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102 Main Street, Portlaoise, Co. Laois.



Fig. 1. Front façade. (0185)

Condition report 102 Main Street, Portlaoise, Co. Laois.

March 2024.

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1. Introduction

This report, prepared by VHA Architects, provides A general background and condition report on the remains of:

102 Main Street, Portlaoise, Co. Laois.

The report forms one of the supporting documents in an application to Laois County Council for permission to develop the property under the Local Government (Planning and Development) Act 2000 and the report is issued solely for this purpose.

It is not an Architectural Heritage Impact Assessment and is based on a visual and photographic survey completed in May 2020. The inspection did not include any invasive opening up of the structure or any assessment of the presence of Asbestos or any other hazardous substances.

2. Methodology

This report is based on desktop research, site inspection and desk-based assessment. A desktop assessment has been carried out in order to identify all designated architectural heritage structures within the study area. The National Inventory of Architectural Heritage (NIAH) was the main source consulted for assessing the recorded architectural heritage resource. In addition, the following sources were consulted as part of the desktop study:

Cartographic Sources –

The cartographic sources highlight the development of Portlaoise. The cartographic sources examined for the study areas include “The Griffith’s Valuation Map; the 1st edition of the 6-inch Ordnance Survey (OS) maps, (surveyed and published in the 1830s-40s) and the 25-inch OS maps (surveyed and published 1888-1913)

Survey

An inspection was carried out of the buildings and site in May 2020. The site of the existing buildings was examined. A photographic record was undertaken of the proposed development site and the relevant parts of 102 Main Street, Portlaoise, Co. Laois. There was only limited research of the property's history.

3. Executive summary

The building was constructed from stone C1810 and was further extended to the rear C1890 with a 2 storey stone built extension. There were further extensions added during the 1950's of a poor quality with corrugated steel sheet roofing. The building was further modified assuming at some stage during the 1980's when any items of significance such as internal moldings, fire places, ceilings, wall decoration, original doors and windows were lost. The front elevation was also altered at this time. Alterations included changing the proportions of the façade at ground floor resulting in the loss of the original character and proportions of the front elevation. The house was converted to a hotel c.1870.

The building has a steep pitched artificial slate roof with clay ridge tiles largely missing since a recent first floor fire in 2015. Tall rendered chimney stacks to gables with clay chimney pots and cast-iron rainwater down pipe to front. The Right hand stack is partially collapsed with significant fire damage. Painted render walls with a smooth render plinth and string course incorporating first floor window sills, raised stucco staggered quoins to the corners. Square headed window openings reducing in size to the upper storey with moulded architraves and painted stone sills. Smooth painted render surrounds to enlarged ground floor window and door openings, broken uPVC window boarded up, main doors boarded up, side door replacement door with plain glazed rectangular overlight. UPVC windows to first floor, original opes partially blocked up from floor to sill. One over one with ogee horns timber sliding sash windows to second floor badly damaged by fire. The building fronts directly onto the street. The buildings located on the site are no longer in use.

The site is land locked on all sides. It is bounded to the east by a photography studio (Robert Redmond studios) and by Ramsbottom & Sons pub to the west. Access to the site can only be achieved via Main Street to the north and there is a vehicular access point to the south of the site via Meehan Court. It is believed that there are right of way existing however the extent of such as not yet been determined.


The proposed development consists of the re-development of the site for the provision of social residential accommodation. The site area is approximately 0.0544ha. The site is currently in the ownership of Laois County Council who have acquired it through a Compulsory Purchase Order (CPO).

102 Main Street, Portlaoise, is a significant survival of Portlaoise early nineteenth-century architecture and contributes to the composition of the main street. Despite the changes that have occurred the building retains a presence and scale that book ends the commercial heart of Portlaoise. The building has an interesting social history. Many of the building's occupants have contributed significantly to local history. Unfortunately, the building has not been well treated and has suffered from insensitive refurbishments over the years which have resulted in the loss of historically significant design features and details. The building does however retain a presence in the streetscape which contributes to the varying roof line. The building marks a step up to a more urban scale when approaching the town centre from Bridge Street. Much of Bridge street is two storey and No. 102 steps up to 3 storey with large chimney stacks at each end which contribute to the scale of the building.

The building was assessed by the National Inventory of Architectural Heritage in their survey of Maryborough, Portlaoise, and was assessed as being of Regional Importance. The NIAH attributes "Regional" significance to "structures or sites that make a significant contribution to the architectural heritage within their region or area". These can "stand in comparison with similar structures or sites in other regions or areas within Ireland". The NIAH registration number is 12507059. The NIAH describes the building in the appraisal below.

Main Street, MARYBOROUGH, Portlaoise, County Laois



 [View on map](#)

Survey Data

| | |
|--------------------------------|----------------|
| Reg No | 12507059 |
| Rating | Regional |
| Categories of Special Interest | Architectural |
| Original Use | House |
| Historical Use | Hotel |
| Date | 1800 - 1820 |
| Coordinates | 247268, 198341 |
| Date Recorded | --/-- |
| Date Updated | --/-- |

Description

Terraced three-bay three-storey house built c.1810, with rear stone extensions c.1890 and corrugated iron extension c.1950, converted to a hotel in 1959, now vacant. Steep pitched artificial slate roof with clay ridge tiles, tall render stacks to gables with clay chimney pots, cast-iron rainwater goods to rear. Painted render wall with smooth render plinth and string course incorporating first floor window sills, raised stucco staggered quoins to the corners. Square-headed window openings reducing in size to the upper storey with moulded architraves and painted stone sills, smooth render surround to enlarged ground floor window and door opening, fixed uPVC window to ground floor, uPVC windows to first floor and one-over-one with ogee horns timber sliding sash windows to second floor, replacement doors within door opening with plain glazed rectangular overlight. Remains of plastic signage and clock to gable. The house fronts directly onto the street.

