

# **17 Eustace Street: A History**

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## Introduction

17 Eustace Street was constructed some time between 1708 and 1715 and is one of the earliest surviving buildings on the street. The street itself was laid out on what had previously been the house and gardens of Sir Maurice Eustace, Lord Chancellor of Ireland. The street was laid out prior to 1701 but legal questions surrounding the debts of Sir Eustace's estate held up building on the lands for a number of years.

Eustace Street can be considered quite unique as throughout its history it accommodated such a broad range of occupants from a Lord Mayor of Dublin, Sir Thomas Blackhall, through to merchants, goldsmiths, gunmakers and solicitors. The street itself was home to the infamous Eagle Tavern, which played a crucial role in the 1798 rebellion. 17 Eustace Street was also a tavern – The Sign of the Three Stags Heads – in the 18<sup>th</sup> century when it played host to the Corporation of Apothecaries.

Throughout much of its history it would appear that 17 Eustace Street had multiple occupancies. The report below contains a detailed account of the occupants of the house from the earliest date of its construction until the late 20<sup>th</sup> century. We have also reported on the controversial period when the street was laid out on the gardens of Sir Maurice Eustace and the early history of the Temple Bar area.

Initially 17 Eustace Street was numbered 22 Eustace Street, however, to avoid confusion we have constantly referred to the building as 17 Eustace Street throughout the report. The building number was changed from 22 to 17 in the 1840s when the street was renumbered.

Extracts from a number of historical maps of Dublin City have been included in our report. Full copies of these maps along with copies of the Primary Valuation of Ireland Cancelled Books and the 1901 and 1911 Census of Ireland have also been attached to the end of this report.

The history has been presented in chronological form and begins with the early history of Temple Bar and the future site of Eustace Street.



# Chapter 1

## Background to Development

The history of the development of the Temple Bar area, situated on the south bank of Dublin's River Liffey, and specifically the area's main thoroughfare of Dame Street and the numerous side streets leading to the river, including Eustace Street, can be traced directly back to Dublin's monastic settlement and the eventual Dissolution of the Monasteries in 1541.

The Temple Bar area of Dublin, a much smaller area than exists today, was donated in the 13<sup>th</sup> century to the Augustinian Friars by the Talbot family.<sup>1</sup> In 1282 the friars established the Abbey of St. Thomas in what was open country just outside the old Scandinavian city walls. The abbey was constructed on reclaimed land resulting from the Norman consolidation of the Liffey Quays as far as Wood Quay where heavy building timber was unloaded.<sup>2</sup> The area surrounding the abbey became known as the Liberty of St. Thomas and its establishment just anti-dated the erection of the collegiate church of St. Patrick (1192) and Dublin Castle (ca. 1220), the other significant landmarks in the immediate vicinity.<sup>3</sup>

However, the commercial and residential development of Temple Bar resulted not from the inauguration of monastic Dublin, but from Henry VIII's Dissolution of the Monasteries in England and Ireland. The former possession of the 'Austin Friary of Dublin or House of Augustinian Friars near the City of Dublin' was recorded in an inventory conducted after the completion of the last phase of the Dissolution in 1541.<sup>4</sup>

### Dissolution of the Monasteries

As a part of his reforms of the Church of England, of which he had made himself Supreme Head in 1531, Henry VIII confiscated the property of monastic institutions in England, Wales and Ireland between 1538 and 1541. The dissolution took place against the backdrop of the Protestant Reformation across Europe. Henry's motivations were believed to be more than theological, however. Henry expected a large windfall from the sale of monastic lands, although in the end he was to be financially disappointed.

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<sup>1</sup>Norman settlers – later the Talbot de Malahide

<sup>2</sup>This monastery was situated on the south side of Thomas Street reached by passing Dammas or Dame Gate at the top of what is now Dame Street and through the city's meat market. Interestingly, the banks for the new quays were created by dumping the city's refuse

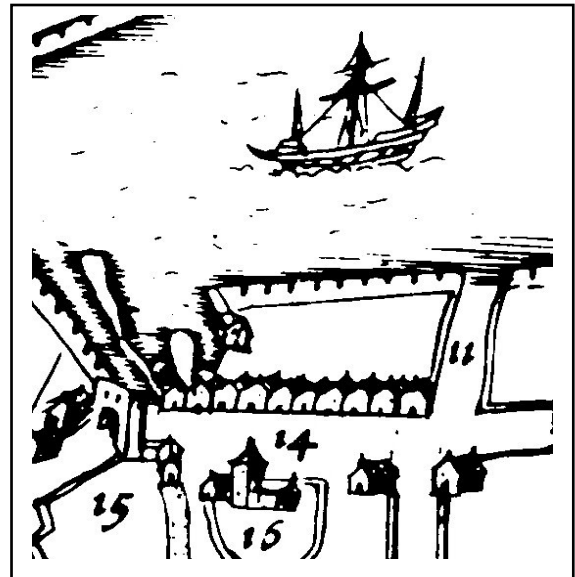
<sup>3</sup>*Penny Chronicle*, Issue I, Vol. I. August 1991; Kissane, Noel., ed. *Historic Dublin Maps* (National Library of Ireland, Dublin, 1998). This information is taken from Map 4 'Medieval Dublin. 1170-ca. 1540 by H. B. Clarke & Annagret Simms/

<sup>4</sup>Much of the forgoing is taken from: White, Newport B., *Extents of Irish Monastic Possessions, 1540-1* (Dublin, 1943), pp. 1, 2 & 79.

Regarding the abbey itself, the inventory recorded that there were no superfluous buildings which could 'be thrown down' as these were now necessary to the occupying farmer, which also contained a garden and a cemetery, containing with the land on which the church was built 1½ acres, worth 2 shillings. Within the parish of St. Andrew's - that portion of the Augustinian's possessions within the city's walls including the land which would shortly become known as Temple Bar - the monastery formerly held an *ortus* and garden occupied by Sir John Whyte; a garden occupied by Arlenton Ussher, a merchant; three gardens held by William Lyon, also a merchant and a further five gardens. The only building of note was recorded as a messuage and garden held by William Ledger.

Although the inventory noted that no buildings associated with the Abbey of St. Thomas were destroyed, various chattels of the monastery were sold, raising some £28, with one bell remaining unsold. The Abbey itself suffered the ignominious fate of becoming occupied by John Travers, the Master of the King's Ordnance in Ireland, and was used to store 'artillery and other munitions of war'.

Although not stated in the inventory, much of the Augustinian friar's lands were sold to the Crowe family, who developed a number of large mansions on their acquisition, which was becoming known as 'The Temple Bar'.<sup>5</sup> Although this area was not officially designated 'Temple Bar' until the early 1700s, popular vocabulary must have recalled the area as such by a much earlier date. The name Temple is derived from the Temple family, and specifically Sir William Temple (1554-1628), whose mansion and gardens was one of those developed by the Crowe family and the name 'Bar' is taken from the walkway that ran along the banks of the Liffey. Needless to say, the construction of a number of large mansions and ornamental gardens quickly turned Temple Bar into an area of high fashion.



*Detail from John Speed's 1610 Map of Dublin showing a row of houses on Dame Street (14), probably including the house of Sir Maurice Eustace, where Eustace Street was eventually developed. Copied courtesy of The Glucksman Map Library, Trinity College Dublin.*

<sup>5</sup>'Conservation: 17 Eustace Street' in *Temple Bar: The Power of an Idea*, pp. 192-7.

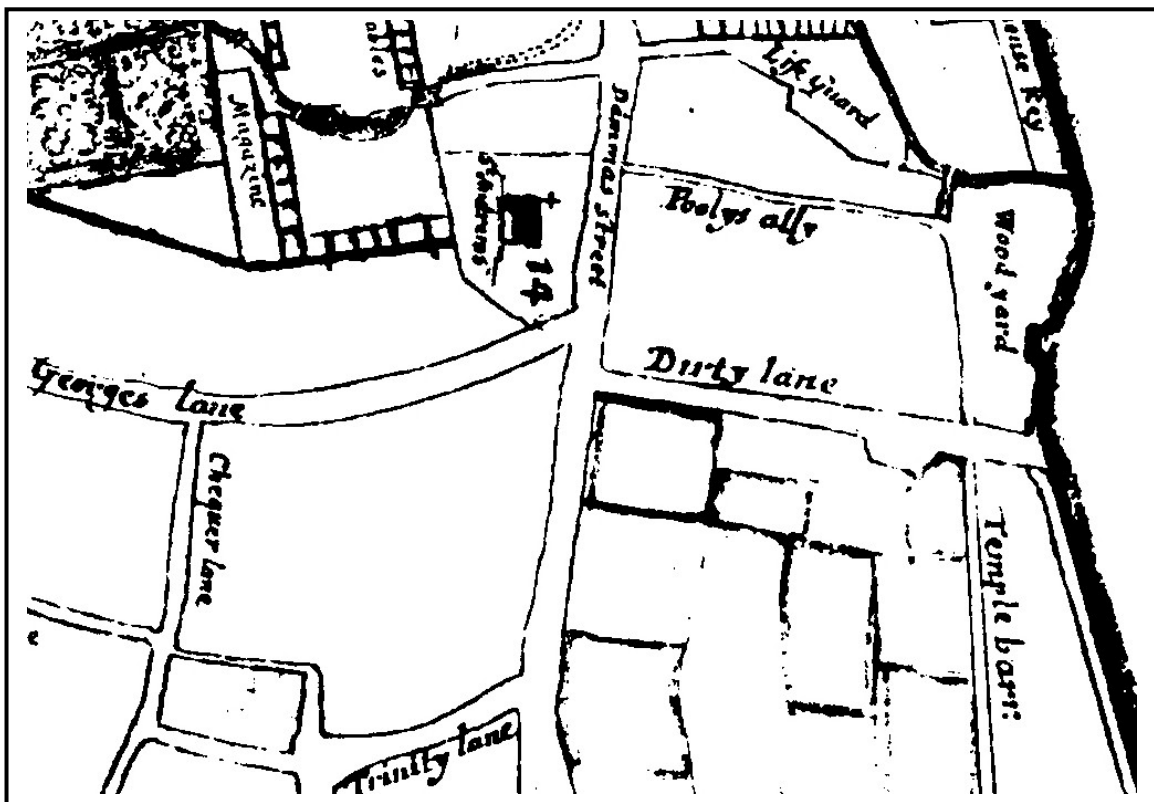
By the time of publication of Sir Bernard de Gomme's Map of the City and Suburbs of Dublin in 1673,<sup>6</sup> the extent of Temple Bar, due to further reclamation of land and the construction of the Quay Wall, was much as it is today.

**Dame Street**

Named in 1610, there would appear to be some confusion over the derivation of the name of Dame Street: McCready, C. T., *Dublin Street Names Dated & Explained* (Dublin, 1892), p. 29: from Dame's Gate (1552) or the gate of St. Mary, the eastern gate of the City. 1661 known briefly as Damask Street after letter to the Mayor Dublin from the Speaker of the House of Commons or Casey., *Buildings of Ireland: Dublin*, p. 414: the name derives from a dam on the River Poddle that powered a mill just outside the eastern gate of the City wall, the Dam Gate.

