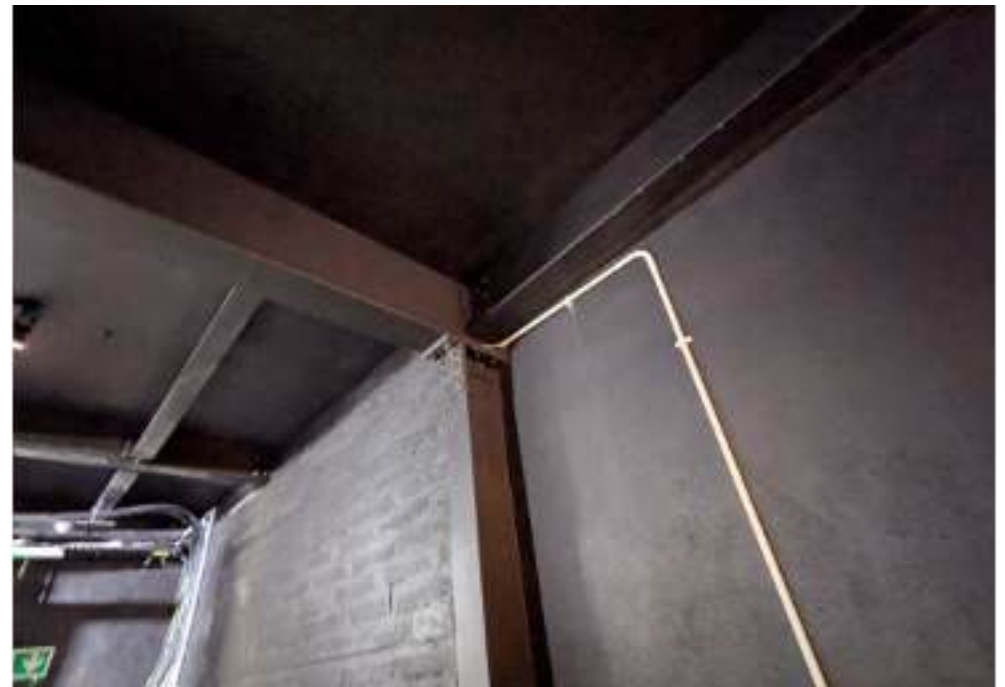


Ground floor

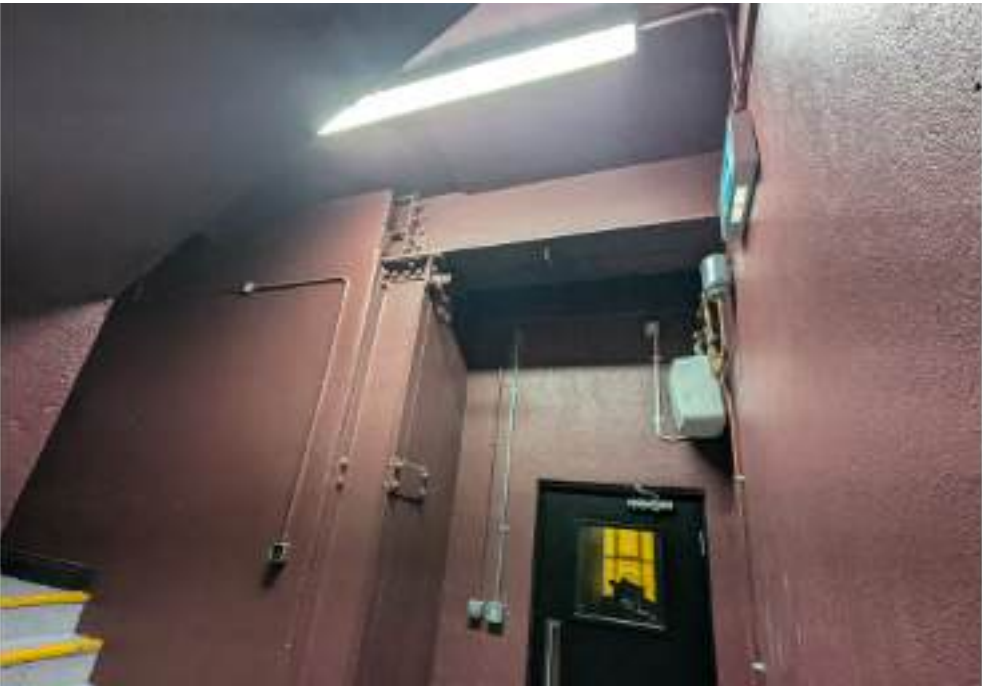




Ground floor



Ground floor





First floor



First floor

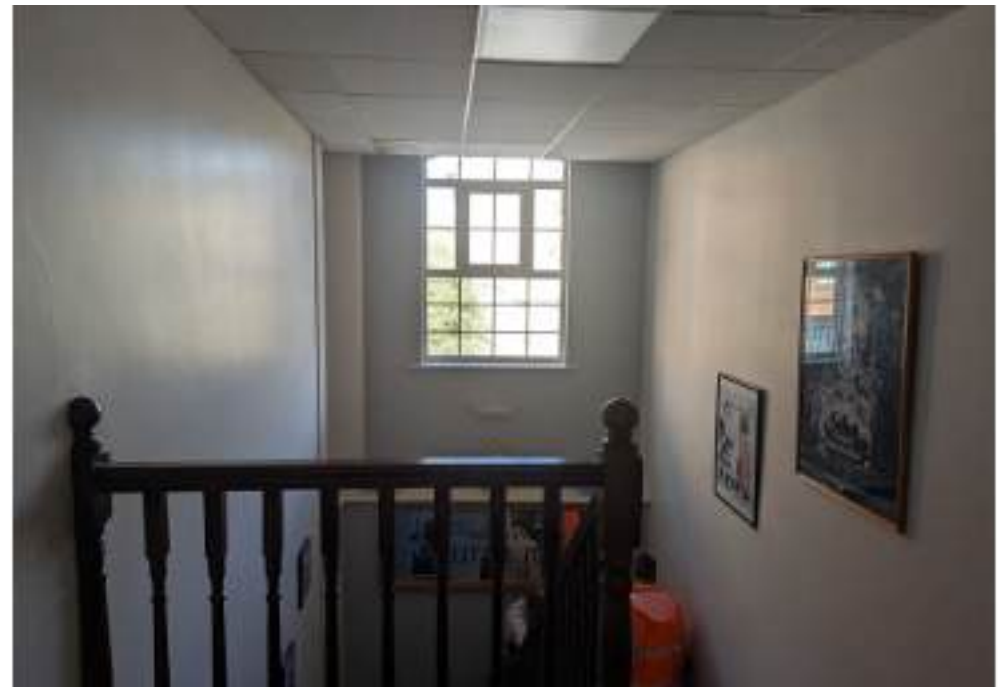
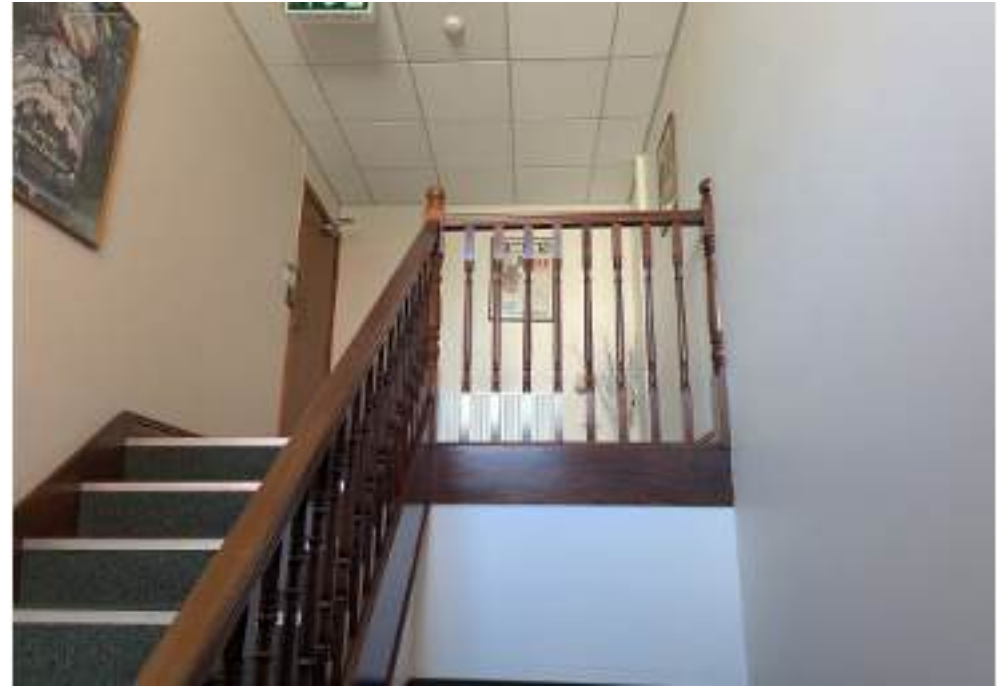