Appraisal

A well composed middle size house which, despite the loss of historic fabric, presents an elegant facade to Main Street with its classically derived diminishing fenestration and their moulded architraves. The house has a dominant presence on the streetscape, substantially taller than the adjoining buildings. It marks the transition to the taller scale buildings of Main Street and its gables and chimneystacks contributes to the characteristic stepped building roofscape of the street.

4. Context: Historical, Architectural and Cartographical

The Rev. John T. Moore appears to be the first owner of the house which was leased to a Patrick Quigly who appeared to sub let to a number of tenants as shown in the extract below. The Rev. John T. Moore is identified as a Governor and Director of the Maryborough District Lunatic Asylum and owned several properties in Maryborough at the time.

| OSSORY—FERNES.] | | ESTABLISHED CHURCH. | | | 305 |
|------------------------------------------|-------------------------------------|--------------------------------|-----------------------|------------------------------------------------|-----|
| Benefice. | Incumbent. | Curate. | Post Town. | Patron. | |
| Dungarvan, v. | Browne, William . . . | | Gowran . . . | Crown | |
| Dunkitt, v. | Renny, Patrick . . . | | Waterford . . | Crown | |
| Dunmore, v. | Pearson, James M. . . | | Kilkenny . . . | Crown | |
| Durrow, v. | Dealtry, George A. . . | Walshe, Edward Deverill, R. | Durrow . . . | Dean and Chapter | |
| Dysart, v. | <i>F. C. of St. Canice . . .</i> | | <i>See St. Canice</i> | <i>F. C. of St. Canice</i> | |
| Ennisnag, R. V. | Paek, Richard, <i>Tr.</i> . . . | Graves, Richard . . . | Castlecomer . | Bishop | |
| Eirke, R. V. | Moore, J. T. | | Stonyford . . . | Bishop | |
| Fertagh, R. V. | Despard, J. W., A.M. . . | | Maryborough . | Crown | |
| Fiddown, v. | Gregory, William . . . | Marsh, Peter | Johnstown . . | Bishop | |
| Gowran, R. V. | Staples, Alexander, D.D. . | Sandes, H. L. | Pilltown . . . | Bishop | |
| Inchylaghan or Castle- inch, v. | Sandys, F. R., A.M., <i>Ch.</i> . | | Gowran | Lord Clifden | |
| Innistoge, v. | Herbert, H., A.B., <i>P.</i> . . | | Kilkenny . . . | Bishop | |
| Jerpointeast, v. | <i>Presentation susp.</i> . . . | Irwin, J. L. | Innistoge . . . | Bishop | |
| Kells, v. | Darby, Christopher, A.M. . | Paek, Richard | Thomastown . | Crown | |
| Kilbeacon, v. | *Burroughs, W. G. . . . | Pepper, Charles C. . . | Stonyford . . . | Bishop and Marquess of Ormonde, <i>alt.</i> | |
| Kilcoan, v. | <i>Presentation susp.</i> . . . | Townsend, Thomas U. . | Callan | Bishop | |
| Kilderry, R. V. | Lynar, James | Armstrong, Ed. G. . . | Mullinavat . . | Bishop | |
| Kilfane, v. | Irwin, Crinus, A.M., <i>Ar.</i> . | Bushe, C. K. | Listerlin, Ross | Bishop | |
| Killamery, R. V. | Hartford, W., A.B., <i>P.</i> . . | Carleton, James . . . | Kilkenny . . . | Bishop | |
| Killermogh, R. V. | Cosby, William | | Thomastown . | Bishop | |
| Kilmacow, R. V. | Bourke, Hon. G. T. . . . | Bolton, Henry | Callan | Bishop | |
| Kilmanagh, R. V. | Caulfield, H., A.M., <i>P.</i> . . | | Ballycolla . . . | J. Fitzpatrick, esq. | |
| Kilmocar, v. | Lodge, Francis | | Waterford . . . | Bishop | |
| Kilmoganny, v. | M'Cheane, Jeremiah . . . | | Kilkenny . . . | Trinity College | |
| Knocktopher, v. | Foot, Simon C. | | Rathdowney . . | Bishop | |
| Listerlin, R. | Armstrong, E. G. | | Kilmoganny . . | Bishop | |
| Maulee or Killeullheen, v. | Aloock, Alexander | | Knocktopher . | Bishop | |
| Mayne, R. V. | <i>Presentation susp.</i> . . . | Perry, Adam B. | New Ross . . . | Bishop | |
| Mothell, v. | Graves, R., A.M. | | Waterford . . . | Bishop | |
| O'Dogh, v. | Caulfield, W. | Leo, Richard | Kilkenny . . . | Crown 2, Bishop 1 | |
| Offerlane, v. | Bourke, John W. | Farmer, H. B. | Freshford . . . | Bishop | |
| Polroane, v. | Wills, James | | Mountrath . . . | Bishop | |
| Rathcoole, v. | Fowler, Luke | | Moncoin, Wtrfd. | Corporation of Waterford | |
| Rathdowney, v. | Monk, Marcus | Bushe, Charles K. . . . | Freshford . . . | Dean and Chapter | |
| Rathkieran, v. | <i>F. C. of St. Canice . . .</i> | *Monck, Thos. S. . . . | Kilkenny . . . | Bishop | |
| Rathsaran, R. | Lodge, Francis | Young, Robert A. . . . | Rathdowney . . | Bishop | |
| Rosbercon, v. | Helsham, Henry | | <i>See St. Canice</i> | Vicars Choral of St. Canice | |
| St. Canice Cathedral, Kilkenny, R. V. | *Madden, S., <i>F. C.</i> | Wills, James | Moincoin, . . . | Bishop | |
| St. John's, Kilk., v. | Perry, A. B., <i>F. C.</i> | Fleury, John | Rathdowney . . | Bishop | |
| St. Mary's do., P. C. | Drapes, J. L., <i>F. C.</i> | Perry, A. B. | New Ross . . . | Corporation of Waterford | |
| | Davis, Arthur | Drapes, J. L. | Kilkenny . . . | Dean | |
| | Hare, Henry | Drapes, V. B. | Kilkenny . . . | Precentor | |
| | | | Kilkenny . . . | Archdeacon | |
| | | | Kilkenny . . . | Crown | |
| | | | Kilkenny . . . | Bishop | |