De Gomme's Map clearly shows some the main thoroughfares of Temple Bar, such as Temple Bar, Essex Street and Dammas (Dame) Street running parallel to the River, and a number of streets running in an east-west direction, namely Poolys Alley and Dirty Lane - now Sycamore Alley and Temple Lane - but as yet no Eustace Street.

*Bernard De Gomme's 1673 Map of the City of Dublin is significant for the absence of Eustace Street in 1673. Copied courtesy of the Glucksman Map Library, Trinity College Dublin.*



<sup>6</sup>Kissane., *Historic Dublin Maps*.



# Chapter 2

## **The Eustace Family**

The residential development and the naming of Eustace Street took place over three generations of the Eustace family.

The Eustace family could trace their lineage in Ireland back to the 11<sup>th</sup> century when John FitzEustace came to Ireland with Strongbow, Earl of Pembroke, and was subsequently created Governor of Kildare by Henry II.<sup>7</sup>

## **Sir Maurice Eustace the Elder<sup>8</sup>: ca. 1595-1665**

The train of events that led to the naming and development of Eustace Street can be traced back through three generations of the Eustace family, starting with Sir Maurice Eustace, who lived and died during an extremely turbulent period of Irish history.

Maurice was born at Harristown<sup>9</sup>, Co. Kildare, the eldest of three sons and five daughters, the children of John FitzWilliam Eustace (d.1623).<sup>10</sup> Maurice entered Trinity College in 1610, from where he graduated BA and MA and was created a Fellow in 1617 lecturing in Hebrew,<sup>11</sup> before embarking on a legal career, being called to the English Bar on 20<sup>th</sup> June 1625.<sup>12</sup> Sir Maurice had an affinity with his fellowship until his death when he bequeathed a rent charge of £20 per annum on his house on Dame Street, to the University for the support of a Hebrew lecturer.<sup>13</sup>

Eustace, the Protestant head of a largely Catholic family, quickly gained promotions and honours. He was made Speaker of the Irish House of Commons

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<sup>7</sup>Burkes *Irish Family Records* (London, 1976). Eustace of Castlemartin, Co. Kildare.

<sup>8</sup>Described here as 'the elder' to differentiate him from his nephew and heir, also Sir Maurice Eustace.

<sup>9</sup>Alternatively recorded as Castlemartin.

<sup>10</sup>Apart from the primary sources cited, the main secondary sources for the life and career of Sir Maurice Eustace are: *Oxford Dictionary of Biography* vol. 18 (Oxford, 2006), pp. 655-7; Gilbert, J. T., *A History of the City of Dublin* vol. 2 (Dublin, 1861), pp. 310, 315-6; J. Roderick Flanagan, *The Lives of the Lord Chancellors and Keepers of the Great Seal of Ireland, from the earliest times to the reign of Queen Victoria* (1870);

<sup>11</sup>*Alumni Dublinenses, 1593-1860* (Bristol, 2000 edn.).

<sup>12</sup>Keane, Edward; P. Beryl Phair and Thomas U. Sadlier (eds.), *King's Inns Admission Papers: 1607-1867* (Dublin, 1982), p. 154. Lincoln's Inns, 24<sup>th</sup> May 1619 and 25<sup>th</sup> January 1624.

<sup>13</sup>Flanagan., *Lives of the Lord Chancellors*; NAI., 1663: Prerogative Will Book, folio 128a. Eustace's Will is discussed in greater detail later. A copy is enclosed.

and shortly after he was appointed King's Sergeant in Ireland, while also sitting as Member of the Irish Parliament for Athy and Kildare at which time he was knighted.

Maurice was married in 1633 to Charity or Cicely (1605/6-1672), the daughter of Sir Robert Dixon, Lord Mayor of Dublin. Depending on the sources Maurice and Charity either had no children or a son, Maurice. Maurice's own will cite no legitimate children surviving him, but did acknowledge an illegitimate son named Maurice.

Sir Maurice's difficult religious affiliation, not least within his own family, made him a useful ally and also brought him under suspicion during the periods of religious and political upheavals caused by the execution of Charles I, the Rise of Oliver Cromwell and the resulting Restoration of the Monarchy. As a Protestant with an understanding, if not a liking for Catholicism, Sir Maurice was appointed in 1643 to treat with the Irish Catholic Confederates. Perhaps as a result of this he was later arrested by

#### **Rebellion, Confiscation & Restoration**

The mid 17<sup>th</sup> century saw Ireland, England and Scotland divided along religious and political lines. The Irish Catholic Gentry, who were not averse to English rule, were demanding protection and feared domination by the English Protestant Parliament. The English Parliament feared that the King, Charles I, was sympathetic to the Catholics and would jeopardise the Church of England. Charles had also alienated the parliamentarians by failing to consult them on civil and financial issues. The Scottish also felt their church was under threat from Charles I and launched a revolt. Raising an army to suppress the revolt, Charles I failed to secure support from the English Parliament and turned to the Irish Catholics for their help in return for concessions on their demands. In response to a perceived alliance between Charles and the Irish Catholics the English and Scots threatened to attack Ireland to put down the Catholics. This prompted a small group of Irish Catholics to start the 1641 Rebellion by taking key Irish towns to defend against a possible English invasion and also in support of Charles I, still hoping for concessions from the King. The year 1641 saw violence spread across the country and the protestant civilian population were attacked and massacred by Irish Catholics. In 1642 the English Civil War broke out and Charles and his Royalist forces fought the Parliamentarians for control of the country. During the period of the English Civil War, Ireland was ruled by the Catholic Confederates, loosely allied to the Royalists. In 1649 Charles I was captured, tried and executed for treason. The Commonwealth of England, a republican government, was formed under Oliver Cromwell. Cromwell, in order to settle the debts of his army and to suppress the Irish Catholics that had massacred Protestants in 1641, invaded Ireland. Cromwell confiscated Catholic lands which were used to pay soldiers in his service since 1642. Penal Laws were introduced and the Island was settled with Protestants. The suppression of the Catholics was also violent and brutal and Confederate soldiers fled to Spain and France and those involved in the initial rebellion were executed. After the death of Cromwell in 1658 moves were made to restore Charles II, heir to the throne, in 1660. Under the Restoration of the Monarch, which had been supported by Catholic confederates in Ireland, lands were returned to their Catholic owners.



Parliamentary forces and imprisoned in Chester for what some sources state as seven years.

On his release from imprisonment, Sir Maurice resumed his legal practice in Dublin and became favoured by Henry, son of Oliver Cromwell. Despite this, Eustace was also favoured under the terms of the Restoration of the Monarchy (1660) and was appointed Lord Chancellor of Ireland on 9<sup>th</sup> October 1660 with the huge fee of £1,000 plus a pension of £1,500. Along with these financial gains, Sir Maurice was also granted considerable lands in Kildare, Mayo and Dublin. His Kildare lands had been forfeited by the Viscount Baltinglass, Eustace's Catholic kinsman. Much of Eustace's lands in Co. Dublin around Chapelizod were sold and together with the Duke of Ormond's bequests were used to develop the Phoenix Park.

However, it was Eustace's lands in Dublin City that have most bearing on the development of Eustace Street. Although little is known about Eustace's mansion house in Dublin, it is known that the house was called 'Damask' - the name also used for Dame Street - and the mansion and garden were much admired by visitors such as Dean Swift. Little is known about 'Damask', but the extent of the property can be gauged by a 'Rental of Landgable Rents in the City of Dublin' dating from the year of Sir Maurice's death (1665).<sup>14</sup> This recorded that Sir Maurice paid the Corporation of Dublin a common fine of 1½ shillings on his land and house on 'Dame Street' and that the Lord Chancellor's House contained seventeen hearths, denoting that the property had at least this number of occupied rooms.<sup>15</sup> It is also known that the house or at least the land it stood on was worth fighting over.

In a letter from the Earl of Ossory in Dublin to Mr. William Legge of Oxford, dated 25<sup>th</sup> October 1665, only months after Sir Maurice's death, it was reported that "Captain Anglesy and his soldiers have had divers encounters with Sir Maurice Eustace concerning possession of the late Lord Chancellor's house; the fort was several times taken and retaken by storm, but in the end the peare overthrew the knight, entering in person with sword and pistole with a fierceness equalling that of the Bishop of Munster's [this was a slight

**Captain Anglesey**

Captain Anglesey was probably Arthur Anglesey who was created Earl of Annesley in 1661 and after whom Anglesey Street in Temple Bar (1728) and Anglesey Bridge were named. Between 1657 and 1662 Anglesey took by force land extending back from his house in College Green to the Liffey.

<sup>14</sup>Interred in St. Patrick's Cathedral.

<sup>15</sup>*Deputy Keeper of the Public Records & Keeper of the State Papers in Ireland, 57<sup>th</sup> Report* (Dublin, 1936), Appendix 4, p. 526 & p. 560.

that the recipient of the letter was asked not to repeat].<sup>16</sup>

The fighting over Sir Maurice's Dame Street mansion was understandable. His will had divided his Dublin estates between his two nephews, Sir John and Sir Maurice, the sons of Sir Maurice the elder's brother, William, both of whom were in exile in France and their estates seized and forfeited making this portion of the estate an easy target.

Most sources recorded that no children issued from Maurice's marriage to Charity Dixon<sup>17</sup> and as a consequence Maurice's estates were divided amongst his nephews, Sir John and Sir Maurice, the children of William Eustace. However, Sir Maurice's will, made it clear that he had an illegitimate son, also named Maurice.<sup>18</sup>

### **Successors to Sir Maurice: Sir John & Sir Maurice Eustace**

Sir Maurice Eustace the elder made his last will and testament on 4<sup>th</sup> July 1663 and died less than eighteen months later.<sup>19</sup> Relating specifically to the lands on which Eustace Street was to be developed, Sir Maurice's will stated the following:

*I bequeath unto Doctor Thomas Steele, Provost of Trinity College neere Dublin the sume of Twenty Pounds Sterling. I also leave and bequeath unto the provost and fellows and scholars of Trinity College aforesaid and their successors for ever the sume of Twenty Pounds Sterling per annum to be paid by way of rent charged and to be issuing out of the greate house built by me in Damas Streete next adjoining to the house where I now dwell to be for and towards the maintenance of an Hebrew Lecturer in the said college.<sup>20</sup>*

Sir Maurice had bequeathed his property on Dame Street first to his wife and on her death to his nephew, Sir Maurice Eustace, who was to occupy the house on Dame Street as soon as it became vacant. It would be Sir Maurice Eustace, the nephew and heir, who would be responsible for paying the annuity to Trinity

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<sup>16</sup>*Historical Manuscripts Commission* Report 11, 5<sup>th</sup> April 1887, p. 12.

<sup>17</sup>An abstract of Charity Eustace's will did not note a bequest to an illegitimate child: Betham Prerogative Will Abstracts., NAI., 1/21, 1564-1699. Dame Charity relict of Sir Maurice Eustace, Lord Chancellor of Ireland at 72, proved 25<sup>th</sup> July 1679. Granted to nephews: Richard and Robert Dixon, Esqrs. Niece, Margaret Chopin and her children John and Charity

<sup>18</sup>Betham Prerogative Will Abstracts., NAI., 1/21, 1564-1699. Sir Maurice Eustace, Lord Chancellor of Ireland, 20<sup>th</sup> June 1665. To nephews: Sir Maurice and Sir John, bastard Sir Maurice Eustace, sister Elizabeth Eustace and Alexander Eustace of Kildare.

