

Historic Building Record
Waverley Hotel
York Place
PERTH
PE61



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ABSTRACT

Alder Archaeology undertook an Historic Building Record survey of the former Waverley Hotel at York Place, Perth, on 30th November 2016. The requirement was to create a permanent photographic and textual record of the building prior to demolition work. The hotel consisted of three linked buildings, two south-facing three-storey converted villas and a four-storey, purpose-built hotel, all dating from the later nineteenth century. The hotel complex was C-listed and constituted a notable local landmark. Although both Victorian and art deco elements were noted during the survey, later re-use of the hotel as temporary accommodation had resulted in most decoration being stripped out. Following the closure of the site in 2009, a fire had caused severe damage to the roof in the west villa and extensive water damage in other areas of the complex, rendering some parts of the building unsafe.

1 Background

1.1 Introduction

Bonhard Leasing commissioned Alder Archaeology to undertake an Historic Building Record survey of the former Waverley Hotel at York Place, Perth, in advance of demolition. The proposed development site is a derelict, partially roofless building comprising three linked structures, centred on NGR NO 11299 23528. The work (site code PE61) was undertaken on 30th November 2016 in overcast weather conditions. The requirement was to create a permanent record of the building prior to works commencing.

The work was designed to satisfy the archaeological condition on development application reference 16/01381/FLL.

1.2 Aims and Objectives

The main aim of this investigation was to create a visual and descriptive record, (including scale drawings, photographs and a narrative consideration of form, function, location, age, type and architectural phasing) of the standing buildings in advance of the development works.

1.3 Reporting

The present document has been prepared as the final report on this survey. Copies will be sent to the client, Historic Environment Scotland and Perth & Kinross Sites and Monuments Record.

1.4 Planning and Curatorial Issues

This survey and record were designed to satisfy the outstanding archaeological condition on the planning consent for this development.

1.5 Acknowledgements

We wish to thank Bob Gunn of James Denholm Partnership for his assistance and guidance throughout this project. Bonhard Leasing funded this survey.

2 Details of Work

2.1 The Site (Illus 1)

The former Waverley Hotel is located to the west of Perth city centre and occupies the southwest corner of a block contained by South Street to the south and Caledonian Road to the west. Trinity Church of the Nazarene is situated immediately to the east of the hotel, while the rear (north) is currently occupied by a car-park.

2.2 Archaeological Potential

The Waverley Hotel includes two former mid-19th century villas, which were converted to hotel use circa 1900. These form an L-shaped block with a larger, purpose-built hotel which was originally separate from the villas and constituted the original hotel building. All three structures were joined together in 1928 and now form

a continuous entity. The building complex is C-listed, of historical interest and forms a distinctive and prominent feature in the Perth streetscape at a critical corner site.

2.3 Archaeological Method

All principal elevations, external and internal, affected by the modification work were photographed, together with the current setting of the hotel complex. Doorways, windows and other features of interest were measured and a narrative account created of the building fabric, construction sequence and function

2.4 Results of Investigations

Both W and E villas, facing onto South Street, were white-painted and three-storeys high (two main storeys plus attic storey), with grey slate roofs and with canted end-bays, two central bays and four corner-gable attic rooms. They were adorned with black-painted band courses and hood mould decoration above the gable windows contrasting with the white-painted majority of the wall fabric. The hotel was accessed via the South Street entrance of the W villa, which contained a lobby area and reception desk, fitted out in varnished pine and plywood of probable mid-twentieth century date. The lobby measured 6.00m square (internal). Significant ceiling collapse was noted in this area. To the E of the lobby was a bar furnished with dark pine wainscoting and featuring a 1.00m wide fireplace centrally located in the E elevation with a moulded pine surround. Although the dark wood finish and smooth, art deco styling (particularly the rounded finish to the bar space and a wall alcove near the fireplace) suggested an earlier twentieth century origin (and was probably from the 1928-onwards modernisation), the tartan fabric of the bar counter, set against the N elevation, was certainly of later date. The S elevation featured a 4.00m wide tripartite bay window. Upholstered wall benches ran around the E and S elevations, while moulded and gilded cornices topped all four main elevations – the ceiling itself was severely damaged, but appeared to have been plainly finished. The corncicing may have been an original feature in the building, pre-dating conversion to a hotel bar.

