

Archaeological Building Record  
Billiard Hall, 108-114 High Street  
KINROSS



**Alder Archaeology Ltd**  
**55 SOUTH METHVEN STREET**  
**PERTH PH1 5NX**  
Tel: 01738 622393  
Fax: 01738 631626  
Director@AlderArchaeology.co.uk

**ARCHAEOLOGICAL BUILDING RECORD**  
**BILLIARD HALL,**  
**108 – 114 HIGH STREET, KINROSS**  
**KR09**

1	<i>Background</i> .....	1
2	<i>Details of Work</i> .....	1
3	<i>Conclusions</i> .....	4
Appendix 1	<i>Photographic Register</i> .....	4
Appendix 2	<i>Discovery &amp; Excavation in Scotland Entry</i> .....	10

*Illustration 1: Kinross, Location*

*Illustration 2: Site Location*

*Illustration 3: Site Layout*

*Illustration 4: Photo Plan*

*Illustration 5: Internal Views*

*Illustration 6: External Views*

**Author** David Bowler, BA, MPhil, FSA Scot, MifA  
**Illustrator** David Bowler  
**Editor** Ray Cachart

***ABSTRACT***

*Alder Archaeology Ltd recorded a derelict Billiard Hall attached to the former Carnegie Museum and Library in Kinross High Street, site code KR09.*

*This small, early 20<sup>th</sup>-century brick building is mostly of limited interest and quality, but includes a 'Dutch barn' roof with very distinctive timber and wrought iron roof trusses, and ornate corbels.*

## **1 Background**

### **1.1 Introduction**

Mr Simon Wilson of Wilson Homes (Kinross) Ltd commissioned Alder Archaeology to complete an archaeological photographic record of a derelict billiard hall in advance of demolition.

The building is located at NGR NO 1191 0205, 108-114 High Street, Kinross, and is part of the former Kinross Town Hall, Library and Museum complex. The billiard hall is to be demolished as part of a general redevelopment and adaptation of the complex.

The requirement was to record the Billiard Hall inside and out to English Heritage Level 2 standard.

### **1.2 Aims and Objectives**

The main aim of this investigation was to record the current condition of the building, and as much of its structural history as was visible, before it is demolished.

### **1.3 Reporting**

The present document has been prepared as the final report. Copies will be sent to the client, The Royal Commission on the Ancient and Historical Monuments of Scotland and Perth and Kinross Heritage Trust.

### **1.4 Planning and Curatorial Issues**

This record was required under conditions applied to planning consents 13/00462/FLL and 12/00478/LBC (pending). Terms of Reference dated 12/05/2013 were supplied by Sarah Winlow on behalf of Perth and Kinross Heritage Trust.

## **2 Details of Work**

### **2.1 The Site**

The site lies on the W side of Kinross High Street, towards the S end of the town centre. The former Carnegie Library and Museum is a large and formal group of buildings, aligned N – S along the High Street frontage, with what is now waste ground behind it (to the W). The Billiard Hall is an addition at the SW corner of this complex, largely invisible from the High Street, its only external elevations being to the S and W, ie towards the waste ground and adjacent buildings.

### **2.2 Background**

The Carnegie Museum and Library was built in 1905 in the Scottish Baronial style. Its older parts, at least, are built of sandstone ashlar where they face the High Street, and faced sandstone rubble built to courses in the rear. The roofs, where visible, are of small, greenish slate, probably Scotch, laid in uniform courses. The interior of these buildings is now largely derelict and bare. The building is C(s) Listed, but the complex also includes the B-listed Clock Tower, a major feature of the Kinross Townscape.

The Billiard Hall is a later addition to this complex, but preserves some interesting features.

### 2.3 Method

After discussion with Alder Archaeology, digital photographs were taken by Mr Wilson, inside the building and outside, on 15<sup>th</sup> October 2013, in slightly overcast conditions. The interior of the building is completely derelict, with no electricity supply, no floors, and limited daylight. This naturally limited the level of photography possible. The results were then described and written up by David Bowler of Alder Archaeology. Base plans surveyed and drawn by Aird Associates were supplied by Mr Wilson, together with a sketch plan showing the location of all photographs. These were then worked up by David Bowler into the illustrations provided with this report.

The digital images are described in detail in Appendix 1. Significant features are also shown in plan on illustration 4. A summary description and discussion is given below.

### 2.4 Results of Investigations

#### *External*

The Billiard Hall is a simple rectangular building, about 12 m long and 8 m wide, aligned N – S. It is built entirely of very poor-quality buff and yellow bricks, generally laid in English bond, covered externally with a white cement render, now falling off. There is a stair annexe attached to the S gable wall, which gave access to an internal balcony, now missing, but evidenced by marks on the internal walls. There is a small boiler room at basement level under the stair annexe, connecting to a prominent square chimney.

There is a gent's toilet annexe at the SW corner of the building. Despite its small size and presumably minimal weight, the toilet is badly damaged by cracking and settlement, imperfectly arrested by external buttresses and iron strapping. There must be a defect in the foundations. There is similar cracking in an adjacent brick structure at the NW corner of the hall, similarly repaired with iron strapping.