<sup>19</sup>NAI., 1663: Prerogative Will Book, folio 128a

<sup>20</sup> TCD, MUN/D/178: Will of Sir Maurice Eustace, Lord Chancellor of Ireland

College out of the proceeds of the estate and rental of the house adjacent to the one he was bidden to occupy.

An undated manuscript from the Mansfield Papers delineates some of the controversy surrounding the estate of Sir Maurice Eustace the elder.

Maurice Eustace the elder's heirs, John (d. 1697)<sup>21</sup> and Maurice (*ca.* 1637-1703), where the sons of his youngest brother, William (d. 1<sup>st</sup> February 1674) and Anne, the daughter of Sir Robert Netterville of Co. Meath. Sir Maurice the younger<sup>22</sup> was a Member of Parliament during the reign of Charles II, but together with his brother, Sir John, was forced to flee Ireland and forfeit his estates on the accession of James II. Sir John was to die in exile.

### **James II**

James II was the heir of Charles II and became King of England, Scotland and Ireland in 1685. James II was the last Roman Catholic Monarch in England. For this reason he was largely distrusted and was overthrown in 1688 by a union of Parliamentarians and William of Orange. In an attempt to reclaim the throne, James landed in Ireland in 1689 with 6000 French troops. Although Ireland was held by James II for about 1 year, thus accounting for the forfeiting of protestant estates, he was defeated at the Battle of the Boyne in 1690 and Ireland was restored to William of Orange, the next King of England.

Sir Maurice Eustace the younger was married twice, first to the daughter of Sir Robert Colville (1670), the wife bringing a fortune of some £10,000 to the marriage and secondly to Clotilda Parsons. A son and seven daughters issued from the two marriages. Only three daughters survived into adulthood and Sir Maurice's heir was Anne, the eldest surviving daughter by his first marriage.<sup>23</sup>

Sir Maurice Eustace the younger returned to Ireland from exile in England in 1700 and together with a number of other members of the Eustace family laid petitions before the King for return of their forfeited estates. These claims of forfeited lands were recorded as follows:

**Claimant:** Richard Eustace, late proprietor Sir Maurice Eustace, lands in Kildare.

<sup>21</sup>Betham Prerogative Will Abstracts., NAL., 1/21, 1564-1699. Sir John Eustace of Baenokstown, Dublin Knight, 20<sup>th</sup> August 1697 proved 9<sup>th</sup> June 1704 to brother, Sir Maurice Eustace of Harristown.

<sup>22</sup>'The younger'. Only used to differentiate between the two men of the same name.

<sup>23</sup>Murphy, Rev. Denis., 'The Three Maurice Eustaces', pp. 484-5; Liik-Johnston, Edith., *History of the Irish Parliament, 1692-1800* vol. iv (Belfast, 2000), pp. 117-8.

**Claimants:** Francis Eustace a minor by Dame Margaret Eustace, her mother: the Estate of inherited claim: £3,000 portion and arrears and maintenance due on lands in Co. Kildare, late prop. Sir Maurice. The £3,000 allowed, but not the arrears. This claim would later be made against Sir Maurice Eustace's estates.

**Claimant:** Sir John Eustace as heir to his father, Harristown,<sup>24</sup> Co. Kildare, private estate; do, Castlemartin and several other lands in Co. Kildare

Sir Maurice Eustace the younger's estates, including those in Dublin City, which included those that had been willed to his elder brother, were now reinstated by the King. However, Sir Maurice died only three years after the reinstatement, with his estates in debt and being further pressed by a number of legitimate creditors, including Trinity College.

An indenture dated 22<sup>nd</sup> April 1701 made between Sir Maurice Eustace and Charles Baldwin of the City of Dublin on one part and the Provost, Fellows and Scholars of the College of the Holy and Undivided Trinity of Queen Elizabeth, Trinity College, near Dublin on the other part outlines Sir Maurice Eustace the elder's, bequest to the college. The indenture also states that by 1701 the lands on which the rent charge were to be made were now waste ground on Dame Street and it would appear that it was being set out to be built upon. Eustace received applications to lease the lands in order to build upon it. However, at this time, the rent charge on the lands that was due to Trinity College, and presumably to other beneficiaries of the Eustace Estate, had been unpaid and amounted to £700. No one willing to undertake a lease to develop the lands was willing to undertake these debts on their new development and the land continued to be laid to waste. In 1701 Sir Maurice Eustace agreed to give the college a rent charge on his lands of Flemingtown in Co. Kildare, thus freeing up the Dame Street land for development and the laying out of Eustace Street.<sup>25</sup>

Letters from the Provost of Trinity College to his solicitor written in 1715 detail the failure of this arrangement. Before he died Sir Maurice Eustace the younger paid the college a total of £9. 10s. 8d.<sup>26</sup> The arrears were still outstanding on the Eustace estate and the College, along with many other creditors to the Eustace estate were forced to enter a Bill into Parliament demanding the sale of the

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<sup>24</sup>Also recorded in NLI., Ms. 21025: Sir John Eustace, Copy of petition to King re forfeited lands at Newtown and Harristown, 1700.

<sup>25</sup> TCD – MUN/D/262, Indenture made between Sir Maurice Eustace and Trinity College Dublin 22<sup>nd</sup> April 1701.

<sup>26</sup> TCD – MUN/P/32/144-146. Letters written by the Provost of Trinity College regarding the Bill to be put before Parliament for sale of the Eustace Estate.

Eustace estate to meet all outstanding debts, many of which dated back to Sir Maurice Eustace the elder.

Although the whereabouts of Sir Maurice's last will and testament is unknown it is clear that all of his Dublin estates were vested in trustees and his co-heir, Anne (d. 1713), his eldest surviving daughter by his first marriage. Difficulties in the management or rather mismanagement of the Eustace estate arose after Anne married Benjamin Chetwood.

Benjamin Chetwood (*ca.* 1655-1728)<sup>27</sup> was the son of Valentine Chetwood and Mary Shute. Benjamin was married twice, secondly in 1703 to Anne, the daughter and heir of Sir Maurice Eustace. A number of children issued from Benjamin's marriage to Anne: Eustace, Benjamin, Anne, Penelope, Henrietta, Harriet and Charlotte.

Chetwood was petitioned twice, firstly by creditors to his father-in-law's estate, including Trinity College Dublin, in 1715 and secondly by Sir Maurice Eustace the younger's widow, Clotilda and her daughter of the same name.<sup>28</sup>

The Provost of Trinity College claimed, in 1715, that they had applied to Chetwood for the debt outstanding from Maurice Eustace's estate and that Chetwood absolutely refused to pay any part thereof, claiming that by the statute of Mortmain and the Statute of Wills the college were not capable of receiving such a bequest. Council to the college agreed with the stated statutes and the college had let the matter rest until it was brought to their attention that creditors to Eustace's estate were attempting to introduce a Bill into the House of Commons for the sale of the Estate for the payment of outstanding debts.<sup>29</sup>

The second petition took place on 9<sup>th</sup> July 1719 and declared that Chetwood was preventing them from claiming their jointure and portion by deliberately mismanaging the Eustace's estate. The House [of Commons] found in favour of the Eustaces and leave was given to issue sufficient bills to sell off portions of the Eustace estates to clear these debts and encumbrances.

The Trustees of the Eustace estate, which included Chetwood, sold off vast portions of the estate to clear their bills and debts. It is specifically stated in the surviving documentary evidence that the land at Eustace Street, upon which

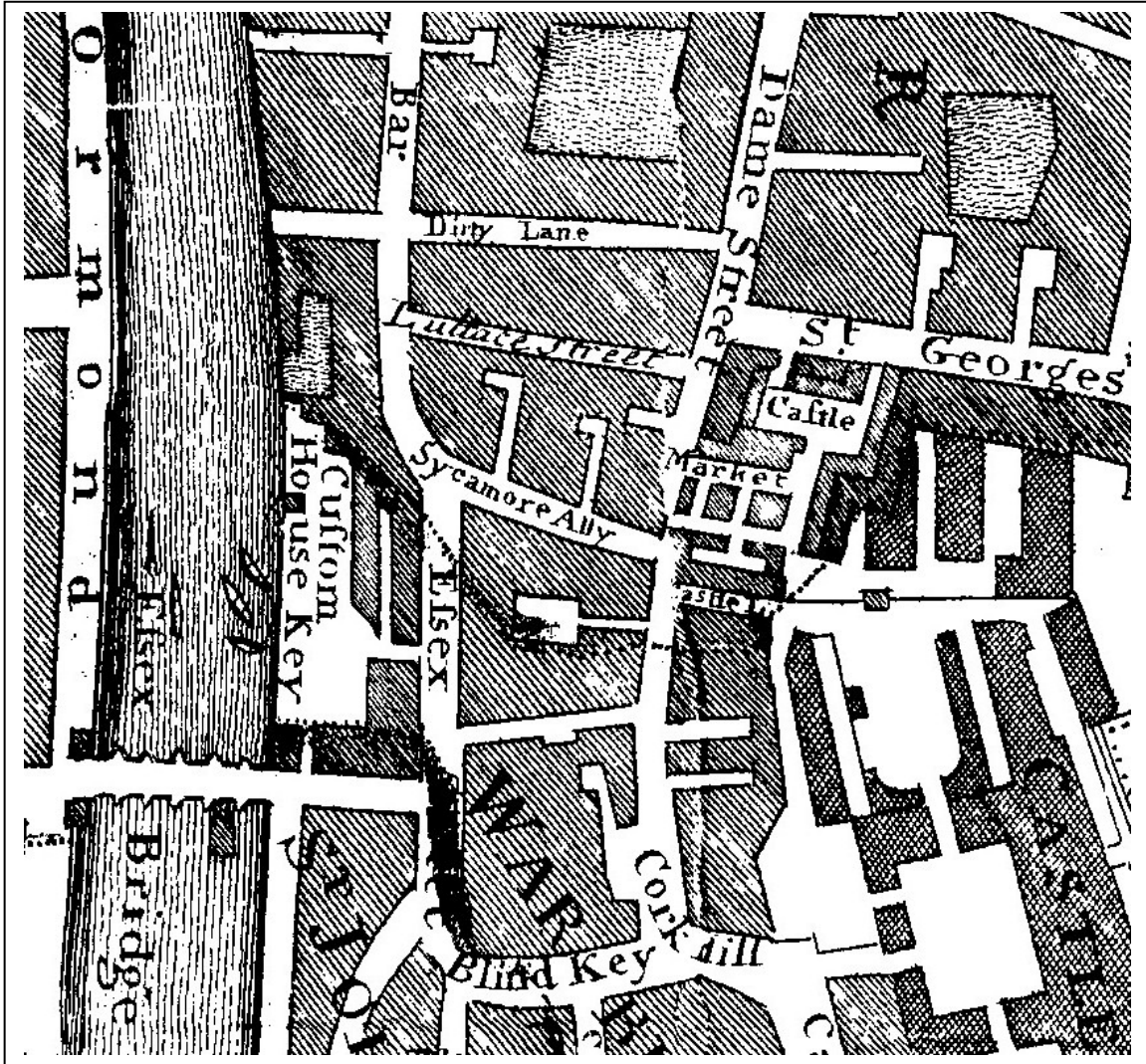
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<sup>27</sup>Johnston-Liik., *History of the Irish Parliament* pp. 408-9.