A similar bay window featured in the S elevation of the room to the W of the lobby, which closely resembled the bar, minus the counter. Similar beaded panel wainscoting covered the walls, with similar upholstered benches on the S, W and E elevations. Centrally located on the W elevation was an enclosed fireplace, with concrete hearth bed and brick surrounds, including a brick flue intake. Re-pointing suggested this feature had been present for some time, but was likely to have been a replacement of an original fireplace which had served the villa prior to incorporation into the hotel. To the N of the fireplace and set into the wood panelling was an art deco arched alcove with shimmer-effect mosaic mirror backing, measuring 1.00m high and 0.70m wide. Moulded and gilded corncicing ran around the plain ceiling, as in the bar.

A corridor to the rear (N) of the lobby gave access to toilets to the rear of the SW corner room and stores to the rear of the bar. The toilets were tiled in late twentieth-century style, while the store rooms were whitewashed. The stores were divided from an external entrance passageway by a partition which incorporated an earlier brick wall 1.50m high and 2.20m long.

To the N of the stores and toilets, the W villa connected with the four-storey hotel building constructed to the rear of the villa on Caledonian Road. Of yellow sandstone

ashlar with red sandstone ashlar quoins and casings, this was of rectangular plan and featured two corner-gables on the Caledonian Road frontage, two N and S end chimneys and four E and W side chimney stacks, with a grey slate roof. The rear (N) end wall had been harled, but the remainder of the fabric was bare stone, excepting a two-storey brick extension built onto the E elevation to the rear of the villas. A steel fire escape led onto the roof of this extension from the second and third floors of the rear building and therefore dated from the construction of the brick extension. Given the conversion of the W villa to hotel use in 1900, it is assumed the purpose-built hotel building pre-dated this and certainly a late Victorian date of construction accords well with the building style.

Occupying most of the E side of the ground floor of the rear building was a function room measuring 10.00m E-W x 12.00m N-S. This featured two large (1.50m square) mirrors, each of twenty-five individual square panels, on the E elevation; these features, together with angular dado rail and crown moulding, suggested the room may have been extensively decorated, but in its present state the walls and ceiling were bare with modern light fittings. Doors were also modern. The dropped ceiling was damaged in several places, with exposed wires and ventilation tubing. The SE corner of the building was occupied by toilets connecting with the function room.

The W side of the ground floor was largely taken up by the former “Chekkers” bar, with entrances on Caledonian Road. This measured 13.00m E-W x 16.00m N-S, with a coffee bar occupying the NE corner of the room, backing onto the function room bar. Stylistically modern and plainly furnished, the room included prominent boxed ceiling ventilation ducts supported by iron pillars around the coffee bar. The main street entrance included wood panelling and an engraved glass sign, hinting at previously more elaborate decoration.

A 5.00m wide corridor divided into storage space and a kitchen accounted for the remainder of the ground floor, running along the N wall. The kitchen, measuring 5.00m square, was plainly furnished with modern stainless steel fittings. E of the kitchen, the corridor connected with concrete stairs leading to the first floor. These may have been original to the building, but were fitted with a plain iron safety rail of later date.

The first floor kitchen, measuring 5.00m E-W x 12.50m N-S, was fitted with stainless steel equipment and modern white tiles, illuminated by a box skylight with reinforced glass. Located within the modern brick extension, it connected via a corridor with the SE corner of the W villa first floor, where in turn a stairwell within the 1928 linking corridor gave access to the E villa ground floor. The stairs were fitted with an iron safety rail and were illuminated by a sash window set within a Roman arch of typical art deco style and proportion, although plainly decorated. The safety rail also featured art deco touches in incorporating bowed reinforcing struts that echoed the shape of the arch, so may have been original to the stairwell.

The chief feature of note within the villa was a double staircase ascending from a central raised floor reached via two steps ascending from the South Street entrance. From the raised floor, 3.00m long E-W x 1.00m N-S, flights of fourteen risers each led to E and W mezzanine landings just below first floor level. The flights were equipped with ornate, spiral balusters, glazed and supporting a varnished wood banister rail, which may have been original to the building.