In the W wall there are two ventilators at about head height, visible externally and internally, where they are covered by movable cast-iron flaps. There are also three external ventilators at floor height. At the NW corner there is a concentration of two modern ventilators and one original, all at floor height. The reason for this is unknown, perhaps an attempt to cure a rising damp problem.

#### *Internal*

Internally, the building has been stripped almost entirely back to bare brick, perhaps as a result of attempts to cure a damp or dry rot problem, but there are traces of lath and plaster lining in some places.

It is evident from scarcements along the W and E walls, and two N – S dwarf walls, that the hall had a suspended wooden floor, with joists running E – W and boards presumably N – S, but this floor is now entirely missing. There are lengths of modern dpc roll draped over the scarcements in various places, obvious unused, indicating a very recent abortive plan to replace the flooring.

There are also traces of a balcony at the S end of the hall, but this is now entirely gone, and was presumably of timber.

It appears from traces of cement or plaster, that the walls, and also the balcony, were lined to waist height, probably with boards. This was a common arrangement in sports halls, dance halls, school rooms, etc, because the lower part of the wall tends to be kicked and scuffed, requiring a robust covering, while the upper part of the wall could be plastered and painted to reflect more light. Often the boards were separated from the wall with a layer of asbestos-reinforced plaster, to reduce the effects of condensation and dry rot behind the boards.

The doorways where visible seem to have been formed with rolled steel lintels, with a shallow relieving arch in the brickwork above. The lintels are of a very shallow section, with thin flanges, of type not generally seen today. They seem to be in very poor condition, severely corroded, and in many parts of the building have been replaced with precast prestressed concrete lintels.

### *Roof*

The most interesting part of the building is the roof.

This has a distinctive dual-pitch or 'dutch barn' profile, which enjoyed some popularity in the early 20<sup>th</sup> century.

The slates are large, blue and uniform, probably Welsh, except where they have been replaced by felt in modern repairs. The gable walls are capped with very distinctive skewes and skewputts, probably cast in cement rather than natural stone, but quite well-made and in good condition. The zinc ridge is relatively new, and has perhaps removed the ventilators noticed in the listing of the building, unless perhaps this is a misunderstanding of the vents in the W wall.

Internally the roof is supported in three timber trusses, resting on six corbels set in the E and W walls. The listing describes these as hammer-beam trusses, which perhaps flatters them, but they are very distinctive. One could also see them as a sort of cruck. The heavy curved timbers held together with wrought-iron strapping and square headed-nuts and bolts also remind one of timber ship construction, which may not be irrelevant, as the Rosyth dockyard is not far away. The feet of the trusses rest on the corbels, but their haunches are bolted to the wall head, with large square bolts and fishplates visible externally.

The corbels themselves are very odd. They may well be of cast cement or a ceramic composite (like the Natural History Museum in South Kensington) rather than natural stone. The lower part is ornately decorated, and about four times as wide as needed. Above it is a much slimmer projection which actually supports the truss.

The roof has been extensively damaged by rot and penetrating damp, and extensively repaired, including quite recently.

Parts of the hall are lined with a lath and plaster ceiling, later repaired with plasterboard. There are also traces of a very alarming tangerine colour scheme, in a shade popular in the 1960s. However, close inspection of the roof timbers makes it clear that the roof was originally open right up to the ridge, with the timbers varnished

and obviously meant to be seen. The ceiling is clearly a later addition, perhaps to make the building easier to heat and light (an important consideration for billiards). Perhaps the hall was originally intending for other purposes, such as dances or games like badminton, and then adapted to the rather more leisurely requirements of billiards.

### 3 Conclusions

This building is modest in scale, and rather curious in detail. Much of it is of very poor quality, using materials which could not easily have been cheaper. The roof however does contain some very original and distinctive features, oddly out of place in what is otherwise such a basic and utilitarian structure. Its current condition is of course very obviously beyond all reasonable hope of repair, but worth the basic record which has been made here.

## Appendix 1 Photographic Register

<i>Image No</i>	<i>Description</i>	<i>View</i>
	<b>15<sup>th</sup> October 2013</b>	
	<b>01 Interior</b>	
001	<p>Library room with modern timber shoring.</p> <p>Ahead, internal partition wall stripped to bare yellow brick, stretcher bond. At left end of wall, open doorway to store room. Brick arch over lintel (wood? steel?).</p> <p>Left, external wall stripped back to sandstone. Horizontal window.</p> <p>Right, (inserted?) opening in partition wall, looking through to store room and doorway beyond?.</p> <p>Above, surviving fragment of plaster ceiling with cornice.</p>	W
002	<p>Detail of (inserted?) opening in partition wall.</p> <p>In wall beyond, Brick relieving arch with (inserted?) concrete lintel. To right, green steel screw prop supporting doorway.</p>	W
003	<p>Passage to N of doorway. Various yellow brick walls.</p> <p>Left, doorway with concrete lintel, supported by green steel prop.</p> <p>Ahead, wide doorway into billiard hall. Brick arch over rolled steel lintel.</p> <p>Right, doorway into store room. Brick arch over concrete lintel.</p> <p>Above, wooden 1<sup>st</sup>-floor joists and hatch into first-floor space.</p> <p>On ground floor, yellow cast-iron radiator, 20<sup>th</sup>-cent pattern.</p>	W