<sup>28</sup>Marriage, married 1726 to Thomas Ticknell.

<sup>29</sup> TCD – MUN/P/32/144-146. Letters written by the Provost of Trinity College regarding the Bill to be put before Parliament for sale of the Eustace Estate.

dwellings had already been developed by 1719, was not to be included in the sales. As a trustee of the estate Chetwood fared very well out of his management, purchasing back the sold Eustace Estates well below their true value and at the same time clearing all outstanding debts against the estate.<sup>30</sup>



*Detail from Charles Booking's 1728 Map of the City of Dublin illustrating the presence of Eustace Street between Sycamore Alley and Dirty Lane. Eustace Street does not yet extend to the River Liffey. Copied courtesy of the Glucksman Map Library, Trinity College Dublin.*

<sup>30</sup>Claimed in: Mansfield Papers., Ms. Collection List 77. NLI., Ms. 38328. State of the case concerning Sir John & Sir Maurice Eustace. In 1719 it was stated that the case against the trustees of the Eustace estate was valued at £7,000 per annum.



## Chapter 3

### **Development of Eustace Street: *ca.* 1703-1707**

The precise date of the construction of Eustace Street is unknown, although the laying down of the street must have taken place sometime between the publication of de Gomme's map of Dublin in 1673 and 1708 when the name Eustace Street is found in primary sources for the first time, certainly denoting that the street, if not dwellings, were built by this date.

In all likelihood the laying down of the thoroughfare took place sometime prior to the 1701 Indenture made with Trinity College, which states that the street was laid out for building. Despite not knowing the precise location of the Lord Chancellor's house, 'Damask', it is believed that the house stood roughly where Eustace Street was developed and that it fell into disrepair during the exile of Sir Maurice Eustace the younger, leaving room to develop the street. According to the cartographer, Deighan, writing in 1800, more than a century after the event 'Damask' was pulled down to make way for the development of Eustace Street and other portions of Temple Bar to the north of the street.<sup>31</sup>

### **Construction of 16 & 17 Eustace Street: *ca.* 1708-15<sup>32</sup>**

In 1708 the Principal Registry or Registry of Deeds was established at Henrietta Street by Act of Parliament. The purpose of the Registry and the Deeds that were/are lodged there, was to provide evidence of legal title to land. The drawing-up and registration of land deeds was, in the eighteenth century, voluntary, but due to the difficulties faced by many landed proprietors during and after the Restoration, many chose to register their titles and a number of deeds pertaining to Eustace Street, including number 17, date from the first year of registration.

On 21<sup>st</sup> May 1708 a memorial of lease was registered at the Principal Registry between the successors to the estate of Sir Maurice Eustace the younger - Benjamin Chetwood, one of the trustees and executors and his wife, Anne, the eldest daughter and heir of Sir Maurice - and Peter Ward, a merchant, for a piece or plot of ground on Eustace Street containing to the front of the street forty

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<sup>31</sup>Little, Angela., 'Master Deighan and his Geography' in *Dublin Historical Record*, vol. 14 (March 1956), p. 125.

<sup>32</sup>The dates given in headings are those in which the individual or individuals were directly associated with 17 Eustace Street unless stated otherwise.

feet.<sup>33</sup> From a much later memorial of deed dating from 1836 it has been established that this is the first deed relating to 17 Eustace Street and describes a lease for lives between the then owners of the land (Chetwood) and the likely developer of numbers 16 and 17 Eustace Street, namely Peter Ward.<sup>34</sup> The lease entered into by Peter Ward was for the lives of his son, Charles and two of his sons-in-law, at the yearly rent of £6. Ward also took leases on two plots of land on the north side of Eustace Street.

It was not uncommon for merchants and wealthy men of the building trade, like carpenters and masons, to take out a lease on a small plot of land and construct two or three houses. The lease itself usually contained an instruction to build on the property and the dimensions of the house were often given. In the days before state and private pensions, rents from these houses provided security for future generations of the family and were used to pay dowries, educate sons and support widows. It is likely that for the merchant, Peter Ward, the construction of houses on his leased lands on Eustace Street, would have generated a rental income for his son and daughters and their heirs and offspring.

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<sup>33</sup>Registry of Deeds., Memorial of Indenture of Lease 7-117-1875, Dated for 21<sup>st</sup> May 1708, between Benjamin Chetwood of the City of Dublin, Esq and Anne Chetwood, otherwise Eustace, his wife

<sup>34</sup>Roll of Freemen of the City of Dublin 1710: Source: DCA., R1/05/08. Robert Ward, merchant. Charles Ward, Esq., merchant (1702) Grace Especial. 1660-1720. No record of Peter Ward.





## Chapter 4

### **The Earliest Occupants: *ca.* 1715-1762**

Benjamin Chetwood and his wife Anne née Eustace had demised two leases at Eustace Street to the merchant Peter Ward. On 17<sup>th</sup> November 1715 Ward leased one of the houses that he had built at Eustace Street to the merchant, James Swift. The house was number 17 Eustace Street and the date of the dwelling's construction can therefore be pinpointed to sometime between 21<sup>st</sup> May 1708 and 17<sup>th</sup> November 1715.

Ward's lease to Swift was for a plot of ground fronting onto Eustace Street by twenty-feet, together with the 'new' dwelling house, warehouse and improvements recently undertaken by Ward for the remaining duration of the three lives that had been named in the Chetwood's original lease to Ward of 1708.<sup>35</sup> Unfortunately, the earliest Dublin street directory dates from 1760. However, a directory for 1738, compiled from various sources by Dublin Corporation, mainly Freeman Rolls and Guild Records – has constructed a partial directory. This records the following residents of Eustace Street in 1738:<sup>36</sup>

#### The Eagle Tavern

John Barclay, merchant.

Joseph Brookes, merchant

Robert Clerke, stone cutter.

Caleb Goold, merchant.

Thomas Goold, card maker, The Knave of Clubs.

Henry Hart, Alderman & Merchant.

John Higgins, merchant.

Rev. John Leland, Eustace Street Presbyterian Congregation.

John Morrison, merchant.

James Newham, cider importer.

James Swift, James Swift & Co., bankers.

Augustine Thwaites, water bailiff.

This list would suggest that James Swift was still residing at 17 Eustace Street and perhaps running a private bank from the premises in 1738. James Swift released his lease on 17 Eustace Street to the merchant and neighbour, James

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<sup>35</sup>Registry of Deeds., Memorial of Deed by Way of Lease, 16-94-6995, dated 17<sup>th</sup> & 18<sup>th</sup> November 1715.

<sup>36</sup>A Directory of Dublin for the Year 1738 (Dublin Corporation, Dublin, 2000).

Newham in 1743 and it would appear that Swift remained at 17 Eustace Street from the time of the dwelling's construction until this year.

At the time of Swift's release of the lease on 17 Eustace Street the property was described as a dwelling house with a brick warehouse, vaults and sheds behind Eustace Street.<sup>37</sup> It is reasonable to assume that the warehouses and sheds at the rear of 17 Eustace extended as far as Temple Lane, which may have been used as a trade or delivery entrance for the buildings on Eustace Street. Swift died in 1748 at which time he bequeathed the lease on 17 Eustace Street 'forever to Mr. James Newham'.<sup>38</sup> Without contemporary street directories we can only surmise as to the occupant/s of 17 Eustace Street between 1738 and 1763 when occupation of the premises was taken-up by Sir Thomas Blackhall. However, from the limited surviving material it seems reasonable to assume that James Swift resided and/or operated his merchant bankers business from the premises between ca. 1715 and 1743 at which time the premises became occupied by the cider merchant James Newham. It is unclear how long Newham remained at 17 Eustace Street.

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<sup>37</sup>Registry of Deeds., Memorial of Deed of Lease, 111-373-77030, Dated 14<sup>th</sup> July 1743.

<sup>38</sup>Registry of Deeds., Memorial of Last Will and Testament of James Swift 137-4-91672, dated , 28<sup>th</sup> April, 1748



## Chapter 5

### **Sir Thomas Blackhall: 1763-1784**

In 1763 occupation of 17 Eustace Street was taken-up by Sir Thomas Blackhall who remained at the address for twenty-two years, moving to the address from Usher's Quay, and leaving it for 41 Dorset Street.<sup>39</sup>

Thomas Blackhall could trace his descent in Ireland back to Richard Blackhall or Blackall who settled at Black Island, Co. Limerick, from where he was expelled and robbed by the rebels in 1641.<sup>40</sup> Richard was later besieged at Kilfinny Castle by Confederate Forces under Lord Muskerry. The third son to issue from the marriage of Richard Blackhall was George, Alderman of Angier Street, Dublin (1693), Receiver General (1693), Lord Mayor of Dublin (1694) and City Treasurer (1695). George Blackhall was removed from office with other Protestants by James II, but restored by William III in 1690. He was married on 9<sup>th</sup> September 1672 to Judith (1652-1709), the daughter of Alderman Lewis Dè Mynières, Lord Mayor of Dublin (1669), the son of Robert of Rouen, France and died in 1701 after having had issue, including his eldest son, Thomond (1674-1714) of Littlerath, Co. Kildare.

Thomond Blackhall was educated at Trinity College, Dublin, before becoming Counsellor at Law (King's Inns). He married Sarah, by whom he had issue, including the couple's second son, Thomas, who was born in 1708.

Although it is known that Thomas Blackhall was residing at 17 Eustace Street from some twenty-two years, little has been left to posterity about his life and career apart from a few notes in the Assembly Rolls of the Corporation of Dublin.<sup>41</sup> In April 1761 he was elected as one of the city's eight sheriffs, when he was described as a merchant of Francis Street with a real personal estate valued at more than £2,000.<sup>42</sup> By April the following year Thomas had been knighted and was residing at 17 Eustace Street. The Assembly Rolls recorded that in 1765 a Nicholas Scully was paid a £10 reward for prosecuting Sir Samuel Wilkinson who apparently had insulted and assaulted Blackhall in the execution of his

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<sup>39</sup>*Triple Almanac*, 1760-1785.

<sup>40</sup>*Burke's Irish Family Records* (London, 1976), p. 111.

<sup>41</sup>Dublin City Archives: *Lord Mayor Biographies: Sir Thomas Blackhall*. Source: DCA., R1/01/07. Dublin Assembly Rolls, April 1761-April 1769.

<sup>42</sup>One of the qualifications for election.

duties when High Sheriff. On 7<sup>th</sup> April 1769 Thomas was elected Lord Mayor of Dublin, a post he held for one calendar year.

Apart from the civic offices he held, Sir Thomas was also Governor of the King's Hospital. Blackhall Place and Blackhall Street were both named after Sir Thomas, probably in acknowledgement of his governance of King's Hospital. Married twice, he had issue of a daughter, Judith, by his second marriage and he died on 6<sup>th</sup> May 1796, his obituary in the *Freeman's Journal* recorded his passing as follows:<sup>43</sup>

*Died, yesterday morning, at 6 o'clock, in an advanced age, Sir Thomas Blackhall, Knt., one of the Aldermen of this City – a gentleman of polished manners and great integrity, much esteemed by all his fellow citizens. He was father of the City at the Aldermanic Board.*

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<sup>43</sup>*Freeman's Journal*, Saturday 7<sup>th</sup> May 1796, p. 3, col. 3.