First floor



First floor





First floor



First floor





Courtyard



Courtyard





## Warehouses



## Warehouses





## Warehouses



## Warehouses







## NATIONAL ARCHIVES OF IRELAND

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3899

*Messrs. Hearn & Sons*

REPORTED ON BY COMMITTEE

27 OCT. 1916

*Policies and amounts 19<sup>th</sup> 76 f.*



22nd December,

re Claim 3899

Dear Sirs,

In reply to your letter of the 20th instant I beg to state that the £6. 10. 0 referred to is in settlement of the claim for all the items on the enclosed list save the first. The Committee are not prepared in any case to give details showing how their award is arrived at.

Yours faithfully,

Secretary.

Messrs. James Crean & Son,  
145 to 149 North King Street,  
Dublin.

AND AT  
51 TO 59 FREEMASON'S ROW,  
AND  
54 NAYLOR STREET,  
LIVERPOOL.

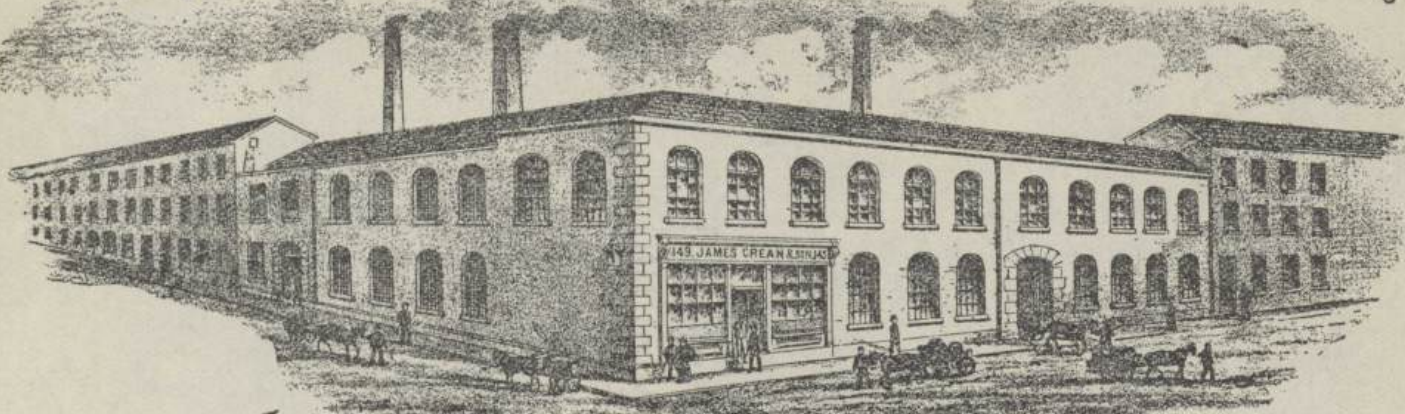
Telephone 1280.  
TELEGRAMS, GREAN DUBLIN.

Phoenix Works.

145 TO 149, NORTH KING ST.

The Dublin Property Losses Assn.,  
Stephen's Green, DUBLIN.

DUBLIN. December 20th. 1916.



# JAMES GREAN & SON.

Lard, Sweet Fat & Soap Manufacturers.

CONTRACTORS TO H. M. GOVERNMENT.

Dear Sirs,

## CLAIM £30-10-5.

We are in receipt of your cheque £6-10-0 in payment against the above claim. You state this is for "contents." We are not quite clear as to how you separate the items, but this cheque does not cover, as far as we can judge, the items of contents. We enclose you herewith a full list. Will you please state what items you have omitted, apart from the three we have marked, <sup>(x)</sup> which we presume you have omitted.

Before accepting this cheque, we should be glad of the information asked for.

Yours faithfully,

JAMES GREAN & SON LTD.,

*Reply that the £6.10.0 refers to 5  
in payment of the claim for all the items on  
the enclosed list save the five. The Committee  
can not be asked to pay more to give details  
showing how this amount is arrived at.*

*Returned*

*24/12*



PROPERTY LOSSES (IRELAND) COMMITTEE, 1916.

Inspector's Report.

Claim No. 3 8 9 9

Name of Claimant Messrs J. Crean & Son. Occupation Soap Manufacturers.

Situation of Property 144/149 North King Street Dublin.

Description	Claim	Insurance (if any)	Valuation of Buildings (Commissioner of Valuation)	Inspector's Valuation of full Damage	Loss Payable on basis of Insurance	Excess of Loss over and above amount payable under the Policies of Insurance
Building	£21.0.6.	£2500	Nil	£21.0.0.	£21.0.0.	Nil
Contents	8.7.6.	6750	Nil	6.10.0.	6.10.0.	Nil
Cash & Stamps.	1.2.5.	Nil	Nil	Nil	Nil	Nil
TOTALS, £	£30.10.5.	£9250	Nil	£27.10.0.	£27.10.0.	Nil

Interests in the buildings Owners.

Remarks I have inspected the damage in this case and after making suitable deductions consider the sum of £27.10.0. adequate compensation for the case. The item for Cash and Postage Stamps has been deducted.

Signature Arthur Brown  
Inspector.

Date 6th October 1916.

Award of Committee: Contents

Do. Buildings

REPORTED ON

EE.



3899

# Property Losses (Ireland) Committee, 1916.

51 ST. STEPHEN'S GREEN, EAST, DUBLIN.

## Claim for Damages caused during the Disturbances on the 24th April, 1916, and following days.

† We Jas. Crean & Son now residing  
at 144/149 Nth King St in the City of Dublin  
County of Dublin

do hereby solemnly and sincerely declare that on or about the 27 day of April  
1916, damage was done to the undermentioned Property, namely:—\* 144/149 Nth

\* State  
situation of  
property  
damaged.

King St & Corner Bow St  
and such damage was occasioned to the best of ~~my~~ <sup>our</sup> belief by\*\* The military  
whilst in possession

\*\* Here state  
cause of  
damage.

And ~~†~~ We further declare that the Property and Articles specified on the other side were  
so destroyed or damaged; that the Cost Price of same was as shown in each case;  
that at the time of the destruction or damage they were respectively of the Values  
specified under the head "Value of Property at time of Destruction or Damage";  
and that, in consequence of such destruction or damage, claim is hereby made for the  
sums specified under the head "Amount Claimed"; that the Claim is made by ~~me~~ <sup>us</sup>  
as† Owners; and that no person is interested in  
the said property except‡ ourselves

† Insert  
"Owner,"  
"Lessee,"  
or  
"Mortgagee,"  
as the case  
may be.

‡ Insert  
"myself," or  
"ourselves,"  
and the names  
of Mortgagees,  
Lessors,  
Lessees, or  
joint owners  
(if any).

and that it is not insured by ~~me~~ <sup>us</sup> or any other person, § except as follows, namely:—

Ades Insurance Company, Policy No. 5154896, Amount £ 10,310  
" " 231556, " £  
" " " " £

§ Strike out  
the words  
following if  
the property is  
not insured.

And ~~†~~ We make this solemn Declaration conscientiously believing the same to be true, and by  
virtue of the provisions of the Statutory Declarations Act, 1835.

Made and subscribed the 27th day of

September 1916, at 79

Church St in the said City,  
County of Dublin

before me, a Justice of the Peace for the said

City  
County.