004	Not used	-
005	Detail, modern shoring in store room and doorway with inserted concrete lintel and green steel prop. Remains of painted wooden door surrounds, brown, yellow, white.	SW
006	Not used	-
007	Detail, wide entrance door into Billiard Hall. Brick arch over corroded and failing rolled steel lintel. Original? E wall of Billiard Hall is English Bond, 3 course stretchers to 1 course headers.  Above modern switch box (broken) are rolled steel beams resting on inserted stone or cement block. Insertion of switch box compromises relieving arch.  Left, doorway with brick arch over (?)inserted concrete lintel.	SW
008-9	Detail of rolled steel beams supporting first-floor joists. Various repairs and replacements to timbers.	W
010	Detail, left (S) jamb of doorway into Billiard Hall. Wooden block built into brickwork for attachment of door surround, etc.	SW
011	Billiard Hall interior.  S roof truss, timber and wrought iron or steel strapping, fastened with square nuts and bolts. Damaged by rot, repaired with steel plate, bolted on. Curious 'two-part' corbel; upper part slim, functional. Lower part very broad, with moulded decoration on underside, seems mainly decorative. Cast cement? Painted white. Tide mark on paint shows position of wall lining (lath and plaster?) now stripped out.  Rafters along E slope of roof damaged by rot, repaired with new feet, bolted on with steel plates and coach bolts. Feet set in waterproof pockets. Lower sarking boards missing, admit daylight.  Left foreground, detail of centre truss corbel, with traces of pink distemper under white paint. 'Tide mark' of previous wall lining.  Detail of corroded rolled steel lintel over entrance door.	SE
012	Detail of corroded rolled steel lintel over entrance door. Paired rolled steel beams, with central gap spanned by inserted bricks. Steel section now obsolete, with shallow web and thin flanges. Probably early 20 <sup>th</sup> -century.	SE
013	Detail of E wall of Billiard Hall. Very poor quality bricks. English Bond, 3:1. Curious 'ripple' in coursing, without cracks. Settlement during construction, while mortar soft? Wooden blocks embedded in door jambs, for fastening of door posts, etc.	E
014	Detail, E and S walls. Scarcement at wall foot for timber floor joists, now gone. Dark band, above head height, three bricks deep, across S gable wall, shows position of balcony floor, now missing. See 029 below.	SE
015	Detail, wall foot at entrance doorway, with scarcement for floor timbers. Ground covered with leaf litter and collapsed plaster. Strips of modern dpc roll, abandoned / abortive modern repair.	E



016	Detail of debris on ground in Billiard Hall. N – S dwarf wall to support floor joists (missing).	S
017	Not used	-
018	Detail of SE corner, with modern dpc strip unrolled on scarcement.	SE
019	View from Billiard Hall into stair annexe with fire exit door. Cement floor of annexe shows original level of wooden floor. Rolled steel lintel over doorway through S gable wall. Mouldy tomatoes scattered over floor.	S
020	Detail of SW corner. Door into toilet annexe with surviving door surround and traces of lath and plaster wall lining. Door sill shows level of timber floor, now missing.	SW
021	Detail, W (exterior) wall of Billiard Hall. Strips of modern dpc roll on scarcement show modern repair, abandoned. Cast-iron ventilator cover, painted white, about head height on wall, corresponds with external louver. Grey cement scar on wall at waist height indicates change of wall lining, eg boards to waist height then lath and plaster above.	SW
022	Detail of W (exterior) wall. Grey cement scar on wall is continuous at waist height. Cast iron ventilator cover with flap open. Corbel of N roof truss just visible. Collapsed plasterboard on floor indicates 20 <sup>th</sup> -century ceiling repair, failed.	NW
023	As above, detail of NW corner.	NW
024	Detail, N gable wall. Grey cement scar continues. Two N – S dwarf walls to support floor joists.	N
025	Detail, NE corner, doorway into store room. Door sill shows original floor height. Heating pipes on store room wall.	NE
026	Detail, NE corner. Rafters and sarking boards replaced on E slope of roof. Detail of N roof truss, timber and iron straps bolted to together with square nuts and bolts. Two part corbel. Ceiling at upper roof level, partly collapsed. Plaster board fixed onto laths, perhaps previously plastered. Laths fixed to varnished cross-beams, ie meant to be seen. Ceiling a secondary insertion in previously open roof.	NE
027	Detail, fluorescent light fitting suspended from ceiling under N roof truss. Shows previous of billiard table. Cross beam of roof truss with central iron strap, shows position of central post, hidden above. Iron strap disappears awkwardly into ceiling, confirms ceiling a secondary insertion.	N
028	Detail, SW corner. S roof truss. Remains of boarded lining to lower slope of E roof. Two colour schemes, one white, one tangerine (!).  Exposed ceiling shows marks of laths (N-S) on light cross-beams (E-W), fixed to heavy joists (N-S), cut off before reaching cross beam of truss. Higher joists (N-S) now disused, but continue N to rest on truss cross-beam.  Doorway in S gable wall confirms presence of balcony, now missing. Grey cement scar on W wall suggest board lined up to ceiling where accessible from balcony.  Yellow glassfibre insulation visible above surviving ceiling.	SW