## Chapter 6

### **Owners of 17 Eustace Street: The Fetherstonhaugh Family, ca. 1780-1950.**

Sometime prior to 1780 the Chetwood family sold 17 Eustace Street, at which time the property became vested in Margaret Fetherstone née Steele. It is not known precisely when the Fetherstone, or more precisely the Fetherstonhaugh family sold-out their interests in 17 Eustace Street, but they were still the owners of the property in the early 1940s when the primary source utilised to trace ownership ceases to be reliable for Dublin city centre properties. It is known that 17 Eustace Street was owned by Kiltiernan Ltd., in 1950, but is not clear whether the Fetherstonhaugh family released their interest in the dwelling at this time or at an earlier date.<sup>44</sup>

According to deeds lodged with the Registry of Deeds at Henrietta Street, in 1788 17 Eustace Street became vested in Margaret Fetherstone née Steele, who was married to James Fetherston[haugh].<sup>45</sup>

The Fetherstone or more correctly the Fetherstonhaugh family could trace their lineage in Ireland back to Cuthbert Fetherstonhaugh, son of Ralph of Hetherege, Co. Durham who settled at Phillipstown in 1651 and died in 1693, aged 72, having left issue.<sup>46</sup> Two generations later, in 1726, Cuthbert's grandson, also Cuthbert, settled at Dardistown and married Mary, the daughter of Richard Mangan of Emoe, Co. Westmeath. Cuthbert died in 1744 and left issue, including a third son, Thomas.

Thomas Fetherstonhaugh of Bracklyn Castle, Co. Westmeath, married Mary, the only child and heiress of James Nugent of Derrymore. Thomas died in 1776 leaving issue, including an eldest son, James. James of Bracklyn Castle, Co. Westmeath, was High Sheriff of Westmeath and was married to Margaret, the second daughter of Sir Richard Steele, 1<sup>st</sup> Bt., of Hampstead, Co. Dublin, and it was through Margaret Steele that 17 Eustace Street became vested in the Fetherstonhaugh family probably when Margaret married James in 1788. 17

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<sup>44</sup>*Primary Valuation of Ireland Cancelled Books.*, 17 Eustace Street, Parish of St. Andrew's, Dublin City, 1854-1960. Source: Valuation Office, Dublin. Refer to Appendix 2 of this history.

<sup>45</sup> Recited in: Registry of Deeds., Memorial of Indented Deed of Lease, 1840-13-244, dated 31<sup>st</sup> May 1836.

<sup>46</sup>*Burke's Irish Family Records* (London, 1976), pp. 461-4.

Eustace Street was vested in successive generations of the Fetherstonhaugh family down to the 1940s.<sup>47</sup>

James and Margaret had issue, including an eldest son, Thomas James of Bracklyn Castle, Co. Westmeath and Merrion Square North.<sup>48</sup> Thomas James was Deputy Lieutenant of Westmeath, Justice of the Peace and High Sheriff. Born in 1790 he was married on 18<sup>th</sup> December 1816 to Lady Eleanor Howard, the second daughter of 3<sup>rd</sup> Earl of Wicklow.<sup>49</sup> At the time of his marriage to Lady Eleanor, 17 Eustace Street was vested in Thomas James by his mother Margaret. Thomas James Fetherstonhaugh and Lady Eleanor Howard's marriage settlement was registered the day before their marriage and amongst other lands and properties brought to the marriage by Thomas was 17 Eustace Street.<sup>50</sup> Thomas James Fetherstonhaugh died on 13<sup>th</sup> December 1853 and left issue. By the early 1900s 17 Eustace Street was owned by Thomas James' grandson, Cecil Howard Digby Fetherstonhaugh of Bracklyn Castle, Co. Westmeath (1857-1935).<sup>51</sup> Cecil was educated at Eaton College and Trinity College, Cambridge and was, like his grandfather Deputy Lieutenant, Justice of the Peace and High Sherrif and was also Captain in the 1<sup>st</sup> Dragoon Guards.

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<sup>47</sup>The *Cancelled Books* briefly recorded that the property was owned by Francis H. Douglas, an architect and civil engineer who held his business address at 16 Eustace Street. IAA., Database of Architects: Architect and Civil Engineer, active in 1870s., 16 Eustace Street, son of James Douglas, builder, 51 Harcourt Street.

<sup>48</sup>*Thom's Dublin City & County Directory*. Thomas James was residing at this address in the 1840s.

<sup>49</sup>*Burke's Peerage & Baronetage* (London, 1980 edn.), p. 2818: Earl of Wicklow. Lady Eleanor Howard was the second daughter by the second marriage of William Howard, 3<sup>rd</sup> Earl of Wicklow [d. 1857] 21<sup>st</sup> June 1836 & Sarah (d. 1892), daughter of Charles Hamilton of Hamwood, Co. Meath. Eleanor married 1stly, Dec. 1816, Thomas James Fetherstonhaugh of Bracklyn Castle, Co. Westmeath [d. 14<sup>th</sup> December 1853]. Eleanor died 1885, aged 94.

<sup>50</sup>Registry of Deeds., Memorial of Indented Deed of Settlement 710-230-4861865, dated 17<sup>th</sup> December 1816.

<sup>51</sup>Ownership recorded in *Cancelled Books* in 1900. The first proper valuation of the property since 1854.

## Chapter 7

### **Occupants of 17 Eustace Street: Denis and Daniel Callaghan, furriers: 1784-90**

After Thomas Blackhall had left 17 Eustace Street, occupation of the premises was taken-up for seven years by Denis and Daniel Callaghan, who were furriers and probably ran a fur shop from the premises.

The Callaghan's took the lease on 17 Eustace Street on 1<sup>st</sup> April 1784 at which time the property was described as a dwelling house, with yards and backside, for the term of 200 years at the yearly rent of £25. The deed of lease recorded that at this time 17 Eustace Street was 'commonly known as The Sign of the Three Stags' Heads'.<sup>52</sup>

### **The Sign of the Three Stags' Heads**

Apart from the wide range of business activity conducted at Eustace Street, and apart from the domestic occupational nature of the dwellings, the street was also renowned for its taverns, not least the infamous Eagle.<sup>53</sup>

It would appear that 17 Eustace Street had also functioned as a tavern, but for how long and from when, is unclear. The Dublin directory for 1738 lists only one tavern on Eustace Street, namely the Eagle. However, John Gilbert in his *History of Dublin* notes that The Sign of the Three Stags' Heads was present at Eustace Street in 1754.<sup>54</sup> In this year the tavern was used to hold the meetings for the Corporation of Apothecaries<sup>55</sup> and as we have seen, when the Callaghans took a lease on 17 Eustace Street in 1784 the dwelling was known as The Sign of the Three Stags' Heads. Given this, Sir Thomas Blackhall would have resided for more twenty years in a tavern! It is quite possible, therefore, that 17 Eustace

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<sup>52</sup>Registry of Deeds., Memorial of Deed of Lease, 353-528-240606, dated 1<sup>st</sup> April 1784.

<sup>53</sup>Bennett, Douglas., *The Encyclopaedia of Dublin* (Dublin, 2005 edn.), p. 94: Meetings of Dublin Volunteers held here, 1782 and 9<sup>th</sup> November 1791, first meeting of United Irishmen and James Napper Tandy.

<sup>54</sup>Gilbert, J. T., *A History of the City of Dublin* vol. 2 (Dublin, 1861), p. 313.

<sup>55</sup>The date of 1754 also cited in: Clarke, Mary & Raymond Refaussé, eds., *Directory of Historic Dublin Guilds* (Dublin, 1993), p. 14: Guild of Apothecaries, met at the Three Stags' Heads Tavern in 1754. Patron St. Luke the Evangelist. The Minutes of Proceedings for the Apothecaries are extant for the periods 1747-95 and it would be interesting to examine these to see if they make contemporary reference in the 1750s to their meeting house: 17 Eustace Street. Unfortunately, the whereabouts of the Minutes are at present unknown.

Street had multiple tenancies for most of its life, but had certainly ceased to function as a tavern by 1833.

### **Taverns of Dublin City**

In the days when one of the only means for disseminating news and information was by conversation, taverns, inns, coffee, cocoa and chocolate houses were the social clubs where people met to converse and exchange information. Dublin did not want for lack of taverns and was renowned for the number of taverns in the small city. If taverns served as social meeting houses, much as they do today, it would be safe to assume that certain taverns were geared towards the gentlemen of the city to act as social clubs or Salons. This would certainly appear to be true of the Eagle Tavern on Eustace Street which was host to "Friendly Brothers of the County of Dublin Knot", the "Constitutional Club", the Gentlemen of Co. Kerry, meetings of the Corps of Dublin Volunteers, commanded by the Duke of Leinster, Hall of the Cooks (or Guild of St. James the Apostle) and "Whigs of the Capital", a society composed of public spirited citizens of Dublin. Dinners held by "Whigs of the Capital" at the Eagle in 1791 were attended by the Lord Mayor, the Duke of Leinster, Lord Charlemont, Lord Henry Fitzgerald and Henry Grattan and several other patriotic characters. At the "Eagle," on the 9th of November in the same year, was held the first meeting for the formation of the Society of United Irishmen of Dublin, the Chair being occupied by the Hon. Simon Butler; James Napper Tandy acting as secretary; and here, in 1793, the Grand Masters' Lodge of the Irish Free-masons assembled on the first Wednesday in each month. During the early part of 1798 the Whig Club of Dublin held their dinners at the "Eagle". This was certainly not some den of ill repute and would appear to be more like a gentlemen's club than a down at heel tavern. Similarly the "Sign of the Three Stags Head", which was located at number 17 Eustace Street, would have operated in the same way. Most Taverns were run by women and the account below refers to Aldermen's wives running more respectable Taverns. It is possible that Blackhall's wife ran the Sign of the Three Stags Head in her husband's interest.