Signature  
of Claimant  
of Claimants

Jas. Crean & Son

Patrik J. Smith

NOTE—This Claim is to be furnished in duplicate, and should be accompanied by the Policies of Fire Insurance  
and the last receipt, in each case, or certified copies of same. When completed, it is to be forwarded to the  
Secretary of the Committee, 51 St. Stephen's Green, East, Dublin.



# PARTICULARS OF THE CLAIM.

(TO BE GIVEN IN DETAIL.)

DESCRIPTION OF PROPERTY DESTROYED OR DAMAGED.	Cost Price.			Value of Property at time of Destruction or Damage.			Value of Salvage.			Amount Claimed.		
	£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.
Damage to Office, doors etc as per estimate enclosed	21	0	6	21	0	6				21	0	6
Stationary, knives, Testing glasses	1	0	0	1	0	0				1	0	0
Cooking Utensils, Cups, Coffee stand		6	0		6	0					6	0
Matches <sup>3/4</sup> gross		6	0		6	0					6	0
Toilet Soap	4	0	0	4	0	0				4	0	0
Photos of House property		7	6		7	6					7	6
<del>Insurance Stamps</del>		11	7		11	7					11	7
<del>Postage Stamps</del>		5	6		5	6					5	6
<del>Cash</del>		5	4		5	4					5	4
Towel		2	6		2	6					2	6
Sundries, sample knives		1	0		1	0					1	0
Large Bottle "Jover" Whisky		10	0		10	0					10	0
New Patent Lock & Key		4	6		4	6					4	6
Repairs to Typewriter	1	10	0	1	10	0				1	10	0

Carried forward.

£ 30 10 6  
 1 2 5  
 29 8 0



### PARTICULARS OF THE CLAIM. (continued).

(TO BE GIVEN IN DETAIL.)



# THE BAR-LOCK TYPEWRITER LTD

Date 22nd July 1916

D 5569

Received of Messrs Green & Co

by cheque

INDEX NO.

£ 1. 10. 0.

D	1	0258
---	---	------

THE BAR-LOCK TYPEWRITER CO., LTD.,

p.p.

*DM*

*with thanks.*

RECEIPT  
STAMP.

0258

Date

June 1 1916

Debit

Credit

1916

THIS ACCOUNT IS RENDERED AS PER OUR LEDGERS  
AT THE FIRST OF THE MONTH

*To A/c Rendered NET.*

May 30

Overhauling

1 10 0

KINDLY REMIT TO  
IRISH OFFICE,  
43, DAME STREET  
DUBLIN.

NO PENCE DEDUCTIONS ALLOWED.

Kindly return this Statement with your remittance.

NO RECEIPT VALID UNLESS GIVEN ON THE COMPANY'S PRINTED FORM.

186 NORTH KING STREET,

DUBLIN, 22nd August, 1916

M James Crean & Son,

145 to 149 North King Street, DUBLIN.

# Estimate from J. J. SKELLY,

*Builder and Contractor.*

Structural Alterations & Sanitary Repairs a Speciality. House Repairs of Every Description

Work to be done in repairing the premises which has been damaged during the recent trouble, at above premises.

To supply and fix a new panel in entrance door to shop with all necessary mouldings, to complete same. To supply three large panes of glass on left-hand side of shop window. To supply three locks for desks where broken. To supply and fix the lock of side door between office and store on right hand side. To repair the door of small stores on right hand side of shop. Supply and fix new lock.

To repair the iron window frames and sashes where damaged. To supply and fix 60 panes of mill rolled plate glass where broken during the trouble. To supply a lock for door of stores on the top landing. To supply and fix 10 panes of glass on the ground floor facing Bow Street. To supply three locks to works office and fix same. To supply twelve panes of glass on right-hand side of shop front in King Street on ground floor.

To generally over-haul and repair the damage to premises that was caused during the trouble. All work to be done in a proper and satisfactory manner for the sum of Twenty one pounds and six pence. (£21. 0. 6.)

*J J Skelly*





3897  
Telegrams:—"CREAN, DUBLIN."  
TELEPHONE No. 80.

AND AT FREEMASON'S ROW, LIVERPOOL.

PHOENIX WORKS,

140 TO 149 NORTH KING STREET,

From JAMES CREAN & SON, DUBLIN, Sept. 14th 191 6  
Contractors to H. M. Government.

  
Manufacturers  
of  
Finest  
XX Tallow Crown  
and all  
Household and  
Sanitary Soaps,  
also makers of  
"Gladiator,"  
and "Highway"  
Brands.  


Dear Sirs,

RE CLAIM:

On the 13th inst., we sent you a registered letter, containing two Policies and two Premiums. We have no acknowledgment of these. Kindly let us have same, & oblige.

Yours faithfully,

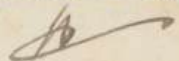
JAMES CREAN & SON LD.,

Property Losses Assn.,  
St. Stephen's Green:

*has been*

*2nd*

*15/9 Acknowledged  
crossed in post  
19/9/16*



# POST CARD

THE ADDRESS TO BE WRITTEN ON THIS SIDE



The Property Losses (Ireland) Assn., 1916.

51, St. Stephen's Green,

D U B L I N:



AND AT  
51 TO 59 FREEMASON'S ROW,  
AND  
34 NAYLOR STREET,  
LIVERPOOL.

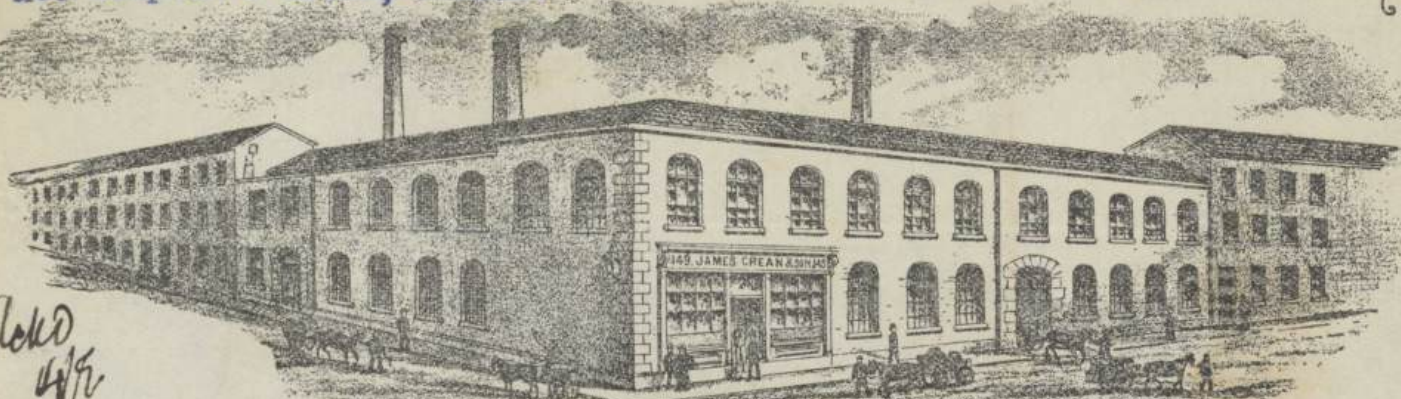
Telephone No. 80.  
TELEGRAMS. GREAN DUBLIN.

3899 3899  
Phoenix Works.

145 TO 149. NORTH KING ST.

The Secretary, Dublin Property Losses Assn.  
St. Stephen's Green, DUBLIN:

DUBLIN. September 12th 1916.



# JAMES GREAN & SON.

## Lard, Sweet Fat & Soap Manufacturers.

CONTRACTORS TO H. M. GOVERNMENT.

Dear Sir,

RE CLAIM £30-10-5.

With reference to the above - we have now received the following Policies from our Liverpool Office:-

Fire Policy..... No. 5154896 £9,310.

Special Policy..... No. 5231550 £1,000.

Receipt No. 212..... for £69-16-6.

Receipt No. 363..... for £7-10-0.