The ground floor was subdivided into eight bedrooms, all with en suite shower/WC rooms. A central corridor ran parallel with and to the S of the stairs; to the S of this, a pair of entrances from South Street had been boarded up and converted to two bedrooms; this work had clearly been carried out fairly recently and probably during the use of the building as a hostel. The SW and SE corner rooms of the ground floor both featured 4.00m wide, tripartite bay windows mirroring those in the W villa South Street rooms. The E villa examples were encased in wood panelling, possibly original to the building and perhaps reflecting the original appearance of their counterparts in the W villa; moreover, the ceilings of these rooms featured moulded cornices as in the W villa. The rooms to the N of the stairs featured sash windows set into embrasures 1.10m wide and 0.30m deep, with the corner room examples wood panelled. Notably, the floor level of the central pair of rooms was at that of the central stair platform and therefore raised above the level of the four corner rooms and the converted entrances.

Ascending the E stair, the mezzanine landing gave access to a small storeroom at the E end of the building, whose notable feature was a 0.90m wide/1.20m high sash window facing Trinity Church, set into an embrasure 1.20m wide and 0.30m deep, which was in turn set beneath a shallow Roman arch. While the embrasure was almost certainly an original feature, the stylistic resemblance of the arch to the example in the 1928 stairwell, together with its shallow cross-section (only 0.10m deep), suggested a later addition, possibly created in plaster to continue the art deco modernisation of the hotel, to which the E villa had been added. It is consequently possible that this end window of the building was not enclosed at this time but was visible from the stairs, with the storeroom being created at a later date with the addition of a partition wall.

The NE corner room of the first floor was at the same level as the storeroom and mezzanine landing and contained a single 0.90m x 1.20m sash window in the NW corner of the room, set within an apparently truncated embrasure, the slope being present only on the E side and the wood panelling of the majority of the casing absent on the W side. This suggested a reconfiguration of the room with a repositioned partition wall; although, the moulded ceiling cornice was continuous, with no indication of rebuilding, the cornice in the W central room on this side of the building did exhibit damage in the NE corner which might have indicated a join 0.20m E of its single, non-truncated embrasure. The neighbouring, E central room included an en suite against the partition with the NE corner room, which could have necessitated the truncation of the embrasure in the latter. Moreover, the NW corner room also featured a truncated embrasure, this example appearing cut along its E side in mirror image of the NE room, with wood panelling similarly absent on this side only. The partition wall was clearly modern, damage revealing plasterboard and wiring. The evidence suggests either two large rooms or a continuous gallery room along the N side of the first floor, later subdivided into four bedrooms, probably upon conversion to hotel use. The smaller rooms measured 4.00m N-S and either 3.00m (corner rooms) or 2.50m (central rooms) E-W, not including en suite bathrooms. The wood panelling of the window embrasures of these larger rooms or long room was almost certainly original to the building, albeit truncated in the corner rooms. The cornices may have been partly original, with the addition of new cornicing along the tops of the partitions.

The S side rooms were accessed via a two-step flight up to the first floor landing proper. The SE and SW corner rooms featured tripartite bay windows of the same dimensions as the ground floor examples directly below them and including white-

painted wooden side panelling. These rooms measured 4.50m E-W x 7.50m N-S, including bay windows, with some of this space taken up en suite bathrooms measuring 3.00m E-W x 2.00m N-S. The corner rooms featured moulded cornices, although these had been plastered over in the SE room, obscuring the moulding detail. The central pair of rooms had bare ceilings without cornicing and single sash windows within wood-panelled embrasures, both set somewhat to the side of the room, perhaps suggesting the later subdivision of a single, larger room into two smaller bedrooms measuring 4.50m E-W x 6.00m N-S, including en suites measuring 2.50m E-W x 2.00m N-S.

The double staircase was replicated on the first floor, with flights of 14 steps leading to mezzanine landings at E and W. Access to the E end of the second floor was blocked, a fire door at the top of the E staircase having been screwed shut for safety reasons. The W staircase led to NW and SW corner attic rooms. The NW corner room opened directly onto the landing and featured a single sash window set within an embrasure in the gable end, with the ceiling cutting off the roof space at a height of 2.20m. The ceiling featured a fairly simple moulded cornice, while the embrasure was cased in plain board slats, white-painted. The embrasure and possibly the window itself were original. The SW corner of the room included a bricked-up fireplace in the W elevation (this end of the building including a chimney stack), the blocked space measuring 0.70m high x 0.60m wide, with the bricks modern and bonded with Portland cement. The room measured 7.00m E-W x 5.00m N-S.