029	<p>Detail of S gable wall, with entrance door to balcony (missing) from stair annexe. Inserted concrete double lintel over doorway. Relieving arch above.</p> <p>Complex of joists and cross-beams as in 028 above. Lower joists seem practically unsupported.</p> <p>Original rafters where visible are varnished, confirming roof originally open. Horizontal dark mark on gable wall aligns with door sill, confirming position of balcony floor. See 014 above.</p>	S
030	Not used	-
031-2	Ground floor of stair annexe. View down into underground boiler room. Remains of late 20 <sup>th</sup> -century heating boiler. Flue connects into square chimney at SW corner of Billiard Hall.	W
033	View from balcony door down into Billiard Hall. Two suspended fluorescent light fittings and wires of third show probable positions of three billiard tables. Two N-S dwarf walls visible on ground to support timber floor, now gone.	N
034	Interior of toilet annexe, with two traditional upright ceramic urinals, early or mid 20 <sup>th</sup> -century. (From 1960s onwards, superseded by continental-style wall-mounted units, à la Marcel Duchamp.) Metal window frame removed, leaning against wall to left.	W
035	Not used	-
	<b>02 Exterior</b>	
036	Detail, S gable wall and stair annexe. Buff brick with cement render, both in poor condition. Stone or synthetic skewes and skewputts on gable end. Uniform blue slates. Cast iron downpipes and half-round gutters.	W
037	S gable wall and stair annexe. Buff brick with cement render, both in poor condition. Exposed bricks show type of English Bond, three courses of stretchers to one of headers. Dual pitch or 'dutch barn' profile of roof. Stone or synthetic skewes and skewputt on gable end. Uniform blue slates. Cast iron downpipes and half-round gutters. Grey sandstone ashlar construction of older building to right.	NW
038	<p>As above. Missing render on S wall of stair annexe perhaps shows position of lean-to building, removed. Side view of lean-to annexe to W.</p> <p>Large square chimney at SW corner of Billiard Hall, cement render on brick. Connects with boiler room under stair annexe. See 031-2 above. Capped with stone or cement slabs. Irregular dark feature leaning against E face of chimney, on top of gable wall skewes.</p>	N
039	Detail of lean-to annexe. S wall of plywood. Corrugated asbestos cement roof. W wall cement-rendered brick.	N
040	Detail, SW corner of building. Lean-to annexe, and adjacent toilet annexe. Toilet annexe of cement rendered brick, with stone or synthetic window sill. Lean-to roof with slates removed, sarking boards exposed. Large chimney at SW corner of billiard hall. Horizontal bar fixed to S wall of toilet, above corrugated roof, partly obscured by vegetation. Probably iron strap to restrain	NE

	<p>cracking. See 043 below.</p> <p>Lower pitch of billiard hall roof, slates replaced by felt.</p>	
041	<p>As above. Toilet annexe supported by two stepped brick buttresses, with cement render and rounded tops to shed water. Rusty corrugated iron sheet between buttresses perhaps remains of external coal or firewood store or similar. Eroded stone or cement slabs on top of chimney.</p>	E
042	<p>General view, W wall of billiard hall. Cement render on buff brick. Render peeling off to expose English Bond, three courses of stretchers to one of headers. Render stops with ragged edge about 6 courses above present ground level, suggesting recent ground reduction.</p> <p>Upper pitch of roof slated, uniform blue slates. Lower pitch replaced by felt. Stone or synthetic skews at both gable ends. Zinc ridge. Lower pitch of billiard hall roof, slates replaced by felt.</p> <p>Central cast iron down pipe, and half-round gutter. Two square metal plates and square bolt heads directly under gutter show where roof trusses bolted on to wall head internally. Two oblong stone or cement blocks with louvers show position of internal wall ventilators.</p> <p>Connected brick building to left, perhaps contemporary.</p>	E
043	<p>Detail, N wall of toilet annexe. Severe cracking of wall. Two iron straps fixed to wall, perhaps repair to arrest cracking. See 040 above. Buttresses perhaps added for same reason. Opening at top of wall perhaps for ventilation.</p>	SE
044	<p>Detail, W wall of Billiard Hall and central downpipe. Large stain caused by leaking gutter. Wall ventilator shows traces of tooling on surface, but perhaps applied on cement for decoration. Metal louver looks modern, perhaps late insertion to replace earlier grille or open vent. Closer view of square plate and bolt head for roof truss attachment.</p> <p>Two lower ventilators flush to wall, just above line of damp-proof course, metal louver in stone or cement block. One at foot of downpipe, second at far right, in re-entrant angle with toilet annexe, partly masked by toilet wall.</p>	E
045	<p>Detail, centre of W wall of Billiard Hall. Shows central down pipe, both upper ventilators, and one lower ventilator. Square plate and bolt of central roof truss hidden behind central down pipe, just below wall head.</p>	E
046	<p>Detail, N end of W wall. Shows square plate and bolt of N roof truss, skew and skewputt of N gable.</p> <p>Third ventilator just above damp-proof course at foot of wall, as other two, but partly projects from wall surface. Two additional metal louver vents directly above on either side, embedded in cement render.</p> <p>Corner of adjacent brick building to left.</p>	NE
047	<p>Detail, NW corner of Billiard Hall, and base of N gable wall. But joint between buttress on gable wall and adjacent brick building, bridged by occasional stretchers. Deep deposit of soil in alcove between buildings.</p>	E
048	<p>As above, upper part of walls. Detail of skews and skewputt on gable wall. Adjacent brick building runs over top of gable wall.</p>	E