Four documents in all. These are the original documents, and we should be glad to have your undertaking for the care of these Policies etc.,

Yours faithfully,

JAMES GREAN & SON LTD.,

4 Enclosures:



AND AT  
51 TO 59 FREEMASON'S ROW,  
AND  
54 NAYLOR STREET,  
LIVERPOOL.

Telephone N° 80.  
TELEGRAMS. GREAN DUBLIN.

Phoenix Works.

145 TO 149. NORTH KING ST.

The Secretary, Property Losses Committee, DUBLIN. 9th Sept.  
51 St. Stephen's Green East.

12 16



# JAMES GREAN & SON.

Lard, Sweet Fat & Soap Manufacturers.

CONTRACTORS TO H. M. GOVERNMENT.

Dear Sirs,

We herewith enclose you particulars of our Claim, also evidence corroborating same as far as could be obtained. Our own, and first Claim of the Damages was less than this Claim. What we send you now is based on the Estimate for repairs, which is required to be done.

With reference to the Policies, these are ~~at~~ our Head Office, Liverpool, and we have written for same.

Yours faithfully,

JAMES GREAN & SON LTD.



AND AT  
51 TO 59 FREEMASON'S ROW,  
AND  
54 NAYLOR STREET,  
LIVERPOOL.

45  
Telephone 1280.  
TELEGRAMS, GREAN DUBLIN.

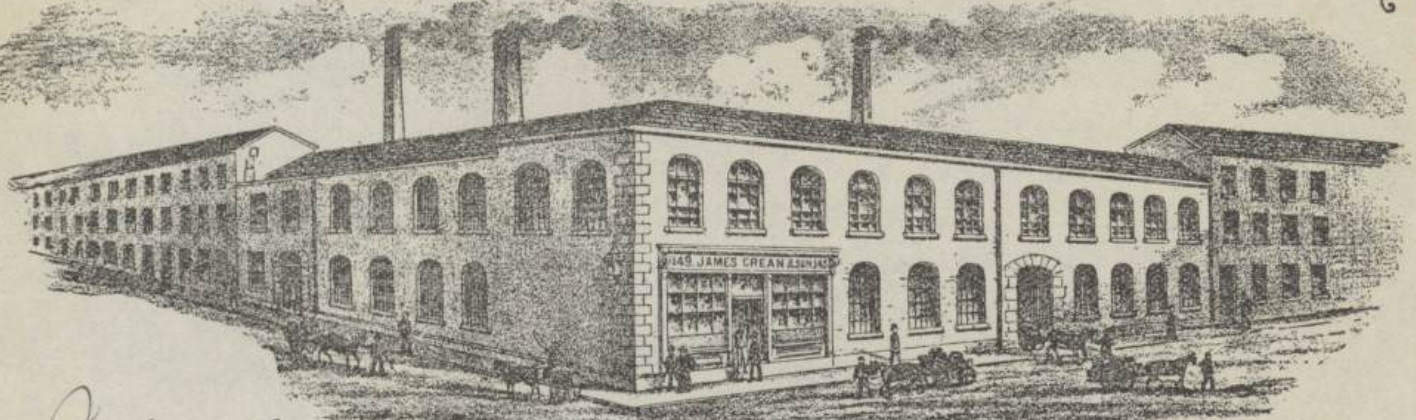
3899  
Phoenix Works.

145 TO 149, NORTH KING ST.

Robt. Kidney Esqr., F.G.A.A. 12/14 College Green. May 15th

DUBLIN.

16  
12



*Lud*  
**JAMES GREAN & SON.**  
**Lard, Sweet Fat & Soap Manufacturers.**

CONTRACTORS TO H. M. GOVERNMENT.

Dear Sir,

The Military broke into and occupied our Offices & Works on April 28/29<sup>th</sup> and handed over possession of same to a Member of the Police (D24) on May 1st. The Damages done to the Premises, <sup>+ goods taken</sup> and value of same is stated at foot.

*James Grean*  
*12/29/7*  
Yours faithfully,

JAMES GREAN & SON LTD.

Damages to Doors, Windows,	£7- 0 -0
Locks, Desks etc.	
" " Typewriter	3- 0 -0
Stationery, Pens, Knives,	
Penknives, Testing Glasses	1 -0 -0
1 Gross Matches	6 -0
Cooking Utensils	5- 0
Toilet Soaps etc.	4 -0 -0
3 Photos of Property	7 -6
(Forward)	15-18- 0

Amt. Bt./Forward	£15-18-0
Insurance Stamps	11-7
Postage Stamps	5-6
Cash	5-4
1 Towel	2-6
Sundries	1-0
3 Desk Rim Locks smashed & forced	6-0
1 Large Bottle Powers Whiskey	10-0
1 Patent Lock & Key	4-6
(Total)	£18 -4-11

45  
*James Grean & Son*



## NATIONAL ARCHIVES OF IRELAND

NAI/PLIC/1

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without the written permission of the Director of the National Archives



Messrs J. Crean & Son

—

Declined by Committee

—

Too late

—

7075

7th November,

re Claim No. 3899.

Dear Sirs,

In reply to your letter of the 3rd instant I beg to state that the claim already furnished in this case has been investigated and dealt with by the Committee, and their recommendation forwarded to the Government. As matters stand the case cannot now be re-opened.

Yours faithfully,

Secretary.

Messrs. Jas. Crean & Son,  
Phoenix Works,  
145 to 149 North King St.,  
Dublin.



AND AT  
51 TO 59 FREEMASON'S ROW,  
AND  
54, NAYLOR STREET,  
LIVERPOOL.

Telephone No. 80.  
TELEGRAMS, GREAN DUBLIN.

Phoenix Works.

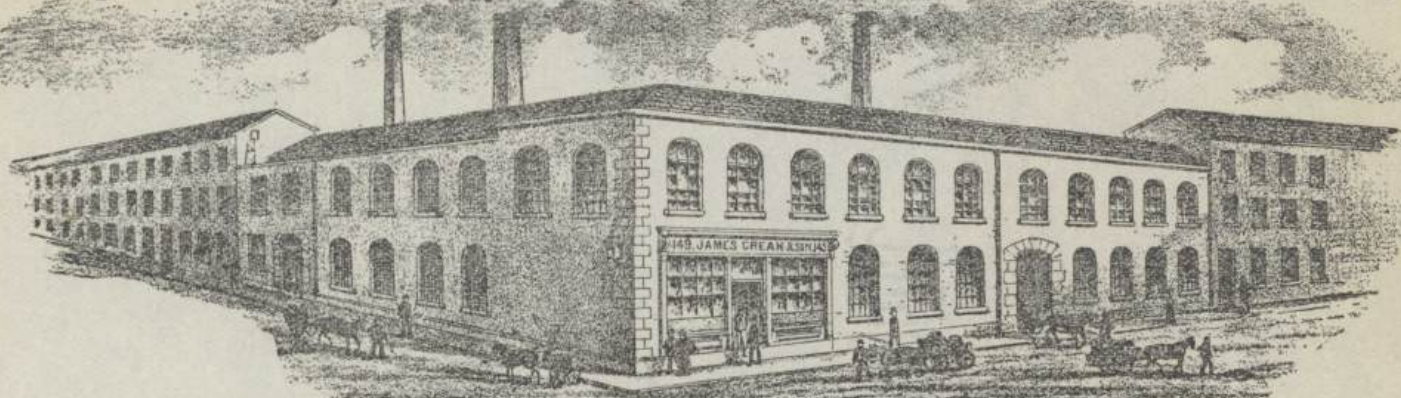
145 TO 149, NORTH KING ST.

Recommend Report 27<sup>th</sup> 76. (13<sup>th</sup> inst)

3899  
7075

The Secretary, Dublin Property Losses Ass.  
Stephen's Green, DUBLIN.

DUBLIN. Nov. 3rd. 1916.



# JAMES GREAN & SON.

Lard, Sweet Fat & Soap Manufacturers.

CONTRACTORS TO H. M. GOVERNMENT.

Dear Sir,

We desire to bring under your notice a matter with reference to our stocks. We put forward a certain claim immediately after the riots in Dublin. At that time, we did not take into consideration the question as to whether any of our stocks had been interfered with. On July 1st we took stock, and when balancing this, we find there is a very serious deficiency over and above the normal.