Extract from Church Of Ireland Ecclesiastical Directory for Ireland 1848 Diocese of Ossory.

As a Reverend of the Church of Ireland at the time he would be responsible for the collection of Tithes. Following the Tithe war in Ireland full relief from the tax was not achieved until the Irish Church Act of 1869. There was resentment

amongst the Catholic majority over the collection of Tithes for the upkeep of the Church of Ireland. This led to reduction in incomes for the clergy which probably led to the sale of Leinster House to Patrick Quigly.

PRIVATE LUNATIC ASYLUMS IN IRELAND.

37

111

CONNAUGHT DISTRICT—*continued.*

APPENDIX, No. 3.
Governors and Days
of Attendance.
Connaught.

| | |
|-----------------------------|-------------------------|
| Walter Laurence, esq. | Patrick Blake, esq. |
| Right Hon. Lord Ashtown, | Charles Filgate, esq. |
| Hon. Robert Le Poer Trench, | James Bell, esq. |
| Sir James Mahon, bart. | Captain H. J. Gaseoyne, |
| D. H. Kelly, esq. | Cornelius O'Kelly, esq. |

The Board of Governors meet ordinarily on the first Wednesday in every month. There are also two general meetings in January and June.

Limerick District Lunatic Asylum.

Limerick.

GOVERNORS AND DIRECTORS.

| | |
|----------------------------------------|-----------------------------------------|
| Right Hon. Earl of Clare, | Alderman Joseph Gabbett, |
| Right Hon. Viscount Gort, | Alderman Henry Watson, |
| Right Hon. Lord Monteagle, | William Howley, esq., Rich-hill, |
| Hon. Colonel FitzGibbon, | Thomas Gabbett, esq., Limerick, |
| The Bishop, Dean, Archdeacon, Mayor, | Henry Maunsell, esq., do. |
| and Recorder of Limerick, for the | Thomas Macaulay, esq., do. |
| time being, | John Watson Mahony, esq., do. |
| Right Rev. Dr. Ryan, R.C.B. | Darby O'Grady, esq., Linfield, |
| Lieut.-Gen. Sir Richard Bourke, K.C.B. | Joseph Gubbins, esq., Kilfrush, |
| Sir David Roche, bart. | The O'Grady, Kibballyowen, |
| Sir Hugh Dillon Massey, bart. | William Henry Gabbett, esq., Caherline, |
| William S. O'Brien, esq., M.P. | Michael Furnell, esq., Cahirelly, |
| John O'Brien, esq., M.P. | John Croker, esq., Ballinagarde, |
| Venerable Archdeacon Forster, | David John Wilson, esq., Belvoir, |
| Rev. John Jebb, | John Singleton, esq., Quinville, |
| Rev. Mathew Dickie, | John Bateman, esq., Oakpark, |
| William Roche, esq. | William Sandes, jun., esq., Prymont, |
| James Harvey, esq. | Christopher Galway, esq., Killarney. |

The Governors meet on the first Monday of each month, or when specially summoned on particular business.

Maryborough District Lunatic Asylum.

Maryborough.

GOVERNORS AND DIRECTORS.

| | |
|--------------------------------|------------------------------|
| FOR THE KING'S COUNTY. | |
| Colonel Hardress Lloyd, | Francis Berry, esq. |
| Francis L. Dames, esq. | Robert Cassidy, esq. |
| Charles H. Minchin, esq. | Henry Trench, esq. |
| Rev. H. King, | |
| FOR THE QUEEN'S COUNTY. | |
| Sir Edward H. Walsh, bart. | George Adair, esq. |
| The Hon. Thomas Vesey, M.P. | Robert M. Alloway, esq. |
| Rev. Thomas Harpur, | John Robinson Price, esq. |
| Arthur Moore Mosse, esq. | Rev. John T. Moore, |
| Dr. James Smith, | Richard S. Hawkesworth, esq. |
| FOR COUNTY WESTMEATH. | |
| Lieut.-Col. Gustavus Rochfort, | Hugh M. Tuite, esq. |
| Sir M. L. Chapman, bart. | John C. Lyons, esq. |
| Sir Percy Nugent, bart. | |
| FOR COUNTY LONGFORD. | |
| Sir George Fetherston, bart. | Captain William Walker, |
| Bevan Coates Slater, esq. | William Ledwith, esq. |
| John Thompson, esq. | Arthur J. Kingston, esq. |

The Board of Governors of this Asylum meet on the second Wednesday in each month

Clonmel District Lunatic Asylum.