The preponderance of taverns in Dublin City contributed to its name as a drunk and disorderly town in the 17<sup>th</sup> and 18<sup>th</sup> centuries. While a select few may have served the gentlemen of the city the majority appear to have contributed to this bad name. Including those on Bagnio Slip, located a stones throw from Eustace Street on what was to become Wellington Quay. Beer and ale were brewed very cheaply, mostly by women, who then sold it from their own taverns or from street carts. In the days when safe drinking water was not largely available, drinking of beer was a suitable alternative. The brewing process was believed to eliminate much of the impurities of dirty water. In the early 17<sup>th</sup> century Barnaby Ryché accounted for the sale of ale and beer in Dublin City:

*"I am nowe to speake of a certaine kind of commodity, that outstretcheth all that I have*



*and in every minute in the houre: There is no merchandise so vendible, it is the very marrow of the common wealth in Dublin: the whole profit of the towne stands upon ale-houses, and selling of ale, but yet the citizens a little to dignifie the title, as they use to call every pedlar a merchant, so they use to call every ale-house a tavernne whereof there are such plentie, that there are whole streates of tavernnes, and it is as rare a thing to finde a house in Dublin without a tavernne, as to find a tavernne without a strumpet. This free mart of ale selling in Dublyne is prohibited to none, but that it is lawfull for every woman (be she better or be she worse) either to brewe or else to sell ale. The better sort, as the aldermen's wives, and the rest that are of better abilitie, are those that do brew, and looke how many householders there are in Dublyne, so many ale-brewers there be in the towne, for every householder's wife is a brewer. And (whatsoever she be otherwise) or let hir come from whence shee will, if her credit will serve to borrowe a pan, and to buy but a measure of mault in the market, she setts uppe brewing then they have a number of young ydle huswives, that are both very loathsome, filthie and abominable, both in life and manners, and these they call tavernne keepers, the most of them knowne harlots; these doe take in both ale and beere by the barrell from those that do brue, and they sell it for the againe by the potte, after twoe pence for a wine quart. And this (as I take it) is a principall cause for the tolleration of many enormities; for the game that is gotten by it must needes be great, when they buy mault in Dublin, at haulfe the price that it is sold for at London, and they sell their drinke in Dublyn, at double the rate that they doe in London: and this commoditie the aldermens wives and the rest of the women brewers do find so sweet, that maister Mayor and his brethren are the willinger to winke at, and to tolerate with those multitude of ale-houses, that themselves do even knowe to be the very nurseries of drunkennesse, of all manner of idlenesse, or whordome, and many other vile abominations .....How shameful a thing to be suffered in a wel governed citty, let wise men iudge, for with those that be called honest, I will not medle. I have been so long amongst these filthy ale houses, that my head beginnes to grow idle, and it is no wonder, for the very remembrance of that hogges wash which they use to sell ....., is able to distemper any man's braine's, and as it is neither good nor wholesome, so it is unfit for any mans drinking, but for common drunkards; but I will here leave my women tavernne keepers to Maister Maior of the Bull ringe to look unto.*

In the 1660s it was estimated that there were 1180 taverns and 91 brew houses in Dublin City that served a population of about 4000 families.

### **Samuel Wallace: Gun Maker: 1791-5**

Little primary evidence for Samuel Wallace has been established. Contemporary street directories record that he was the occupier of 17 Eustace Street from 1791 to 1795, during which period the street was also home to a number of merchants, vintners, a gold beater, bookseller and auctioneer.<sup>56</sup>

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<sup>56</sup>For a list of a number of the residents of Eustace Street in 1790 refer to Appendix 6.

Wallace was admitted as a Freeman of the City of Dublin by Grace Especial in Easter of 1782 after he had served an apprenticeship as a smith.<sup>57</sup> Wallace was not the only gun maker to have resided at the premises as the next occupant also followed this trade.<sup>58</sup> It is unknown how many gunsmiths may have been present in Dublin at the turn of the 19<sup>th</sup> century, but in 1800 three of the houses on Eustace Street were being engaged in this trade and it is possible that the street was the centre of the gun making trade in Dublin at this time.<sup>59</sup>

### **John Langston/Langson, Gun Maker: 1796-1813.**

After Samuel Wallace's departure from 17 Eustace Street, residence of the dwelling was taken-up by John Langston or Langson. Langson remained the occupant of the property for nineteen years.

Once again, little is known about the life of John Langson. It is, however, known, that he was a sheriff's peer and must have had substantial personal assets to have been elected as such. No account was found for Langson in the Admission Books of the Freemen of Dublin, although a record was found for Langson's nephew and heir, Benjamin Langson, who was also a gunsmith.<sup>60</sup>

John Langson's will was proved at the Prerogative Court, Dublin, on 4<sup>th</sup> February 1813, and it is reasonable to assume that he died at 17 Eustace Street. The will recorded personal asset bequests of over £3,000, mainly to John's three nephew's, Joseph, James and Benjamin, while most of John's freehold titles, ready money, securities, plate and furniture, were bequeathed to his wife, Catherine Connolly.<sup>61</sup>

### **Occupants: 1817-32**

Between 1817 and 1832 examination of contemporary street directories located the majority of residents of 17 Eustace Street.<sup>62</sup> The house was occupied from 1817 until 1824 by the wine merchant, Richard Managan, formerly the resident of number 21 and from 1826 to 1827 by McSweeney's Academy. By this time it would appear that the usage of many of the properties on Eustace Street was

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<sup>57</sup>Rolls of the Freemen of the City of Dublin., 1575-1774 & 1774-1819. Source: DCA

<sup>58</sup>Carroll, F., 'Irish Gunsmiths & Sword Cuttlers', *Irish Sword* vol. 3 (1957): Samuel Wallace, Eustace Street. 1789.

<sup>59</sup>Apart from the next occupant: Robert and William Willett, Eustace Street, 1800-1803 & 1799, cited in Carroll., *Irish Gunsmiths*.

<sup>60</sup>DCA., *Freemen Rolls: Christmas 1783, by service, Benjamin Langson, smith.*

<sup>61</sup>NAI., 1813 Prerogative Will Book (1813), folio 54B.

<sup>62</sup>No resident/s was located for the periods 1815-16, 1825, 1831-2. Given that entry into street directories incurred a cost to the advertiser it is possible that the residents of 22 Eustace Street during these periods deemed it an unnecessary expense.


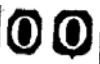






changing. Gone was the domination of merchants, who had been replaced by a wider mix of trades' people.

In the year that 17 Eustace Street operated as McSweeney's Academy other dwellings on the street were occupied by jewellers, tailors, booksellers, a florist, woollen drapers and a fancy dyer. Indeed, if anything, the preponderance of merchant occupiers was giving way to the woollen and precious metal trades.<sup>63</sup> Following the short-lived venture of McSweeney's Academy, 17 Eustace Street housed Joshua Abell's Select School for General Education, which ran out of the premises from 1828 until 1830.

### **The Weeks Family, Silver Smiths & Manufacturers: 1833-49**

In some ways 1833 marks a watershed in tracing the occupants and history of 17 Eustace Street. In this year the *Dublin Almanac* and from 1844 onwards, *Thom's Dublin City and County Directory*, record the occupants of Dublin City street-by-street and it becomes apparent from the mid-1830s onwards at least, the dwelling had multiple tenancies.

From 1833 until 1849, 17 Eustace Street was occupied by the Weeks family of manufacturing silversmiths. Although Philip Weeks traded from 17 Eustace Street as a manufacturing silversmith, he was initially incorporated into the Guild of Goldsmiths in 1816.<sup>64</sup> There has been some suggestion that although gold is now more sought after than silver, during the period of Weeks' practice silver was a more sought after commodity and today Irish silver from this period commands high prices at auction.

1834-5						L. Nowlan?	Tea-spoons : Cork Club.
1835-8	"		"	"		Wm. Sherwin.	Cream-jug : Mr. W. Boore.
						P. Weeks?	Fish slice : Mr. M. Falk.
						J. Moore.	Table-spoon : Messrs. Debenham & Storr.

*This extract from "The Irish Goldsmiths and Their Marks" includes the Assay Mark for P. Weeks, taken from a Fish Slice belonging to Mr. M. Falk. The Assay Mark includes the image of Hibernia, PP to denote the date, a Crowned Harp and the Kings Head as well as the Maker's Mark: PW for Philip Weeks. Copied courtesy of the National Library of Ireland.*

Contemporary street directories recorded Philip Weeks at 17 Eustace Street from 1833 onwards. However, Philip did not take out a lease on the property until 31<sup>st</sup> May 1836. For the sum of £100 Thomas James Fetherstone of Bracklyn Castle,

<sup>63</sup>Refer to Appendix 6 for a list of occupiers in 1826.

<sup>64</sup>Registration of Gold & Silversmiths, 1704-1855. Source: NLI., Pos. 6785. No evidence was found for the Weeks family in the Freeman Rolls of the city of Dublin.

Westmeath, Esq., and Lady Eleanor Fetherstone otherwise Howard, his wife executed a lease to Philip Weeks on the house together with the small workshop and yard behind the premises of 17 Eustace Street, bounding to the front of Eustace Street twenty-one feet and from front to rear, sixty-four feet eleven inches.<sup>65</sup> It would appear from the previous occupation of 17 Eustace Street by a succession of gunsmiths that the property was equipped with a suitable workshop and possible a forge which may have been adapted to the manufacture of silver in the time of Philip Weeks. Presumably refitting a property with the equipment required to manufacture silver and gold was expensive and the presence of a workshop at 17 Eustace Street, previously used by gunsmiths, may have made the house appealing to Weeks.

Philip Weeks remained trading as a silversmith at 17 Eustace Street until 1839. In this year 17 Eustace Street began operating as the premises of Frances Weeks, also a manufacturing silversmith and William Roberts, who ran a wholesale warehouse for goods imported from Manchester. It is likely that Philip Weeks died in about 1839 and his business was taken-over by his wife or perhaps his daughter. It was not uncommon in trades that required a lengthy apprenticeship for father's to train both their sons and daughters.

1843 marks another landmark in the history of 17 Eustace Street. In this year the street was renumbered and the dwelling, which had previously been numbered as 22 Eustace Street, was given its current street number of 17.

Frances Weeks remained manufacturing silver goods at 17 Eustace Street until 1849. By this year the future occupation of the dwelling was becoming apparent. Between 1845 and 1848 Frances Weeks shared the occupancy of 17 Eustace Street with Bartholomew Galvin and his son, also Bartholomew,<sup>66</sup> who operated their legal practice from rooms in the dwelling while residing at Elm Grove, Rathgar. The following year, the Galvins and Frances Weeks were joined by another solicitor, George R. Acton of Castlebar.<sup>67</sup>

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<sup>65</sup>Registry of Deeds., Memorial of Indented Deed of Lease, 1840-13-244, dated Dated 31<sup>st</sup> May 1836.

<sup>66</sup>Keane, et al., *King's Inns*, p. 183: Galvin Senior: Apprentice to Thomas S. Barry, Trinity 1810. Galvin junior: 2<sup>nd</sup> son of Bartholomew, Dublin, attorney and Phoebe Clifford. Over 16, educated Dublin, affidavit of father, Hilary 1836.

<sup>67</sup>Keane, et al., *King's Inns*, p. 2. George Rosea only son of John, Castlebar and Frances Rosea. Over 16, educated Ballina, affidavit Charles FitsGerald, Foxford, Co. Mayo, Trinity 1832.

### **Solicitors Chambers: 1850-1900:**

Between 1850 and about 1900, 17 Eustace Street functioned as the chambers for a number of solicitors. It would appear that this change in usage of the premises was driven by the Smyth family.



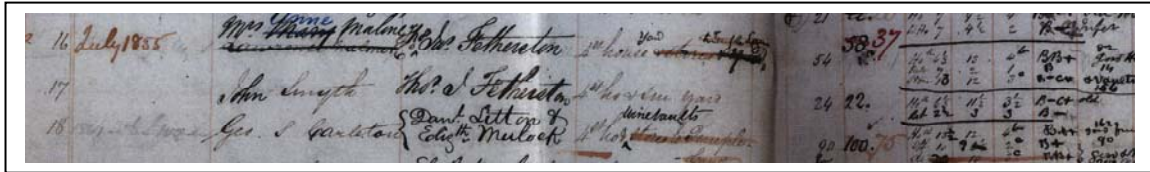
*Detail from the 1857 Ordnance Survey Map showing 17 Eustace Street with warehouses that back onto Temple Lane. Copied courtesy of the Valuation Office.*

In 1850 the occupant of 17 Eustace Street was recorded in *Thom's Directory* as John Smyth, solicitor. The *Primary Valuation of Ireland* for the Parish of St. Andrew's was completed and published on 16<sup>th</sup> April 1854.<sup>68</sup> This recorded that 17 Eustace Street was occupied by John Smyth and owned by Thomas James Fetherston. The property was described as a house with a small yard and was valued at £22 per annum for rateable purposes.