As a rule, we look for a certain percentage of loss on our manufacture. On the 3 months - October 1st to January 1st, there was a loss of 6 per cent on the manufacture. On the stocks taken July 1st for 6 months the percentage of loss on the manufacture was 14% (per cent).

We thought we better state roughly what this loss was, as far as we could ascertain at the moment. We are making careful investigation into it and having our Books carefully checked and will report later the actual figures. Of course, such figures will be vouched for, and previous stocks will be submitted to you. As far as we can make out at the moment, the excess loss amounts to about 5 tons of soap, value of which would roughly be £125.

Yours faithfully,

JAMES GREAN & SON LTD.

P. S. For. As matter stands the whole claim will be repaid

Owing to many difficulties, we could not balance our stocks earlier.

Reply that the claim is not in this case has been made

and sent on the 11th of the month of this year

6/11/16



# CENSUS OF IRELAND, 1901.

Form N.—Enumerator's Abstract for a Townland or Street.

County City Dublin Parliamentary Division College Green Poor Law Union North Dublin District Electoral Division Arran Quay  
 Constabulary District GM Police City, Urban District, Town or Village City  
 Sub-District St. Dun Parliamentary Borough Dublin

Townland or Street King St North  
 Ward St. Dun  
 Barony St. Dun  
 Parish St. Dun

ABSTRACT showing the Number of Dwelling-houses, Families, and Persons in the above-named Townland or Street, also the Religious Profession (so far as ascertained), of the People enumerated by Thomas Blackhall P. 6 216.2  
 Note.—This Abstract should be carefully filled by the Enumerator, and attached in front of the File of the several Forms for the persons enumerated in the Townland or Street to which it relates.

When a Townland or Street is situated in two Parliamentary Divisions, or in more than one District Electoral Division or Parish, or is partly within and partly without a Parliamentary Borough, City, Urban District, Town or Village, a separate Abstract should be made for each portion.

Approved,  
 D. HARREL,  
 Dublin Castle,  
 21st December, 1900.

ROBERT E. MATHESON,  
 Registrar-General,  
 T. J. BELLINGHAM BRADY,  
 ROBERT J. BREW,  
 Commissioners.

These Spaces will be filled up at the Census Office.  
 49  
 Dublin City  
 12 files  
 File 5

No. on this Form.	RELIGIOUS PROFESSION.																												No. on this Form	
	Number on Form B	DWELLING HOUSES.			FAMILIES.	PERSONS.																								
		Inhabited	Un-inhabited	Building	Number in each House	Males	Females	Total Number of Persons	Roman Catholics	Protestant Episcopalians (See Note)				Presbyterians		Methodists		Independents		Baptists		Society of Friends or Quakers		Jews		All other Persuasions		Information refused		
										Returning themselves as of "Church of Ireland" or "Irish Church"		Others See Note																		
								Males	Females	Males	Females	Males	Females	Males	Females	Males	Females	Males	Females	Males	Females	Males	Fem.	Males	Fem.	Males	Fem.	Males	Fem.	
1	131	1			1	5	5	10	5	5																			1	
2	136	1			1	4	3	7	4	3																			2	
3	137	1			1	2	3	5	2	3																			3	
4	138	1			1	4	2	6	4	2																			4	
5	139	1			10	22	20	42	22	20																			5	
6	140	1			1	5	3	8	5	3																			6	
7	141	1			7	20	15	35	18	11	2	4																	7	
8	142	1			4	11	13	24	11	13																			8	
9	143	1			6	13	11	24	12	11	1																		9	
10	144	1			7	7	13	20	7	13																			10	
11	150	1			3	5	8	13	5	8																			11	
B. forwd.,	11				42	98	96	194	95	92	3	4																		

the members of the Church of England, the Episcopal Church of Scotland, and any other Protestant Episcopal Church.

NOTE.—The designation "Protestant Episcopalian" includes, besides the members of the "Church of Ireland" or "Irish Church," the members of the Church of England, the Episcopal Church of Scotland, and any other Protestant Episcopal Church.



W. S. 1248

# ORIGINAL

BUREAU OF MILITARY HISTORY 1913-21.  
BURO STAIRÉ MILEATA 1913-21  
NO. W.S. 1248

ROINN



COSANTA.

BUREAU OF MILITARY HISTORY, 1913-21.

STATEMENT BY WITNESS.

DOCUMENT NO. W.S. 1,248

Witness

Diarmuid Coffey,  
Public Records' Office,  
Four Courts,  
Dublin.

Identity.

Member of Irish Volunteers, Dublin,  
1914-1916.

Subject.

Gun-Running in yacht "Kelpie"  
June 1914.

Conditions, if any, Stipulated by Witness.

Nil

File No. S.117

Form B.S.M. 2

# ORIGINAL

BUREAU OF MILITARY HISTORY 1913-21  
BURO STAIRS MILITA 1913-21  
No. W.S. 1248

STATEMENT BY Mr. DIARMUID COFFEY,  
Public Records Office, Four Courts, DUBLIN.

---

My first connection with the Volunteers, apart from belonging to a Company as a Private, was in June 1914 when Conor O'Brien asked me to join a gun-running expedition in his yacht "Kelpie". The guns we were to run had been bought by Darrell Figgis with money raised chiefly by Mrs. J. R. Green from Irish and English Liberals in London who wished for a counterblast to the Larne gun-running.

I met O'Brien at Foynes on July 1st (?) and we sailed for Cowes where we were to join Erskine Childers with his yacht and get final instructions. The crew was Conor O'Brien, his sister Kitty O'Brien and two hands George Cahill and Tom Fitzsimons. We had an uneventful but sea-sick making passage to Cowes where we waited for some days but there was no sign of Childers.

As the day fixed for leaving Cowes was drawing close and there was no sign of Childers we got anxious as to what was happening and sent various telegrams to find out what news we could. We were joined at Cowes by Henry de Montmorency who was to be an extra hand. He had some experience as a treasure hunter on the Cocos Islands but he did not like the accommodation on the "Kelpie" and left after one night aboard. Nearly a week passed at Cowes before Childers arrived. He was coming from North Wales and had had trouble on the way. His crew was Mrs. Childers, Mary Spring-Rice, 'Mr. Gordon' who I afterwards discovered was a Brigadier in the British Army and two paid hands from Donegal - Irish speakers - I don't remember their names. There was some friction between O'Brien and Childers as they had diametrically opposite ideas of how to conceal our intentions. Childers believed in absolute secrecy; O'Brien in free talk on the assumption that everyone



would assume he was lying as no real conspirator would be so indiscreet.

We eventually got away from Cowes in the early morning of July (20th?) and sailed for the Ruytengen Light Ship, off the Belgian coast, our rendezvous. This was fixed as a convenient spot as, if the weather turned bad, we could shelter in the mouth of the River Schelt. The weather was perfect for our purpose, a flat calm with low visibility and we made contact with the German tug Gladiator on 12th July. Figgis was aboard her and we came alongside and began to tranship the rifles and ammunition. The rifles were packed in canvas bales with straw packing, muzzles and butts projected from some of them: the ammunition was in boxes of 1,000 rounds covered with labels indicating the contents, so the fiction that they were "merchandise ~~from~~<sup>for</sup> Mexico" was a bit thin. (Note:- I ~~was~~<sup>had</sup> told that the arms were bought from a firm of gun-runners in Antwerp. They were delivered in Hamburg). We had dumped most of our ballast overboard but the cargo was so bulky that we were only able to fit 600 out of the 1,500 aboard. This left 900 for Childers. We found out afterwards that he had ~~tried~~ to have the rifles unpacked to fit them in. He was annoyed with us for not having done the same and taken more than the 600.

We got away in the afternoon dead beat from the work of getting the cargo aboard. As we sailed we saw Childers arriving. We were so tired that we decided to divide the watches and only one man stay on deck at a time. I lost the toss and had the first watch and when I got below slept so soundly that I did not know we had met the British battle fleet close to the Straits of Dover. I was told that a Destroyer made for us and O'Brien thought it meant that we had been given away, but <sup>she</sup> sheered off.

We had not seen a newspaper for a couple of days and had no idea that it was really the British Fleet exercising in preparation for war.