Clonmel.

| | | | | | | | | |
|----|------|------------------------------------------------------------------|---------------------|--------------------------------------------|--------|--------|--------|--------|
| 12 | a | Joseph Lewis, | Patrick Quigly, | House and garden, | 0 2 15 | 0 10 0 | 0 15 0 | 1 5 0 |
| 13 | | Gideon Mulvey, | William Kelly, | Land, | 3 0 18 | 3 0 0 | — | 3 0 0 |
| 14 | | Gideon Mulvey, | Rev. John T. Moore, | Land, | 1 1 17 | 0 16 0 | — | 0 10 0 |
| | | Rev. John T. Moore, | In fee, | Land, | 1 2 21 | 1 0 0 | — | 1 0 0 |
| 15 | 1 AB | ROSE OF MARRONOGH, (part of) THE WYNN ROAD. Eliza Metcalf, | Rev. John T. Moore, | House, offices, yard, garden, and land, | 0 2 38 | 0 15 0 | 7 15 0 | 8 10 0 |
| — | 2 | Thomas Downes, | Patrick Quigly, | Ho., offices, yard, & gar. | 0 0 16 | 0 3 0 | 2 12 0 | 2 15 0 |
| — | 3 | Abraham Case, | Patrick Quigly, | Ho., office, yard, & gar. | 0 0 13 | 0 3 0 | 2 2 0 | 2 5 0 |
| — | 4 | Finlon Dowling, | Patrick Quigly, | House, yard, and gar. | 0 0 10 | 0 2 0 | 1 13 0 | 1 15 0 |
| — | 5 | William Dwyer, | Patrick Quigly, | Ho., office, yard, & gar. | 0 0 12 | 0 3 0 | 2 2 0 | 2 5 0 |
| — | 6 | Michael Dooly, | Patrick Quigly, | House, yard, and gar. | 0 0 13 | 0 3 0 | 1 0 0 | 1 3 0 |
| — | 7 | Timothy Scully, | Patrick Quigly, | House, yard, and gar. | 0 0 13 | 0 3 0 | 1 0 0 | 1 3 0 |
| — | 8 | Catherine Templeton, | Patrick Quigly, | House, yard, and gar. | 0 0 14 | 0 3 0 | 1 0 0 | 1 3 0 |
| — | 9 | William Maher, | Patrick Quigly, | House, yard, and gar. | 0 0 14 | 0 3 0 | 1 0 0 | 1 3 0 |
| — | 10 | William Cole, | Patrick Quigly, | House, yard, and gar. | 0 0 17 | 0 4 0 | 1 6 0 | 1 10 0 |
| — | 11 | Margaret Phare, | Patrick Quigly, | House, yard, and gar. | 0 0 16 | 0 4 0 | 1 6 0 | 1 10 0 |
| — | 12 | Thomas Stone, | Patrick Quigly, | House, yard, and gar. | 0 0 10 | 0 4 0 | 1 6 0 | 1 10 0 |
| — | 13 | John Walsh, | Patrick Quigly, | House, yard, and gar. | 0 0 16 | 0 4 0 | 1 0 0 | 1 4 0 |
| — | 14 | Jeremiah Higgins, | Patrick Quigly, | House, yard, and gar. | 0 0 13 | 0 4 0 | 1 0 0 | 1 4 0 |
| — | 15 | Patrick Hanlon, | Patrick Quigly, | House, yard, and gar. | 0 0 18 | 0 4 0 | 1 6 0 | 1 10 0 |
| — | 16 | James Duhals, | Patrick Quigly, | House, yard, and gar. | 0 0 19 | 0 4 0 | 1 6 0 | 1 10 0 |
| — | 17 | William Wall, | Patrick Quigly, | House, yard, and gar. | 0 0 18 | 0 4 0 | 1 6 0 | 1 10 0 |
| — | 18 | William Lane, | Patrick Quigly, | House, yard, and gar. | 0 0 20 | 0 4 0 | 1 6 0 | 1 15 0 |
| — | 19 | Robert Duigan, | Robert Hoskins, | Ho., office, yard, & gar. | 0 0 28 | 0 7 0 | 1 8 0 | 1 15 0 |
| — | 20 | Robert Hoskins, | Rev. John T. Moore, | Ho., office, yard, & gar. | 0 0 29 | 0 7 0 | 1 8 0 | 1 15 0 |
| — | 21 | Robert Duigan, | Patrick Quigly, | Land, | 0 1 18 | 0 10 0 | — | 0 10 0 |
| — | 22 | Vacant, | Robert Duigan, | House (unfinished) | — | — | 0 3 0 | 0 3 0 |
| — | 23 | Vacant, | Robert Duigan, | House (unfinished) | — | — | 0 3 0 | 0 3 0 |
| — | 24 | William Lodge, | Rev. John T. Moore, | House, office, & land. | 0 3 6 | 0 18 0 | 1 7 0 | 2 5 0 |
| — | 25 | Vacant, | William Lodge, | House, | — | — | 0 8 0 | 0 8 0 |
| — | 26 | Vacant, | William Lodge, | House, | — | — | 0 2 0 | 0 2 0 |
| — | 27 | Vacant, | William Lodge, | House, | — | — | 0 8 0 | 0 8 0 |
| — | 28 | Richard M'Hugh, | Rev. John T. Moore, | Ho., office, yard, & gar. | 0 1 6 | 0 8 0 | 1 7 0 | 1 15 0 |
| — | 29 | John Cullen, | John M'Hugh, | House, | — | — | 0 12 0 | 0 12 0 |
| — | 30 | Denis Bourke, | John M'Hugh, | Ho., yard, & small gar. | — | — | 0 17 0 | 0 17 0 |
| — | 31 | Patrick Brennan, | John M'Hugh, | House, yard, and gar. | 0 1 3 | 0 8 0 | 1 0 0 | 1 11 0 |