A year later, in 1855, the property was visited again by a valuator and a number of details were recorded regarding the dwelling. The valuator noted that the house was four storeys high with a small yard, was 19 feet wide, 35 feet from front to rear, with a return at the rear of two and half square yards. The house was recorded as 'old', but in reasonable repair and was let to John Smyth in 1849

<sup>68</sup>Refer to Appendix 1 of this history.

on a lease of £25 per annum and that Smyth had recently expended some £80 on repairs to the property.<sup>69</sup>



Detail from the first Valuation of 17 Eustace Street recording the occupancy of John Smyth in 1855. Copied courtesy of the Valuation Office.

The following year, in 1855, Smyth, who gave his residential address as 2 Brighton Terrace, Monkstown, was joined at 17 Eustace Street by another solicitor, Francis Hodder, who also held chambers at South Mall, Cork.<sup>70</sup>

The valuator returned again to the property in 1865 and noted that the premises had been newly plastered and was expected to be let as solicitors' chambers.<sup>71</sup> This is born out by the entry for the property in *Thom's Directory* in 1870. At this time the property was occupied by Robert Smyth, a merchant and commissions agent; J. H. Pritchard, a wholesale tea and wine merchant; William McKay, a commission agent; John Adolphus Lloyd, a manufacturer's agent; James Robert Jones, a solicitor;<sup>72</sup> George Kelly, solicitor, William and James D. Dowsley, solicitors;<sup>73</sup> Joseph Waddy,<sup>74</sup> a solicitor and Peter Walsh, also a solicitor. Of these, only Robert Smyth held an interest in 17 Eustace Street for more than a couple of years and only ended his association with the house when he died in 1892 leaving the considerable estate of £50,000.<sup>75</sup>

<sup>69</sup>*Primary Valuation of Ireland Cancelled Books*, Eustace Street, South City Ward, Parish of St. Andrews, Dublin City. Source: Valuation Office, Dublin.

<sup>70</sup>*Thom's 1855*. Keane, et al., *King's Inns* p. 230. Hodder: 3<sup>rd</sup> son of John, Cork, merchant and Barbara Martin. Educated Cork, affidavit of father, over 16. Michaelmas 1835.

<sup>71</sup>*Cancelled Books* 1865.

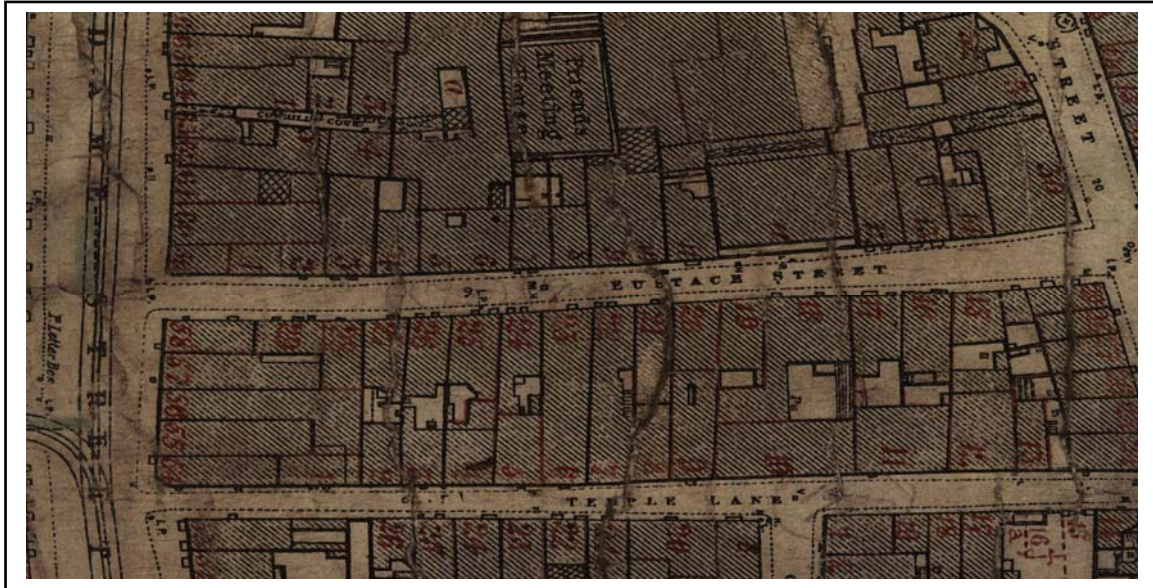
<sup>72</sup>Keane et al., *King's Inns* p. 253. Jones: Son of Robert, Dublin, merchant tailor; under 17, educated Nottingham. Affidavit father, Trinity 1858.

<sup>73</sup>Keane et al., *King's Inns* p. 142: Father and son: William: apprenticed to Edward Carr, Michaelmas, 1810. James Daltera, son of William, New Ross, Co. Wexford, attorney, under 17, educated New Ross, affidavit of father, Easter 1847

<sup>74</sup>Keane et al., *King's Inns* p. 496. Waddy: Joseph Swan, 2<sup>nd</sup> son of Cadwaller, Kilmacoe, Co. Wexford, and Margaret Swan. Over 16, educated Dublin, affidavit of father. Hilary 1834.

<sup>75</sup>*Calendars of Wills & Administration Papers*, 1893: 24<sup>th</sup> January. *The will with one codicil of Robert Smyth late of Stephen's Green, Dublin and Knocksinna, Stillorgan, merchant, who died 27<sup>th</sup> December 1892 at the latter place proved at PR by Gerald Seymour Fayle, 18 Eustace Street, sol. And Ion Herbert Smyth of Knocksinna, Esq., two of the execs. £50,000. Obituary: The Irish Times, Thursday 29<sup>th</sup> December 1892, p. 1, col. 1: SMYTH – December 27, at Knocksinna, Stillorgan, Robert Smyth of Stephen's Green. Funeral will leave Knocksinna tomorrow at 8 am arriving at 7 Stephen's Green at 9 a.m., for Mount Jerome, at 9. 30 a.m. No flowers.*

In 1880 the property was occupied by Robert Smyth and seven solicitors. By 1890 17 Eustace Street became the offices for Kemp's Mercantile Offices for the Protection of Trade, John Kemp & Co., proprietors, while also holding the offices of Robert Smyth, two solicitors and Isaac Murray, a manufacturer's agent.<sup>76</sup>



*Detail from the 1892 Primary Valuation of Ireland Town Plan showing 17 Eustace Street with a set of steps at the front of the building. A small yard at the rear is also visible. Copied courtesy of the Valuation Office.*

### **Occupants: 1900-2000**

Between 1900 and 1940, 17 Eustace Street was recorded as solely occupied by Kemp's Mercantile Offices for the Protection of Trade. Despite this, 17 Eustace Street was returned in the 1901 and 1911 Censuses of Ireland.<sup>77</sup>

The 1901 Census of Ireland was enumerated on the evening of 6<sup>th</sup> April 1901 and 17 Eustace Street was returned as a dwelling of the 1<sup>st</sup> class and consisted of six occupied rooms with ten windows to the front of the dwelling. Occupied rooms presumably refers to the rooms occupied by the tenants dwelling in the house and not the rooms used for business purposes. Despite Thom's Directory listing the sole occupants of the dwellings as Kemp's Mercantile Offices, 17 Eustace Street was in fact also occupied by two families: the Lowes and the Bells. Kate and Ellen Lowe, both dressmakers in their fifties occupied four rooms in the house, while Teresa Bell, the sixty-year caretaker of the house and her visitor, Maria Brennan, lived in two rooms in the house. A similar picture was painted

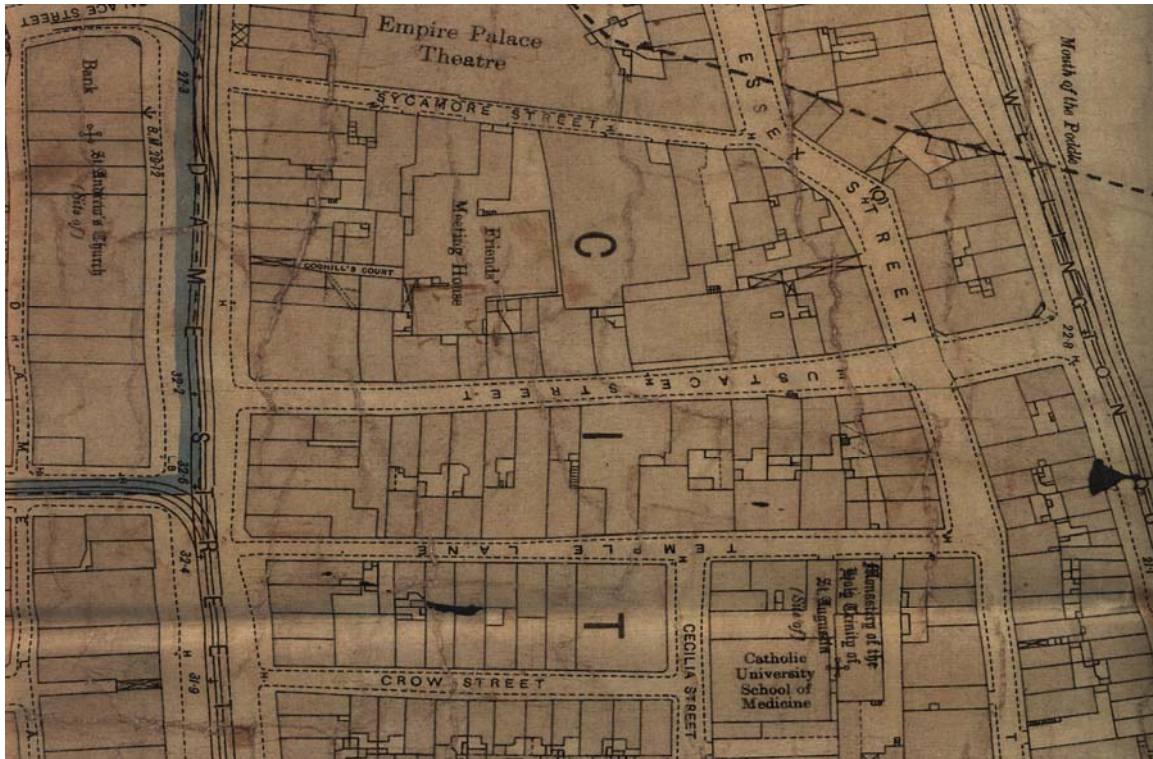
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<sup>76</sup>*Thom's Directory* 1890.

<sup>77</sup>1901 & 1911 Census of Ireland., Sources: NAI., 69/18 & 67/17. Also refer to Appendix 3.