049	Not used	-
050	<p>General view of Billiard Hall, adjacent brick building and adjacent stone building. Rear view of dark feature against E face of chimney (see 38 above). Even more irregular than front (S) face.</p> <p>Adjacent brick building (toilet block) is buff brick, unrendered, stretcher bond. Sheet metal roof, possibly flat. Severe cracking and settlement at base of wall. Tied to adjacent stone building with five external iron bars.</p> <p>Adjacent stone building is sandstone rubble, faced and built to courses. Quoins with raised, dressed margins. Faced squared course along wall head. Half-round cast iron gutter above.</p>	SE
051	<p>As above, with fuller view of adjacent stone building.</p> <p>Large, four-light window (boarded up with OSB board), with well-dressed sandstone sill, lintel, jambs, mullion and transom. Lintel cracked. Flat relieving arch above. Hipped roof, with zinc ridges, slates uniform, but smaller, greener, probably older than Billiard Hall slates.</p> <p>Tall, slim sandstone ashlar chimney appears behind roof. Broad ogee cornice at chimney head. Chimney leans markedly to S.</p>	SE

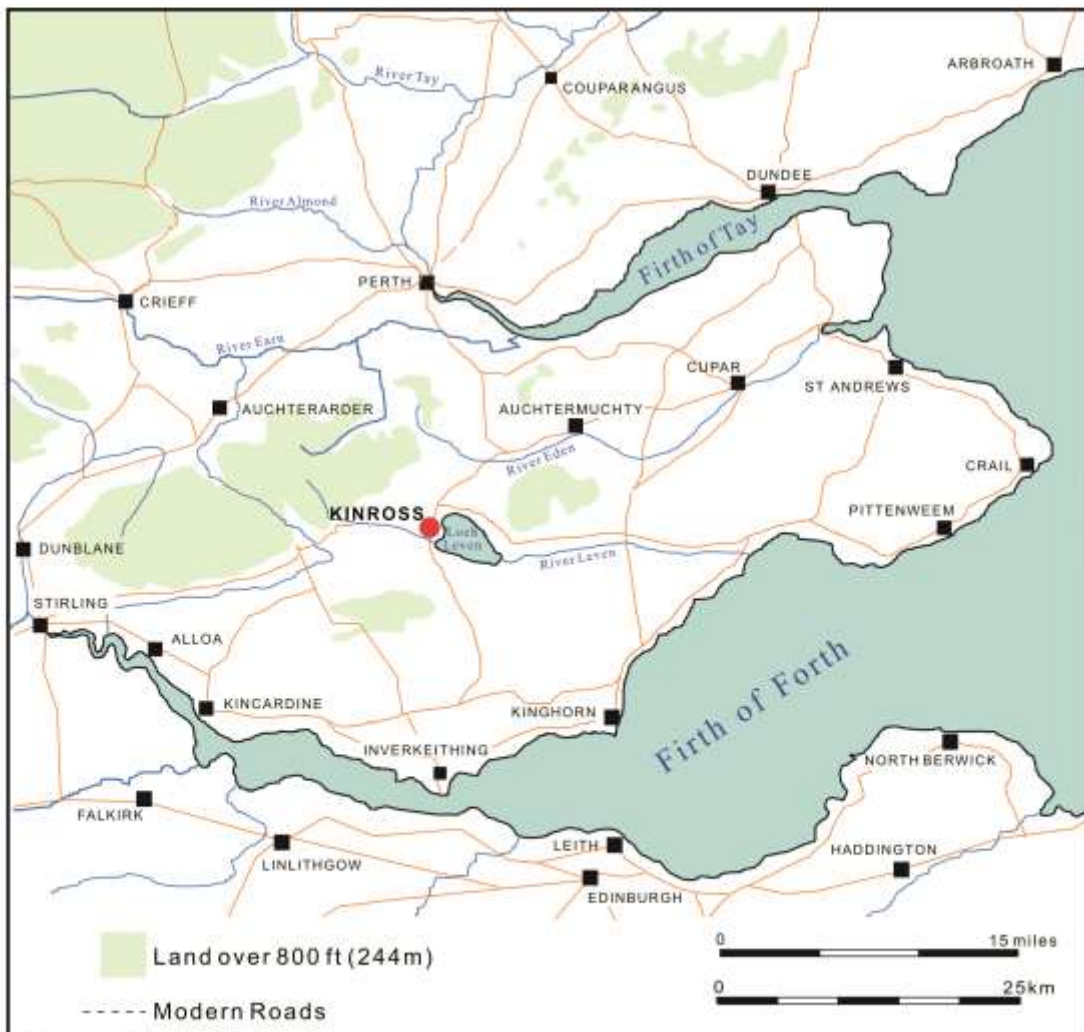
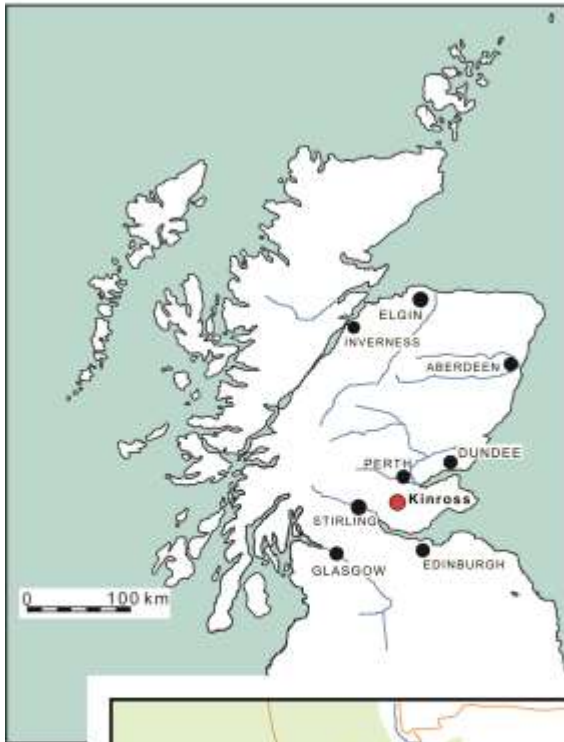
## Appendix 2 Discovery & Excavation in Scotland Entry