Extract from Griffith's Valuation for the parish of Borris

It is ironic that the property then passed to Patrick Doran in 1870 who later went on to be involved in the Irish Republican Brotherhood and the Land League, and possibly the Easter Rising. The building was converted for use as a Hotel and became known as the Leinster Hotel. It was managed by his daughter Elizabeth Doran as noted in the census of 1901 in the extract below. The census of Ireland in 1911 identifies Patrick Doran as the head of the household with his profession noted as a merchant. His age is noted as 63. There is a further document below from the Property Losses of Ireland Committee 1916. This was a claim for damages caused during the disturbances on the 24th April 1916. This document places Patrick Doran in the Wynn's Hotel, Dublin on the day of the Easter rising. It is known that the Wynn's hotel was an important meeting place for the Irish Republican Brotherhood in the years and months leading up to the Easter rising and had hosted meetings between the pivotal figures. On the 11th of November 1913 at a meeting held in the hotel, a decision was taken to establish 'The Irish Volunteers'. The original meeting was arranged by Eoin MacNeill, a professor in UCD at the time and Michael O'Rahilly, (The O'Rahilly), a man of independent means who was very active in the Gaelic League. At the meeting under Mac Neill's chairmanship it was decided to establish an Irish Volunteer force. Others in attendance were Pdraig Pearse, Eamonn Ceannt and Sean Mac Diarmada. This historical meeting changed the course of Irish History.

During the 1916 rising a street barricade, which had been erected outside, Wynn's was set on fire by incendiary bullets. A rebel volunteer on the roof of the GPO later recalled how he saw men and women "sitting in the windows of Wynn's Hotel in Lower Abbey St, watching the battle as from a theatre seat". Then, what began as entertainment for the guests turned dangerous. Under bombardment from British artillery, Wynn's caught fire, the fire spread from the barricade to the timber facings of the hotel and when guest and staff lives were threatened, they left the hotel under the protection of a makeshift white flag and found refuge in The Clarence Hotel. They had succeeded in getting there by Butt Bridge and the South Quays under the protection of the improvised white flag. One of these must have been Patrick Doran who by 1916 would have been 68 years old.

Mr Doran was a member of the Irish Republican Brotherhood, a Justice of the Peace, and member of the Town Commission. In 1881 he had spent three months in Naas Gaol for suspected Land League activities.

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.**

I Patrick J. Doran now residing
 We Mayborough in the City of Queens
 County of Queens
 do hereby solemnly and sincerely declare that on or about the 24th day of April
 1916, damage was done to the undermentioned Property, namely:— Thames Hotel * State
Personal Belongings Abbey St. situation of
 and such damage was occasioned to the best of ^{my}our belief by** Five ** Here state
 our damage.

And ^IWe 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}
 as† Owner; and that no person is interested in ^{us}
 the said property except‡ Myself

and that it is not insured by ^{me}us or any other person, § except as follows, namely:—

| Company, Policy No. | Amount £ |
|---------------------|----------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

And I 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 12th day of
July 1916, at Mayborough
 _____ in the said City,
 _____ County,

before me, a Justice of the Peace for the said
 City
 County, Queen's

Signature } P. J. Doran
 of Claimant }

NOTE—This Claim 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.

Patrick Doran was succeeded by his son and namesake and, after the latter's untimely death in 1919, the hotel was acquired by the Butler family. In August 1939, Mrs A. J. E. Butler put the hotel up for public auction and the buyers were Mr and Mrs Charles Delaney. Born in Mounteagle House, Ballyroan in 1903, he was originally a farmer. Mr Delaney was active in political life -member of the Town Commission, County Council, and numerous committees and was a FineGael candidate in the General Election of 1943. He died in 1957.

In 1961, Fionan and Kathleen Bracken bought the hotel from Mrs Delaney and throughout the 1960's-70's, The County Hotel was the venue of the weekly Rugby Club Dance. In 1976 it also boasted an off-licence and gift shop. The Brackens left in August 1982. It was taken over by Danny Dempsey and advertised as the No. 1 Spot for Entertainment in the Midlands, hosting such attractions as Eddie's Disco Roadshow and the World Disco Dancing Championship 1985 Irish Finals. There was a Hairdressers on the second floor.