Our sail down the English Channel was slow with head-winds all the way. Our only contact with the shore was a brief visit to Penzance in a thick fog which made the pier invisible at 50 yards. We went in for food as we were running short. Off the Bristol Channel we had some pretty bad weather and had to heave-to, but eventually we reached St. Tudwell's Roads off the south coast of Cardigan where we were to meet Sir Thomas Myles in his big yacht, (I forget her name). The idea was that Myles, who often went for a week-end cruising, would not be suspected <sup>as</sup> he was to take the rifles from us. Our rendezvous was to be 20 miles west of Bardsey Island and we made for this point. It was blowing very hard from the West but we got there and found no sign of Myles. We waited for some time though the weather was getting steadily worse, and eventually returned to St. Tudwell's.

During the night Myles arrived. He had split his mainsail on the way over and could not make his way back. This meant a week's delay as he could only sail the week-ends. Accordingly, it was arranged that I should return to Dublin by the mail steamer and report. I did this and arrived on Sunday morning. It was difficult to make contact with anyone as the Volunteers were parading and none of the chiefs was in the office. Eventually I found Eoin MacNeill and The O'Rahilly and reported to them that our landing, which was timed for that night, was off. They cancelled the arrangements.

I went out to Howth where my family were staying for the summer and was in time to see the landing of the guns there and meet Miss Spring-Rice and 'Mr. Gordon' who came ashore at Howth. They



told me about their passage but that has already been described several times.

Myles had his sail mended and the following week-end brought our arms from St. Tudwell's to Kilcool where they were landed. I understand that a number of the rifles disappeared between Kilcool and Dublin in a fleet of mysterious taxi-cabs. This was believed to be the work of a group of the I.R.B. section of the Volunteers which had, even as early as July 1914, begun to form in the Volunteer Movement.

In September, 1914, I was introduced to Colonel Maurice Moore whom I had not met before though my family had known his brother George for many years - not a particularly good introduction to Colonel Moore. The Military Headquarters of the Irish Volunteers was in a couple of rooms at the bottom of South Frederick Street in a block of offices that had formerly been the well-known Morrison's Hotel. Colonel Moore was military head of the Volunteers with the title of Inspector-General, and was helped by Colonel Edmond Cotter, R.E. (Retired) and Captain Fitzroy Hemphill. War had already broken out and Redmond had made the speech in which he had offered the Volunteers to defend Ireland while Carson had kept quietly bargaining with the Ulster Volunteers against Home Rule.

The political position was anxious. Redmond, who had opposed the formation of the Volunteers, had found himself confronted with a body which had great popular support and threatened to undermine the power of the A.O.H. then run by Joe Devlin and his henchman J.D. Nugent. Nugent was my idea of a political boss of great ability, pretty unscrupulous, bluff and pleasant to his friends, a bitter and vindictive enemy. Nugent's <sup>whole</sup> sense of power was the A.O.H. He was their secretary and had become a considerable force in Irish politics.

Redmond and his party decided that the Volunteers had become too strong for the Irish Parliamentary Party to resist and had decided to try and absorb them. An agreement was made between the Parliamentarians and the leaders of the Volunteers by which a number of members of the Committee of the Volunteers should be nominated by Redmond in exchange for his support of the Volunteer Movement. The men nominated by Redmond included Devlin, Nugent and Willie Redmond. Of these Devlin and Nugent simply wanted to take over the Volunteers as an adjunct to the A.O.H. and make them harmless to the Parliamentarians. Willie Redmond was honestly anxious to help the Volunteer Movement.

When I came into Colonel Moore's office I found that he had no staff except Cotter and Hemphill. The job was to organise the Volunteers into Military Units, Companies, Battalions, Brigades etc. The general policy was in Moore's hands - he was a member of the governing committee and had considerable influence in that body. Cotter was given the job of the actual divisions of units and I helped him in this work. He was an elderly idealist from County Cork who had been living on his retired pay in the South of England and had always been an idealistic nationalist and had commuted part of his pension in order to come over to Dublin and work for the Volunteers. He had a weak heart and was somewhat impulsive and excitable. His title was Chief of Staff.

My job brought me in touch with all types from all over the country. The officer in charge of the Dublin area, Major James Crean (of Crean's Soap Factory), was an energetic and efficient man who gave up a great deal of time to his job. He was a nationalist of mildly Redmondite leanings interested in the Volunteers and a loyal supporter of the Movement.



The outbreak of war had brought in all sorts of people who were or had been Unionist in sympathy but who saw in Redmond's attitude a nationalism with which they could be reconciled. I think that subsequent events have so overlaid the events of that time that the attitude of a very large number of the Irish Unionist Landlords, <sup>such as</sup> Cheevers, Taaffe, Powerscourt, Dunsany, Pollard <sup>Maguire</sup> Nugent, has been forgotten. It really seemed at the time as though there was a chance of uniting nearly the whole of Ireland, except the Carsonites, into a body ready to accept a very considerable degree of Irish self government and to work together for a United Ireland. The mass of the people seemed to think that England was for once engaged in a righteous war and at least not to oppose those who wanted to join in. The Unionists seemed to be ready to meet the people half way.

I don't profess to know how far the Republican idea was held among the rank and file of Volunteers but there was outwardly, at least, a feeling of Irish unity. It seemed to be tacitly understood that the Volunteers would defend Ireland from a possible German invasion and would release the British troops in Ireland for service abroad.

During this period people such as Lords Powerscourt and Dunsany came to offer their help to the Volunteers and in the West Colonel Cheevers (always a Home Ruler) and Taaffe from Louth became organisers of the Volunteers in their respective counties. The office was filled with people of this sort as well as by active members of the Volunteers who were of Sinn Féin sympathies. The work of organising Companies and Battalions went on apace and the paper strength of the Volunteers increased rapidly.

The staff of the office were all Volunteers. It was joined by R.C. Barton, David L. Robinson and Mrs. Erskine Childers who used to drive up daily from Barton's house at Annamoe and work in the office.

Unfortunately Colonel Cotter was temperamentally unfitted to work with Colonel Moore. Cotter was a bit excitable and had all an old regular officer's reverence for procedure. He took his position as Chief of Staff very seriously and much resented any action by Moore which seemed to infringe on his position. Moore was completely indifferent to forms and regulations. Even when an officer in the British Army he had gone his own way to the despair and admiration of his fellow-officers. He was a born leader of men, did not know what fear meant and never bothered about precedents and red tape. He constantly offended Cotter by taking action over his head and not consulting him. Fond as I was of Cotter I had to sympathise with Moore over him. Cotter had spent his life in the Army and was not in touch with Irish ideas or Irish politics. He was a sort of Don Quixote ready to sacrifice himself in any way for his country except in a way that would infringe his sense of <sup>dignity</sup> rigidity. He became more and more discontented and ill. As a help to regularise his position he decided to give up his position as Chief of Staff and call himself Chief Staff Officer, but this did not mend matters and eventually he resigned and returned to his family in England. He should be remembered as a great-hearted Irish gentleman who sacrificed his health and a large portion of the little money he had to serve his country but, unfortunately, owing to age and temperament was unable to make the mark which his intentions and devotion deserved.

Moore used to tell me a good deal of what was going on behind the scenes of this outward seeming amity and unity. There was a sharp and bitter division on the committee of the Volunteers. Nugent and Devlin were party leaders first and last and only wanted to keep the



Volunteers as a support of the Parliamentary Party. MacNeill the chairman was anxious to keep unity but his sympathies were with Pearse, Connolly, O'Rahilly, Kent etc. who had the idea of an Irish Army to fight England before their minds all the time.

Negotiations were going on on Redmond's side to have the Volunteers recognised by the British War Office and armed and trained by them. It looked at one time as if something would come of this but Lord Kitchener would never hear of it. Moore would have liked to have a properly organised and equipped force and was prepared to undertake to defend Ireland against Germany and to obey English orders up to a point as the price of equipment and organisation. How far he would have gone I naturally do not know as the negotiations came to nothing. It must be repeated that subsequent events have made many people forget that the majority of people in Ireland were not very anti-English at the time and were anti-German. The idea of an independent Irish Republic was so remote that no ordinary man thought of it though it was probably in the minds of many of the members of the Committees of the Volunteers.