LOCAL AUTHORITY:	Perth and Kinross Council
PROJECT TITLE/SITE NAME:	Billiard Hall, Kinross
PROJECT CODE:	KR09
PARISH:	Kinross
NAME OF CONTRIBUTOR(S):	David Bowler
NAME OF ORGANISATION:	Alder Archaeology Ltd
TYPE(S) OF PROJECT:	Building Record
NMRS NO(S):	N/A
SITE/MONUMENT TYPE(S):	Hall
SIGNIFICANT FINDS:	N/a
NGR (2 letters, 8 or 10 figures)	Site centred on NO 1191 0205
START DATE	15 Oct 2013
END DATE	15 Oct 2013
PREVIOUS WORK (incl. <i>DES</i> ref.)	n/a
MAIN (NARRATIVE) DESCRIPTION: (May include information from other fields)	Alder Archaeology Ltd recorded a derelict Billiard Hall attached to the former Carnegie Museum and Library in Kinross High Street. This small, early 20 <sup>th</sup> -century brick building is mostly of limited interest and quality, but includes a 'Dutch barn' roof with very distinctive timber and wrought iron roof trusses, and ornate corbels.
PROPOSED FUTURE WORK:	n/a
SPONSOR OR FUNDING BODY:	Wilson Homes (Kinross) Ltd
CAPTIONS FOR ILLUSTRS	
ADDRESS OF MAIN CONTRIBUTOR:	Alder Archaeology Ltd, 55 South Methven Street, Perth PH1 5NX
ARCHIVE LOCATION (intended)	NMRS
EMAIL ADDRESS:	<a href="mailto:Director@AlderArchaeology.co.uk">Director@AlderArchaeology.co.uk</a>