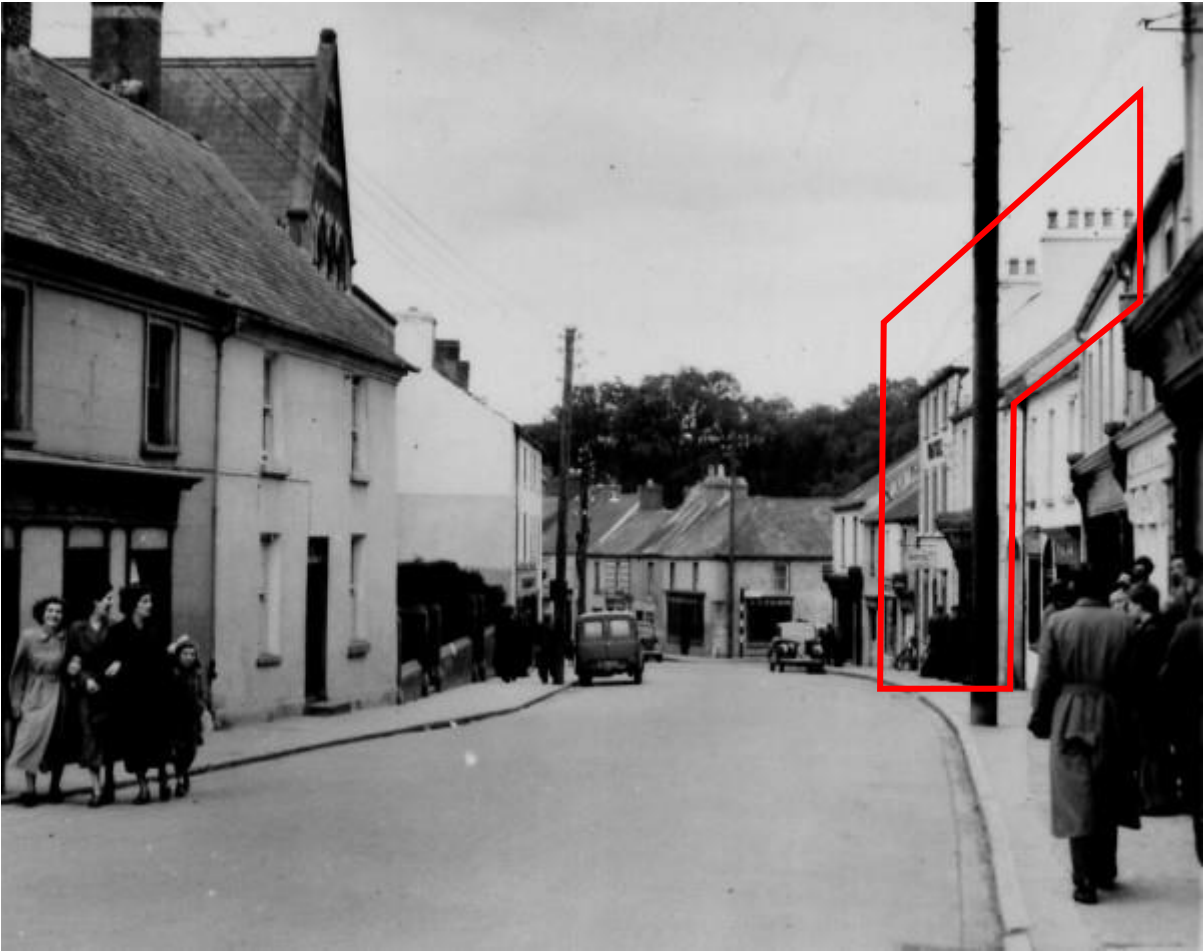
Although The Leinster Hotel no longer makes any significant Architectural contribution in terms of historical Architectural detail much of which has been lost it is however obvious that Leinster House and subsequent Leinster Hotel has made a significant contribution to the history of Maryborough, Portlaoise and possibly Irish history. The building also makes an important contribution to the streetscape, roofline and the stepping up in scale towards the centre of Portlaoise. Unfortunately, the second floor was destroyed by fire which also caused significant damage to the buildings structure. The roof has since been left open to the elements which has caused further significant structural damage to the first and ground floors.



ARCHITECTURAL

The building was constructed from stone C1810 and was further extended to the rear C1890 with a 2 storey stone built extension. There were further extensions added during the 1950's of a poor quality with corrugated steel sheet roofing. The building was further modified assuming at some stage during the 1980's when any items of significance such as internal moldings, fire places, ceilings, wall decoration, original doors and windows were lost. The front elevation was also altered at this time. Alterations included changing the proportions of the façade at ground floor resulting in the loss of the original character and proportions of the front elevation.