The uneasy alliance between the Parliamentary Party and the original founders of the Volunteers lasted for some months but the difference between them was brought to a head by a speech made by John Redmond at a parade of Volunteers when he urged them to join the British Army.

The Sinn Féin members (I call them that for convenience though the name Sinn Féin had a different connotation at the time) decided to split off. My recollections of the split are very vague, two incidents only stick in my mind, one was MacNeill having an interview with Moore about it in our office when they parted personal friends but definitely on opposite sides in the matter.

Moore definitely disapproved of Redmond's action in making the recruiting speech at the Volunteer parade, but he also considered that Redmond was leader of the majority of the people and that the best interests of the country were served by following him.

The other incident was personal. I was at this time a Staff Captain on Moore's staff, but I had no knowledge of military matters and was a Private in a Company of Volunteers who trained at Larkfield. One evening while training, a man (I think it was Kent but I am not quite sure) appeared saying he was from the Committee of the Volunteers and spoke to us of the split. He called on all who supported the committee against Redmond to step forward: about three or four of the twenty or thirty of us present did so. He then told the rest of us to 'dismiss' and clear out. I took advantage of my rank as Staff Captain to address the remaining men and tell them not to 'dismiss' but to carry on and let the few who had shown their adherence to the Committee clear out in their turn. It happened that there was no attempt to remain on their part.

The result of this was that the Company was split, the vast majority following Redmond, and a few, MacNeill and the Sinn Féin group. As regards the particular Company I belonged to, it had to find a new meeting place as the ground at Larkfield belonged to Countess Plunkett.

The split in the Volunteers was nation wide and we who remained followers of Redmond had a good deal of reorganising to do. Those who followed Redmond took the name of Irish National Volunteers and the name Irish Volunteers remained with the Sinn Féin party. There was some significance in the change of name as the word National was much beloved by the Parliamentarians. It had a sort of echo of the Nationalist Party.



Those of us who remained Redmondites felt angry with the Sinn Féin party who we thought had split the country though we felt that Redmond had been wrong in making the recruiting speech at a Volunteer parade. By far the greatest number of Volunteers joined up with the National Volunteers and a large force on paper was under the control of Colonel Moore. A large amount of money remained with Redmond and a new committee was organised under the control of the Parliamentary Party.

A good deal of money was spent on buying a house as headquarters (44 Parnell Square) and a weekly newspaper 'The National Volunteer' was started with a man called Gaynor, from the staff of the Freeman's Journal, as editor. This paper was run nominally as a Volunteer paper but Gaynor was really only a party hack and the whole effort of those running the paper was to abuse the Sinn Féiners and boost the Parliamentary Party. Those of us who had, though Redmondite in politics, gone into the Volunteers because it seemed to be a fine national movement, were disgusted with "The National Volunteers". It was strongly suspected by some of us that a subsidiary object in running the paper on the part of Nugent and the A.O.H. members of the new committee was to get rid of Volunteer funds which they wished to divert from equipping and organising Volunteers to jobs for their hack writers. They found the money embarrassing as while it was there they should have been using it for its true purpose.

Moore had nominated me as a member of the committee and he and I attended many dreary meetings at 44 Parnell Square when we tried to put a stop to the miserable rag. It was gradually borne in on us that the intention of the majority of the committee was to get rid of the money and let the Volunteers fade away.

There was a lot of the old Volunteer spirit in the National Volunteers still and many honest and patriotic people supported them.

Arrangements were made for holding a review of the Volunteers from all over Ireland in the Phoenix Park and the good organisation and capacity of those who were still really interested in the Volunteers was shown by the success of the review. Many thousands of Volunteers came by special trains from every part of the country and the review went off wonderfully well. The catering for and care of the Volunteers was also very good. This review may be regarded as the 'swan song' of the National Volunteers. The dislike for Volunteers or apathy of the Parliamentarians soon had its effect and the Volunteers became dispirited. After Easter 1916 they may be said to have disappeared. Some of the keener men who had stuck to Redmond now gave him up and joined the Sinn Féin Volunteers and were active in the fight against England. Tom Cullen is one of those I have in mind.

Signed:

Diarmid Coffey  
(Diarmid Coffey)

Date:

17<sup>th</sup> Sept 1955.  
17th Sept. 1955.

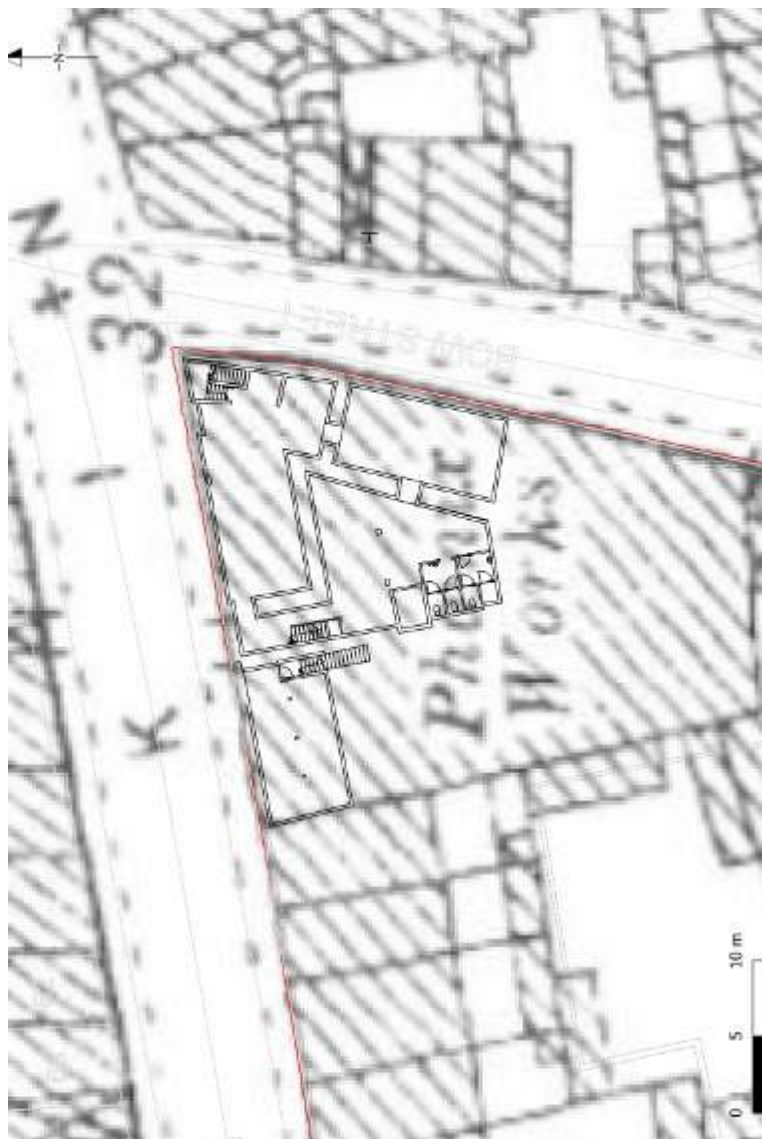
Witness:

Margaret C. Griffith  
Michael F. Ryan *comdr.*

BUREAU OF MILITARY HISTORY 1913-21
BURO STAIRÉ MILEATA 1913-21
NO. W.S. 1248



Basement on OS 1911



Basement on OS 1838 (1847)