Illus 1

# KINROSS

## Location

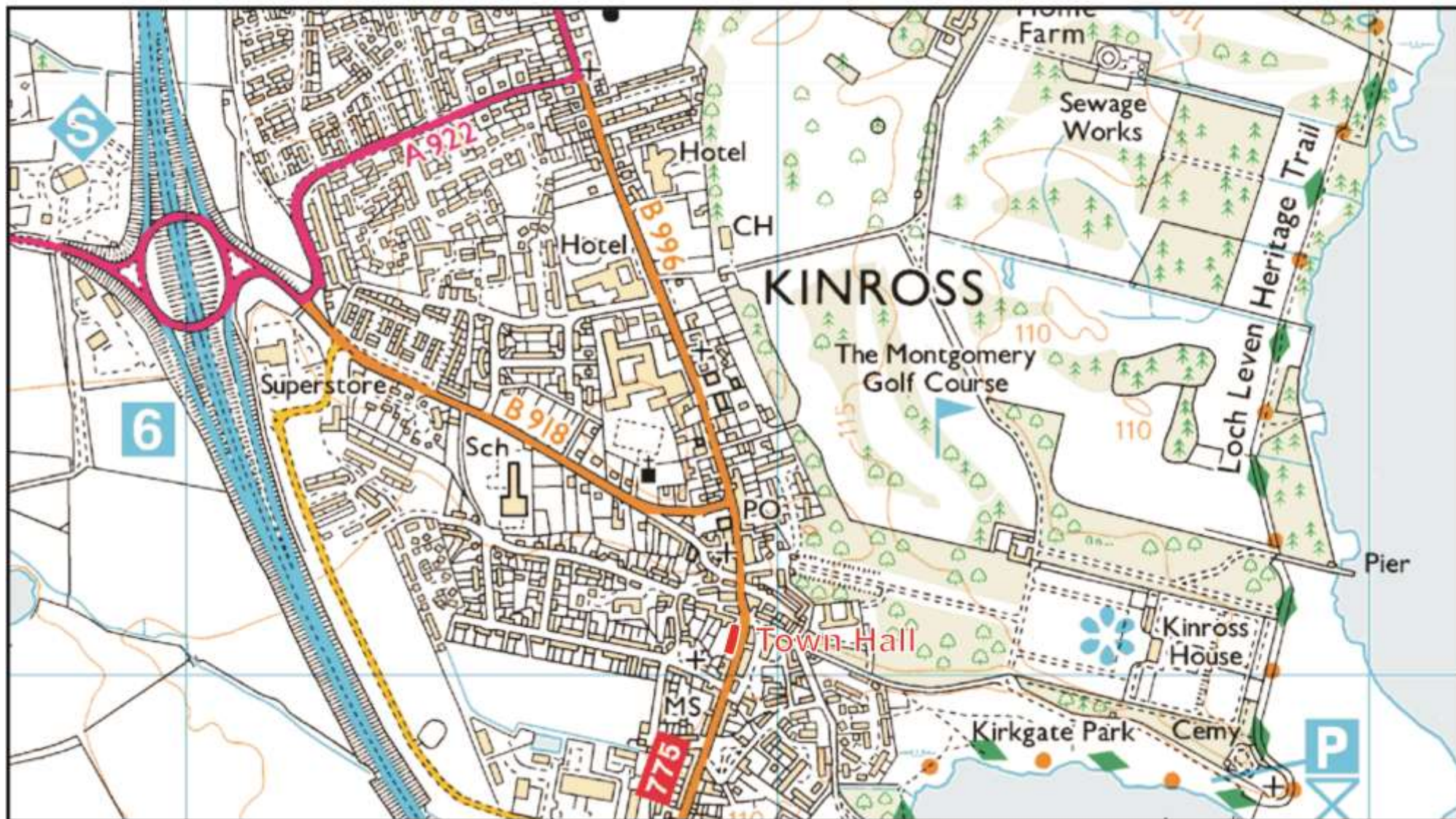


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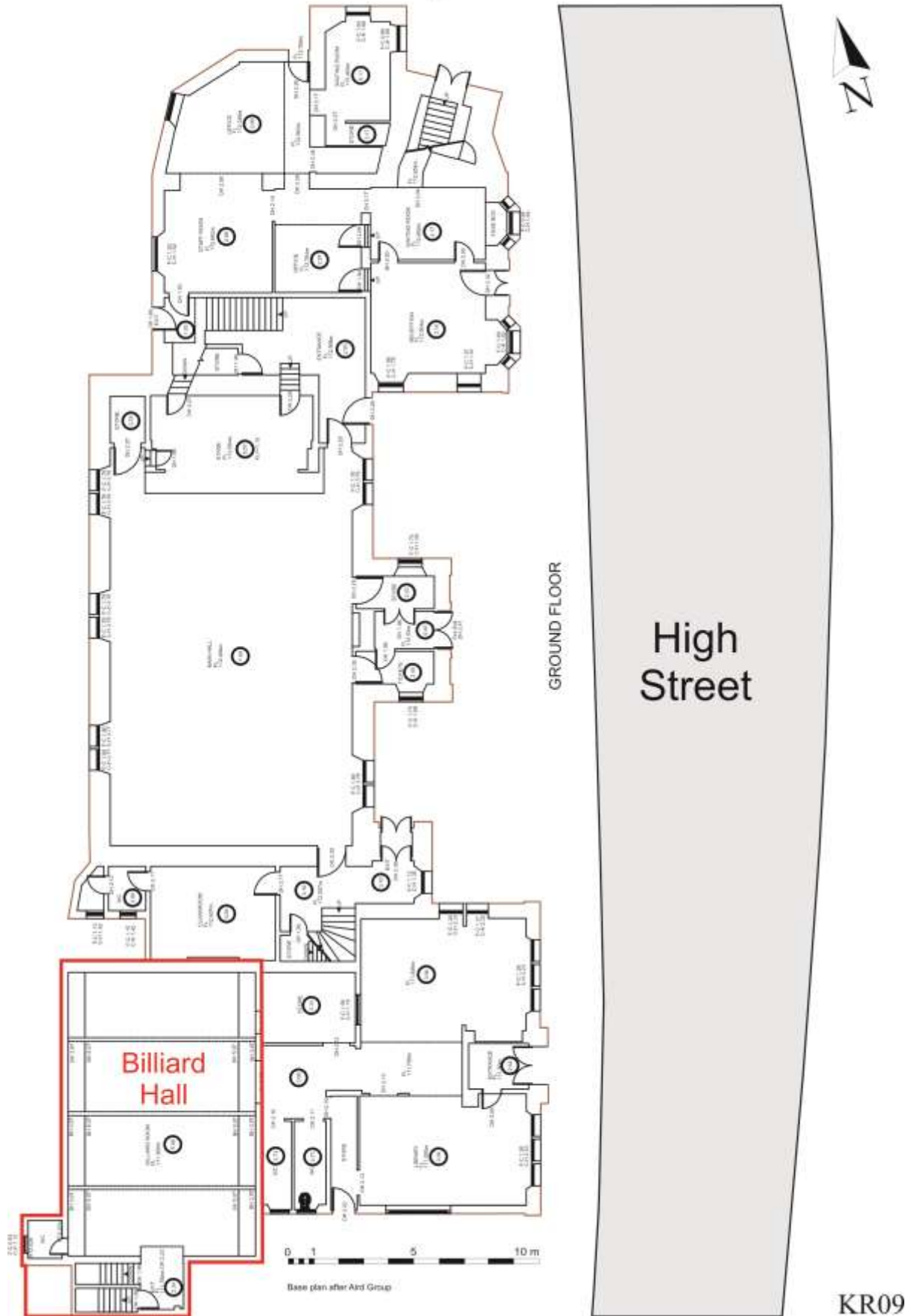
KR09