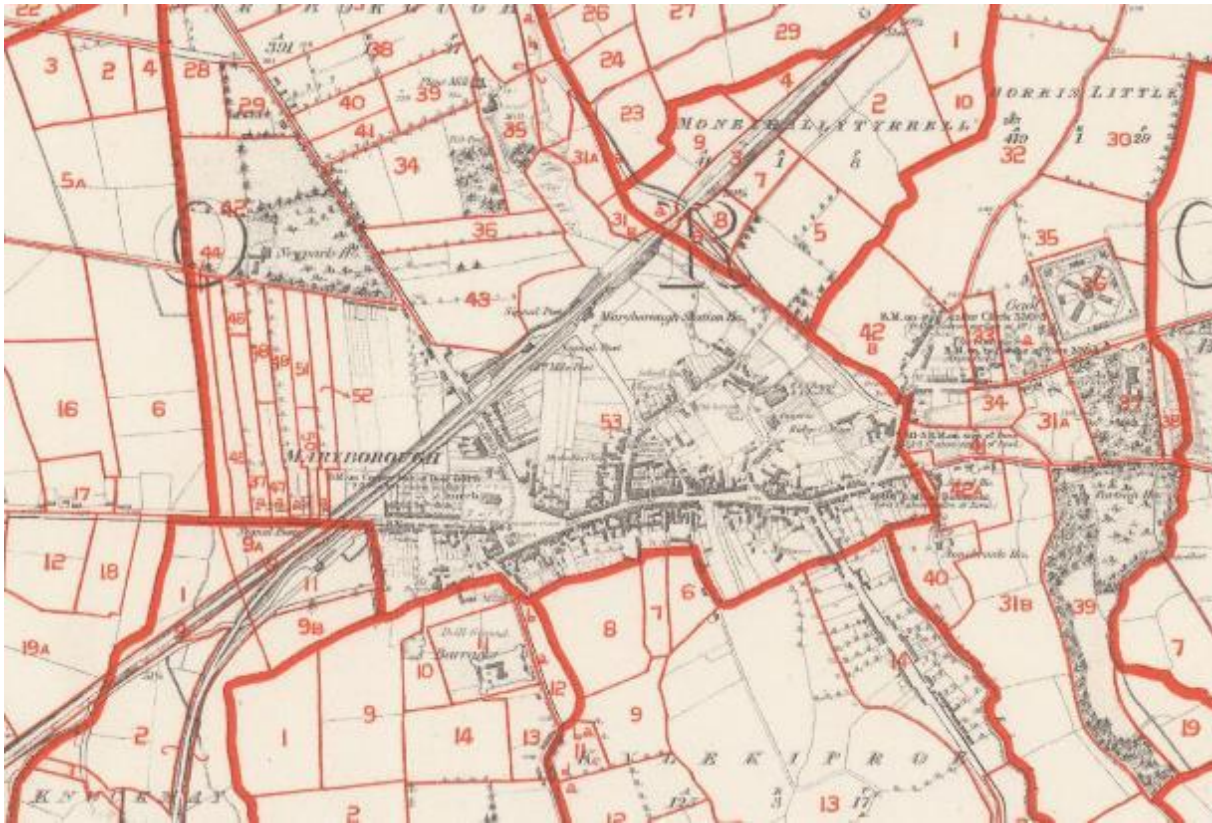


Leinster Hotel seen on the right.



Leinster Hotel from the far end of Bridge Street. Note the building marks a step up in scale from rural village up to commercial urban marking the edge of the commercial heart of Portlaoise

Cartographic record



M1 Griffith's Valuation Map.



M2. Extract from the first edition Ordnance Survey map c. 1837 – 1842 6 Inch Colour.





This map shows the house and demesne as originally constructed without all of the later poor quality extensions.

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Appendix: 1. Photographic record

From May 2020

| | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1. Front Elevation is in poor condition. Fire damage to roof resulted in the loss of all roof slates. Some fibre cement slates are present on the ground floor suggesting that the original slate roof had at some stage being replaced with fibre cement slate. Gutters are lost. Roof timbers were damaged by fire and are now affected by rot. Building is open to elements with vegetation present. Building has been de-stabilised. Scaffold has been erected to the front to protect pedestrians from potential of debris falling from the roof.</p> |  A photograph showing the front elevation of a building under renovation. The building is partially covered in scaffolding. A worker in a high-visibility vest is visible on the ground floor. The building has a green and white facade with some signs, including one that says 'CLUB IS FAMILY'. |
| <p>2. The building currently is detrimental to the streetscape and the ACA. The derelict building is having a negative impact and is contributing a sense of deterioration and dereliction on the main street. The majority of historically significant features have been lost through insensitive, renovations. The proportions seen on some of the historical photographs have been altered significantly which has led to a loss of the buildings design quality.</p> |  A photograph of the building on a street. The building is under renovation and is surrounded by other buildings and parked cars. The street is paved and there are some signs on the buildings. |
| <p>3. Original windows at second floor that had survived renovations which included window replacements at ground and first floor, were destroyed by the recent fire.</p> |  A photograph of the building from a different angle, showing the second floor and the surrounding street. The building is under renovation and is surrounded by other buildings and parked cars. |
| <p>4. The chimney to the right-hand side has partially collapsed. The roof is open to the elements leading to significant deterioration internally. Chimney pots have been removed and are stored on the ground floor.</p> |  A close-up photograph of the roof of the building. The roof is damaged and the chimney is partially collapsed. The roof is open to the elements and there is significant deterioration internally. |

5.

Moulded window surrounds survive at first and second floor along with the stucco quoining at each side of the building.



6.

Front door. The front door is in poor condition. This is a replacement door set into a re-configured door opening. The inner lobby is constructed of timber with a dark stain varnish. This is a recent addition circa 1980's



7.

Original ceilings have been replaced at ground floor with gypsum plasterboard ceilings with the consequential loss of any cornicing and ceiling roses. This ceiling is now in very poor condition. Timbers are saturated and in poor condition with wet rot present.



8.

The inner lobby is constructed of timber with a dark stain varnish. This is a recent addition circa 1980's



9.

Walls and ceilings at ground floor are in very poor condition. Walls had been re-plastered with gypsum plasters resulting in the loss of any historical features.



10.

Walls and ceilings at ground floor are in very poor condition. Walls had been re-plastered with gypsum plasters resulting in the loss of any historical features. Archway probably linked into rooms within the rear extension constructed circa 1890's. Blocked off at some stage to allow for construction of WC's behind.



11.

Ground floor bar located within more recent c1950's extension. The external wall of the 1890's rear two storey extension can be seen to the right. The entire ground floor is in very poor condition with no surviving features other than the archway seen in the photo above.



12.

Chimney pots removed from chimney to the left-hand side. Remains of fibre cement slates.