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in the enumeration of the 1911 Census, which recorded the sole occupants of the house as Kate and Ellen Lowe.



*Copy of the 1909 25 inch Primary Valuation of Ireland Town Plan showing 17 Eustace Street, without steps at the front of the structure. Copied courtesy of the Valuation Office.*

During the course of the 20<sup>th</sup> century 17 Eustace Street was occupied by multiple tenancies. The Primary Valuation of Ireland Cancelled Books recorded these tenancies on each floor of the building. Kate Lowe, who resided in the house at the time of the 1901 and 1911 census remained on the 1<sup>st</sup> and 3<sup>rd</sup> floor of the house until the 1940s. Presumably she ran her dressmaking business out of a first floor workshop and resided on the 3<sup>rd</sup> floor. Kemps Mercantile Offices for the Protection of Trade were run out of the ground and first floors until the 1950s when they were replaced by 'K' Shoes Ltd who maintained an office and store in the building.

From the 1940s a portion of the building was let by R. Williams, a musical instrument agent and musical instrument maker and S. Darby watchmaker and jeweller. Williams remained at 17 Eustace Street until the 1980s. It is clear that during the later part of the 20<sup>th</sup> century the building began to fall into disrepair. Valuations over this period began to record various portions of the house as having 'no value'. When CIE took over the building in 1982 the first floor was



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described as dilapidated. Other occupants during the 1980s were Hart & O'Glynn Ltd., duplicating printers and in 1990 Fitzkids Children's Wear. In 1994 the building was vacant for refurbishment and in 2006 was occupied by Dublin City Enterprise Board and Community Services.



## Chapter 8

### **Mid-18<sup>th</sup> Century Maps of Eustace Street**

Surprisingly, perhaps, until the mid to late nineteenth-century, detailed maps delineating Temple Bar and especially Eustace Street are quite rare. One map that has been sourced can be found in the Collection of the Wide Street Commissioners, which were purposely established in 1757 to widen and extended Dame Street for the purposes of making a processional route from Dublin Castle to College Green. As such a beautiful map was produced dating from this period and detailing the side roads leading off of Dame Street down to the College.<sup>78</sup> Needless to say, these included Eustace Street. Unfortunately, although this map was viewed and reproduced in a recent publication<sup>79</sup> it is now undergoing conservation by its holders, the Dublin City Archive.<sup>80</sup>

Discounting the Wide Streets Commissioners' Map, John Rocque produced his Map of the City of Dublin in 1756 and in 1728 Charles Brooking produced his map of the same environs. Both maps show Eustace Street terminating at the junction of Essex Street, but the detail on both is poor.

### **19<sup>th</sup> Century Maps of Eustace Street**

The number and quality of maps delineating Eustace Street in some detail improves dramatically as we enter the mid-19<sup>th</sup> century. The city was comprehensively mapped as part of the Ordnance Survey of Ireland in 1839.<sup>81</sup> At a scale of six inches to a mile, the detail on this map is difficult to discern. However, the original Ordnance Survey of Ireland map for the Parish of St. Andrew's was revised in 1847 at a scale of twenty-five inches to the mile and the detail recorded is considerable.<sup>82</sup> The 1857 Ordnance Survey Map shows the renumbered 17 Eustace Street - the dwelling was renumbered from 22 in 1843 - as a narrow dwelling, with steps, situated opposite a 'girls school'. The small yard to the rear of the dwelling is clearly visible, although where the sheds and

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<sup>78</sup>Refer to Appendix 4.

<sup>79</sup>Pearson, Peter., *The Heart of Dublin* (Dublin, 2000 edn.). The map can be seen on page 44.

<sup>80</sup>The Map is held at: DCA., WSC/Maps/331: 1767 Map of Temple Bar, incl., Eustace Street

<sup>81</sup>NAI., 6-inch, Parish of St. Andrew's, Dublin City, 19<sup>th</sup> July and 7<sup>th</sup> December 1839. Refer to Appendix 6 of the history.

<sup>82</sup>NAI., 25-Inch O/S. 1847 Revisions. OS/146/7 (sheet 21).

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warehouse that were once incorporated into the property were situated is unclear. It is likely that these backed onto the dwelling and possibly fronted onto Temple Lane at number 11.

Two 25-inch *Primary Valuation of Ireland Town Plan Maps* were produced for the Parish of St. Andrew's, one in 1892 and another in 1909.<sup>83</sup> The latter map shows unnumbered properties on Eustace Street and number 17 without steps to the front. The earlier map records the street, but does record steps to the front of the dwelling. Both maps are detailed and sepia-coloured.

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<sup>83</sup>Source: Valuation Office, Dublin.



# Appendices

## **Appendix 1**

### ***Primary Valuation of Ireland***

Eustace Street, Civil Parish of St. Andrew's, Dublin City.

Source: Valuation Office, Dublin.

The purpose of the survey, conducted under the direction of Richard Griffith, was to assess the amount of tax every head of household should contribute towards the support of the poor and destitute in their parish. The *Primary Valuation* was completed and published between 1848 and 1864. Dublin City and County were the first areas of Ireland to have their valuation completed. The *Primary Valuation of Ireland* recorded the townland address, the name of each occupier, the names of the immediate lessor (the landlord's name), a brief description of the landholding, the number of acres of land in each holding, the value of buildings and land for taxation purposes, together with the overall valuation of each holding.

Due to the loss of the majority of Ireland's pre-1901 Census Returns, the *Primary Valuation of Ireland*, commonly known as '*Griffith's Valuation*', has assumed an importance far beyond that originally intended.

## **Appendix 2**

### ***Primary Valuation of Ireland Cancelled Books, 1854-present***

Source: Valuation Office, Dublin.

The Valuation Office's *Cancelled Books* are a continuation of *Primary Valuation of Ireland*. These are hand-written books which detail the changes that have taken place in land occupation and ownership since the *Primary Valuation* was conducted and completed. These books run concurrently from 1850s until the 1970s when it ceased to be compulsory for local authorities to centrally register landholders for rateable purposes.

### **Appendix 3**

#### **1901 & 1911 Census of Ireland**

Sources: NAI., 69/18 & 67/17.

The 1901 Census recorded the following information: Name, Relationship to the Head of Household, Religion, Literacy, Occupation, Age, Marital Status, County of Birth, Ability to Speak English or Irish. In addition to this information the 1901 Census also recorded details of houses (the number of walls, type of roof – whether slate or thatch, the number of windows etc.), the number of outhouses and the name of the immediate lessor (the person who owned the property). The same information was collected in the Census of 1911. One additional and very important question was added in 1911, this was directed specifically at married women who were asked to record the number of years they had been married, the number of children that they had given birth to alive and the number of these children that were still alive.

The 1901 and 1911 Censuses of Ireland are the countries only complete surviving population Censuses. Population Censuses date from 1821 in Ireland. However, the majority of the pre-1901 Census Returns have been destroyed, either on purpose by the Government, or in the infamous 1922 Four Courts Fire.

### **Appendix 4**

#### **Wide Street Commission**

The Wide Street Commission was established by Act of Parliament in 1757 to develop new and ‘convenient’ streets. Although their initial brief was to describe and map the alterations to the Dublin City streetscape, the Commission’s activities also extended into county Dublin. Before planning and building regulations were established, the Wide Street Commission Maps provide the only pictorial record for the building of new roads, improvements in the City’s highways and sometimes, the construction of new houses where improvements in pathways and roads was required.

### **Appendix 5**

#### **Ordnance Survey of Ireland**

The Ordnance Survey of Ireland, conducted between 1824 and 1846, is the only survey of Ireland to have ever been conclusively finished. Under the direction of Thomas Larcom, the Master-General of the Ordnance Survey and the Board of Ordnance, a complete Map of Ireland at the scale of six-inches to one-mile was published.

One of the most important functions of the Ordnance Survey was to name the geographical features, prominent buildings and landmarks of each townland so that these could be included on the Ordnance Survey Maps when they were eventually published. This task was given-over to a number of Topographical, or Names Experts. Most of these experts were bilingual Irishmen, quite a few of whom had been Irish Hedge Schoolteachers. The 'Topographical' information was collected in a series of books, one for each of the parishes of Ireland. These books are known as the Ordnance Survey Name Books.

Information for each townland was collected and written into the Name Book under five headings: the 'received name', the name finally adopted for the townland and the one placed onto the 6-inch Ordnance Survey Map in 1837. The Name Book also provided the Irish form of the name and in many instances what the Irish form of the townlands' names meant. This was the last stage of the 'Topographical' process. John O'Donovan, the translator of the *Annals of the Four Masters*, an Irish-speaking scholar and scribe, was the Ordnance Survey's overall Names Expert. It was O'Donovan's responsibility to enter all the Irish versions of names into the Name Books, in addition to the English spelling recommended for the published maps.

The 'Orthography', section of the Names Books provides the various spellings for each townland or place and the 'authority section' gives the source from which these variations were derived. This was a controversial part of the Survey, especially in the Irish-speaking areas of Ireland. Thomas Larcom, the head of the Ordnance Survey, and his names expert, John O'Donovan, had a clear policy when it came to the variant spellings and meanings of Irish place-names, which was to adopt '*the version which came closest to the original Irish form of the name*'. This showed '*a well-intentioned deference to the Irishness of Irish place-names*'. This remained the 'Official Policy' of the Ordnance Survey from the 1830 onwards. For the names of demesnes and houses, the only authority sought was that of the owner of the property.

## **Appendix 6**

### **Residents of 17 Eustace Street for various periods: 1732-1840**

Source: *Triple Almanac*.

#### **1790**

- 2: James Hall, gold beater.
- 3: James Bennett, vintner.
- 6: James Vallance, bookseller and auctioneer.
- 7: William Sparrow, wine merchant.
- 8: John Carleton & Co., merchants.
- 9: Daniel Quigley, carpenter; William Fleming, vintner.
- 10: Thomas and Samuel Classon, merchants.
- 11: Patrick McCann, cabinetmaker; John Findlay, stay maker.
- 13: Christopher Byron, card maker.
- 15: Benjamin Henfrey, wholesale hardware merchant.
- 16: Edward Spicer, wine and mineral water merchant.
- 18: Alexander Livingston wine merchant and factor.
- 19: Jaffray, Fayle and Hautenville, merchants.
- 20: William Rawlins, merchant.
- 21: Richard Mangan, wine merchant.
- 25: George Robertson, jeweller.

#### **1826**

- 2: Matthew Lane, woollen merchant.
- 4: S & W Cowen, jewellers; Patrick Darcy, painter and glazier; John Howlin, tailor.
- 5: Richard Beilby, Agent and wholesale Birmingham warehouse.
- 6: Thomas Jones, bookseller and auctioneer.
- 8: Frederick Drury, surgeon, office for private complaints; Samuel Lawrence Snr., tallow chandler.
- 9: John Barnasconi, florist.
- 10: John Byrne, hop and wine merchant; John Hone, merchant, office.
- 12: Geo Caroleton & Son., merchants.
- 17: John Jones, woollen draper.
- 18: Crawford & Graham, wholesale woollen merchants.
- 20: J. Breaky, house painter and paper hanger; Clarke 7 Alma., wholesale woollen merchants.
- 23: John Geddes, fancy dyer.



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