Illus 2, Billiard Hall, Kinross Site Location

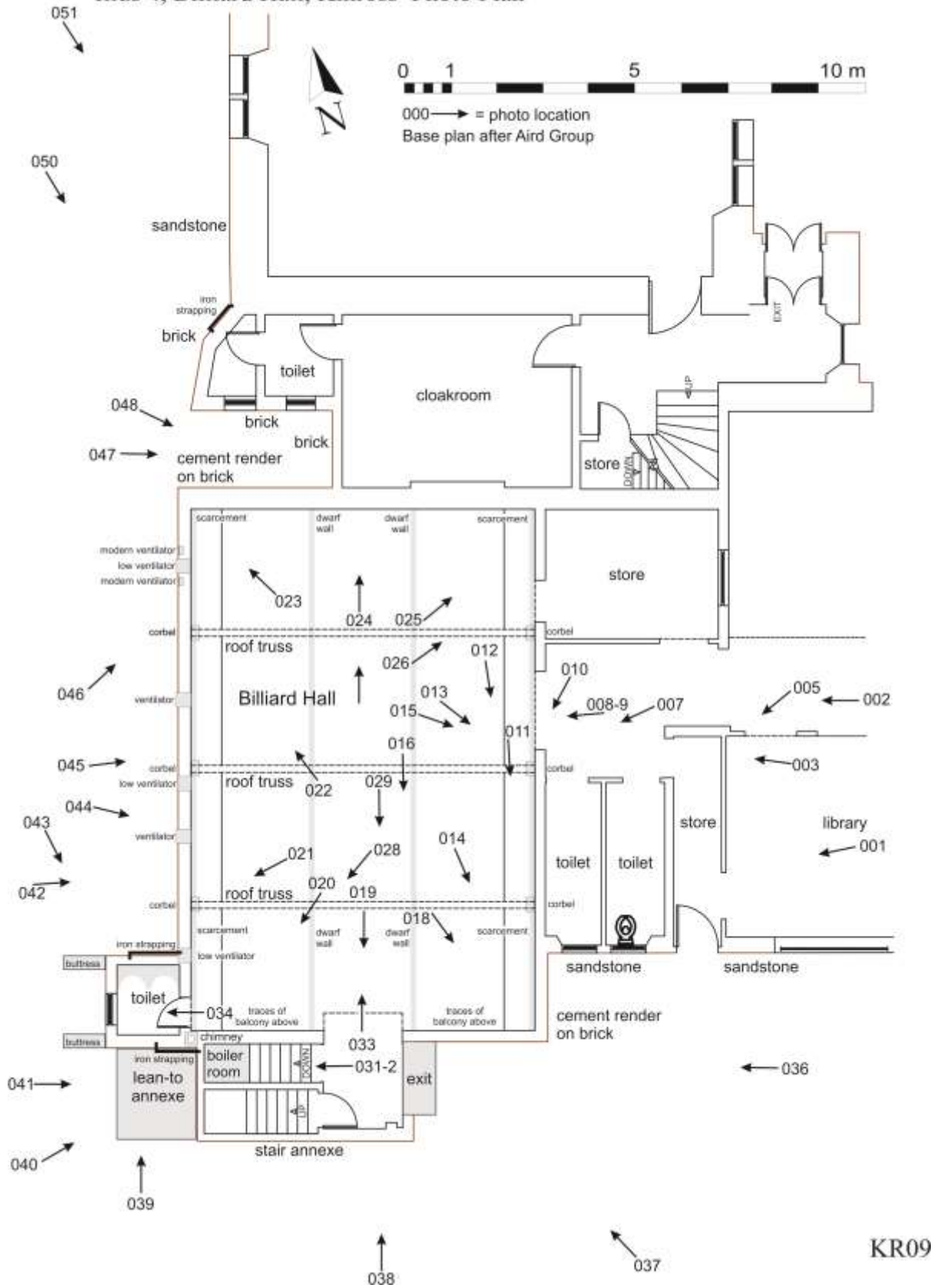


Illus 3, Billiard Hall, Kinross Site Layout





Illus 4, Billiard Hall, Kinross Photo Plan



Illus 5, Billiard Hall, Kinross Internal Views



Image 011 South roof truss and corbels



Image 023 NW corner. Cement scar on wall shows height of wall lining boards.



Image 027 North roof truss partly masked by later ceiling



Image 029 North gable wall with doorway to balcony and balcony floor line on wall. Varnished roof timbers above ceiling beams.

KR09

Illus 6, Billiard Hall, Kinross External Views



Image 037 SE corner with 'Dutch barn' roof.



Image 040 SW corner with toilet annexe and chimney.



Image 042 West elevation with ventilators and roof truss bolts.



Image 050 NW corner with adjacent buildings.

KR09