13.
Male WC's located behind the blocked up archway within the 1890's extension.



14.
Lobby to WC's.



15.
Ground floor looking towards front door.



16.
Ground floor female WC's located with c 1890's extension.



17.
Ground floor dance hall and stage.



18.
Ground floor bar.



19.
Ground floor commercial kitchen.



20.
Ground floor rear lounge with roof partially collapsed.



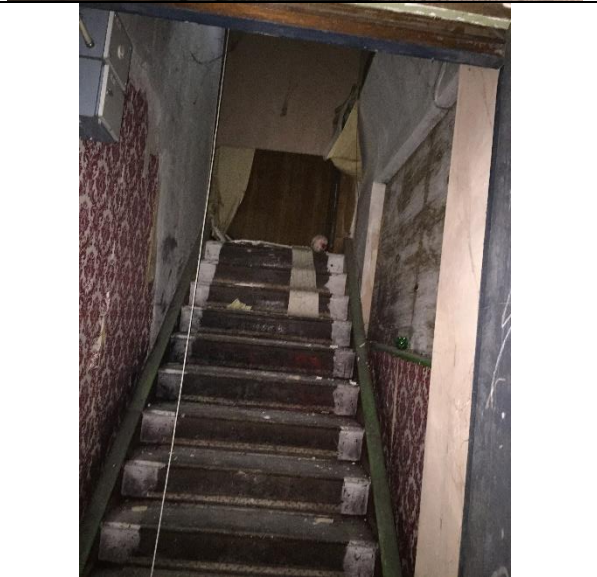
21.
Ground floor rear lounge with roof partially collapsed. In imminent danger of further collapse.



22.
Ground floor rear escape corridor.



23.
Rear stairs accessing first floor rear function room and bedrooms. All circa 1950's and in very poor condition.



24.
Ground floor bar. C1980's.



25.
Poster indicating past events and a once thriving establishment.



26.
First floor front reception area in very poor condition. Floors un-even and un-secure. Original lath and plaster ceilings over slabbed with gypsum plaster board. Front replacement Aluminium windows.



27.
Blocked up window opening at first floor to rear wall of original building.



28.
Extensively damaged lath and plaster ceilings over slabbed with gypsum plasterboards on timber battens.



29.

Corridor leading back into 1890's extension through archway. Archway is in the original rear wall of the property.



30.

Aluminum replacement windows in very poor condition.



31.

Partially collapsed chimney to Right hand side. Fire place opening located at first floor. Daylight can be seen through party wall with adjoining public house. Floors structurally dangerous. In danger of imminent collapse.



32.

Daylight can be seen through party wall with adjoining public house. First floor is open to elements above where roof has been destroyed.



33.

Missing floor boards at first floor.

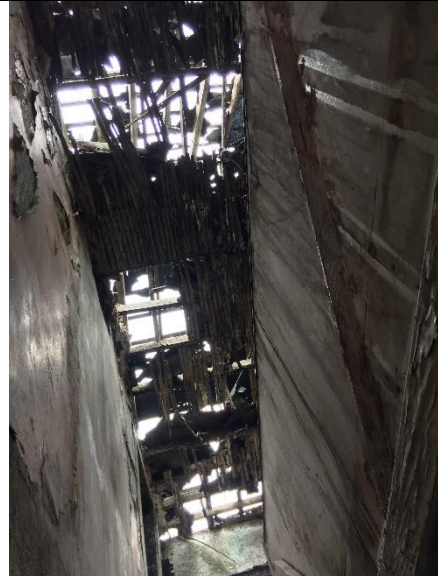


34.

Looking up into second floor and roof space above. The second floor has been badly damaged by fire and access was not possible.

The original stairs have been replaced and now rise in the opposite direction to the original stairs. Remnants of the original handrail can be seen built into the wall on the right of the photograph.

Fire and water damage to the second floor ceilings is extensive resulting in the loss of the majority of the ceilings.



35.

Second floor doors are modern flush doors of poor quality. All original doors and architraves have been lost during previous insensitive refurbishments.



36.
Extensive fire and water damage to second floor walls.



37.
First floor corridor within rear 1890's stone built 2 storey extension. Any original features have been lost through insensitive refurbishments.



38.
First floor bedroom within rear 1890's stone built 2 storey extension. Ceiling is original lath and plaster ceiling. Laths are visible where plaster has come away.



39.
First floor bedroom within rear 1890's stone built 2 storey extension. Original window with splayed reveals and sill.



40.

First floor bedroom within rear 1890's stone built 2 storey extension. Original window with splayed reveals and sill. Original shutters survive.



41.

First floor bedroom within rear 1890's stone built 2 storey extension. Original window with splayed reveals and sill.



42.

First floor corridor within rear 1950's extension. The original external wall of the 1890's extension is to the right, painted yellow.



43.

First floor bedroom within rear 1950's extension of poor quality.



44.
First floor bedroom within rear 1950's extension of poor quality.



45.
First floor corridor within rear 1950's extension of poor quality.



46.
First floor bedroom within rear 1950's extension of poor quality.



47.
First floor corridor within rear 1950's extension of poor quality. Access into first floor function room to the rear.



48.
First floor apartment kitchen within rear 1950's extension of poor quality.



49.
First floor function room to the rear within rear 1950's extension of poor quality.



50.
First floor function room to the rear within rear 1950's extension of poor quality.



51

View of the rear of the property. The roof of the original building can be seen with slates missing and chimney to left missing. The elevation of the rear extensions can be partially seen to the right of the photo behind the corrugated steel barn roof.



52

The elevation of the rear extensions can be partially seen at the back of the photo.



53

View from the rear yard behind the property. The poor quality rear extensions can be seen. To the right is the area with a partially collapsed roof whilst the two storey extension from C 1950's is clad in the corrugated steel sheets.



54

Poor quality rear extension with partially collapsed roof.



55.

Poor quality rear extension with partially collapsed roof.