Basement on OS 1864



Basement on OS 1886





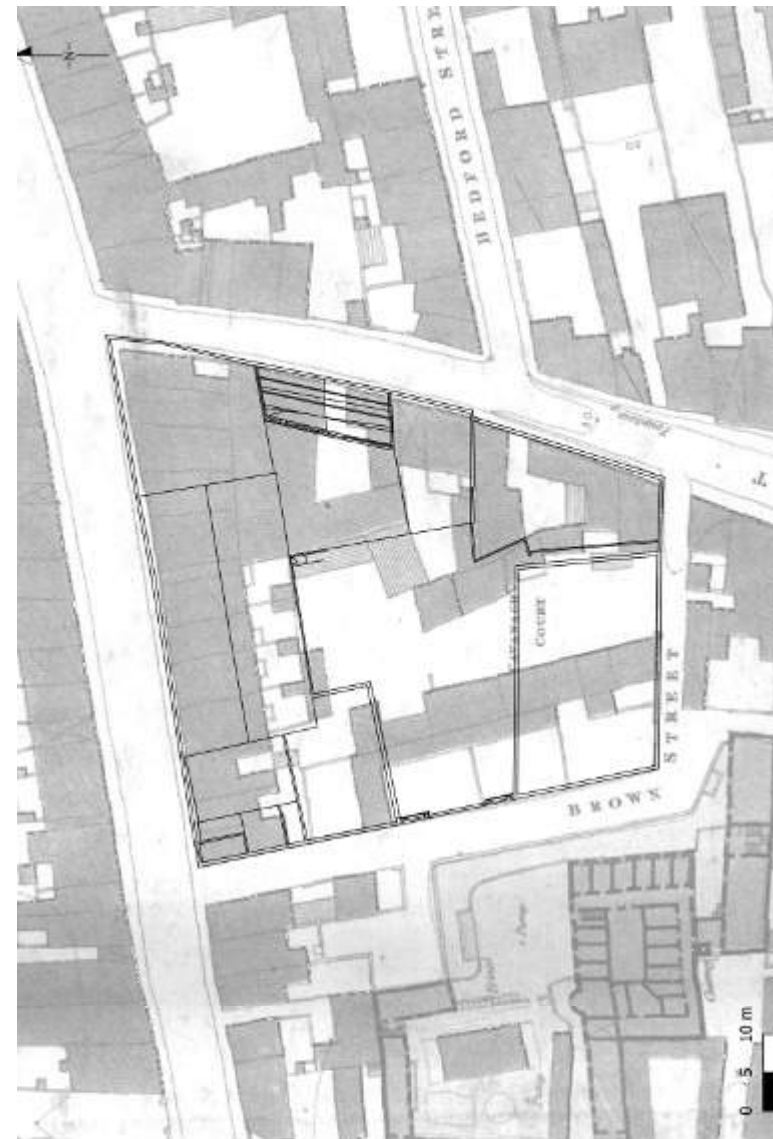
Basement on Rocque 1756



Ground floor on OS 1911

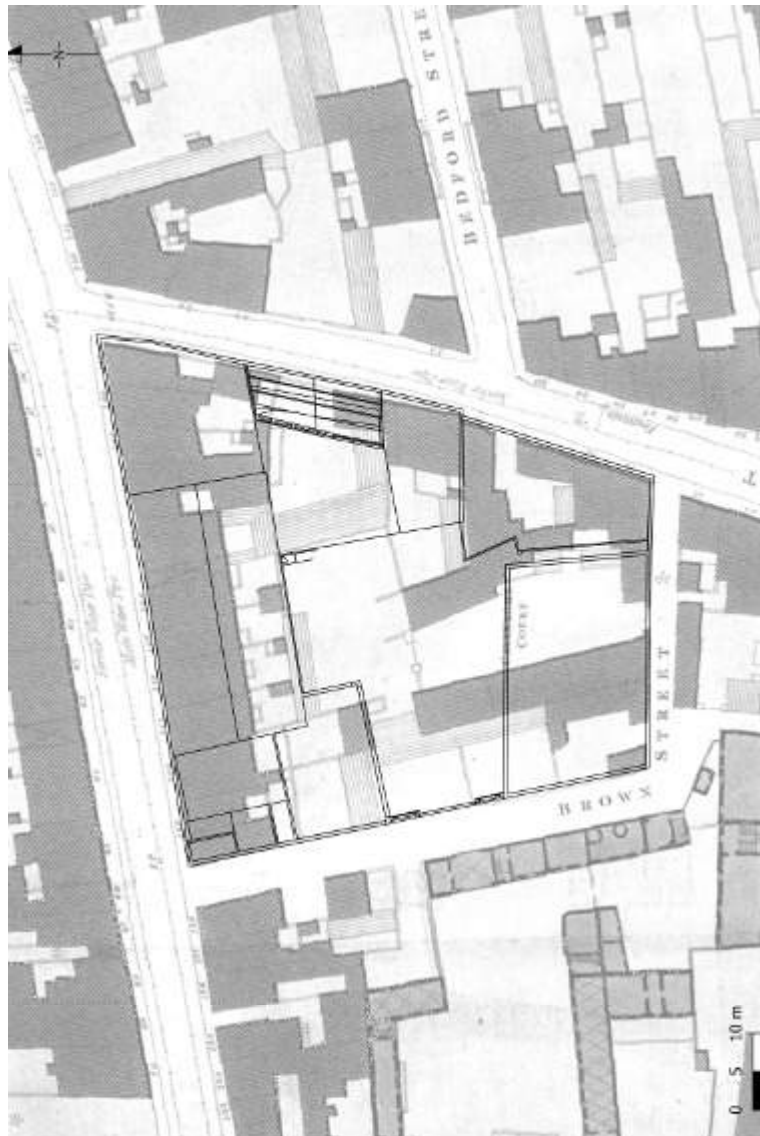


Ground floor on OS 1864

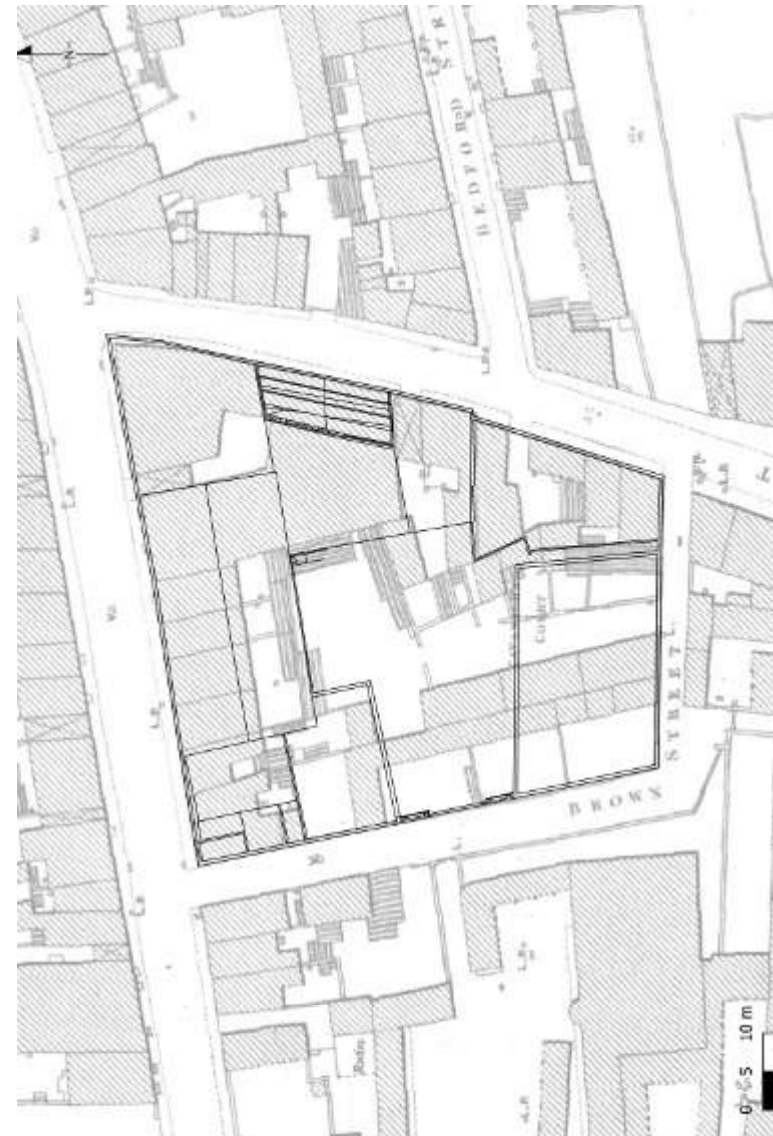




Ground floor on OS 1838 (1847)



Ground floor on OS 1886



Ground floor on Rocque 1756