A flight of four steps led from the landing to the SW corner room. This also featured a single sash window in an embrasure, but here the ceiling had been dropped to 2.10m height, level with the top of the embrasure and removing the original cornicing, which had been replaced along the long sides of the room with a somewhat ornate scroll cornice of wood rather than plaster. The side casing boards of the embrasure were absent, with wainscoting beneath the window in plain slats. No trace of a fireplace was apparent, although this may have been plastered-over, with the walls being white-painted. A door in the NE corner gave access to a water tank room within the roof space.

Due to fire damage and for reasons of safety, the first and second floors of the W villa could not be accessed, the roof of this building having partially collapsed and extensive damage to the structure and fittings having rendered the floors below hazardous. The exceptions to this were the first floor landing by the central twin staircase and the SE room- the High Tea room- which were photographed from the E end of the building where it adjoined the access corridor from the E villa. The High Tea room measured 12.50m E-W x 5.00m N-S and contained one bay window in the SE corner, of the same dimensions as the ground floor example directly below, with two sash windows in embrasures spaced along the remainder of the S elevation. The bay window featured wooden panelling, but this was absent from the embrasures; however, beading frames spaced around the walls suggested the room may once have been more highly decorated than was the case at the time of the survey. The ceiling exhibited severe water damage. Fire and smoke damage were readily apparent on the first floor landing, where the floor was littered with debris.

The first floor of the rear building was accessed by returning to the kitchen. To the W of this, the dining room overlooked Caledonian Road through an unpainted, four panel window 2.00m wide with beaded wood panelled wainscoting. The N elevation featured two awning windows and a fire escape door. All these features were modern

replacements, but probably within original apertures. Bare wooden skirting boards and door frames were also of recent date, as were the brass ceiling fittings, although plaster ceiling roundels were of indeterminate age (but possibly modern reproductions). The room measured 12.50m E-W x 8.00m N-S. A pair of parallel reinforcing ceiling beams extending N-S across the room to either side of a door in the S elevation were clearly recent insertions and were probably girders, the beam to the W approximately twice as deep as the E example. Together with an apparently modern crown moulding in the E half of the room, the presence of these beams suggested a reconfiguration, perhaps the removal of a dividing wall to convert two smaller rooms into a large dining hall. The ceiling had been re-plastered and painted with a matt mustard finish.

A corridor extending S from the S elevation door gave access to a store room to the E, with toilets adjacent to this, while to the W was a large room which had been most recently fitted out as an office, with three desks still standing against the W and S elevations. The N end of the room had been converted, with the addition of a partition, into a bathroom in the NW corner and an alcove room measuring 3.00m N-S x 2.00m E-W in the NE corner, accessed through a 2.00m high, 1.50m wide arch. The main room measured 8.00m N-S x 5.00m E-W and featured ceiling cornices, but these returned E-W 1.00m short of the N end, where the ceiling was dropped by 0.30m, suggesting the room may have been subdivided at some stage in its use. An original four-panel sash window with stone external mullions illuminated the W elevation of the main room, measuring 4.00m wide x 2.00m high. The SW corner of the room featured an unusual rhomboid embrasure, wood panelled, containing a single sash window 0.50m wide and 2.00m high, facing S but allowing illumination to the NE. The unusual shape appeared to result from the insertion of the window against the junction between the rear building and the W villa, so presumably dated from the conversion of the villa in 1900.

Within the W villa to the S of the office room, the stairs down to the ground floor, into the rear of the lobby, were covered in debris and had suffered significant water and smoke damage. The roof above had partially collapsed. The stairs to the second floor of the rear building were within a stairwell to the N of the W villa junction and just S of the entrance to the office room. A flight of twelve steps led E to a mezzanine landing illuminated by a wood-panelled embrasure containing a single sash window, partially boarded up. A second, similar flight led W from this to the second floor; the pattern was continued up to the third floor, with an E-facing embrasure (without panelling) on the mezzanine landing and a S facing window on a short third floor landing overlooking the roof of the W villa and South Street beyond; both windows were probably original. The SW corner room of the second floor, above the office room and measuring 6.00m x 6.00m, had been partitioned to create an en suite bathroom; this also divided the four panel window, with three panels in the main room and one in the bathroom. The NW corner room had been similarly partitioned, with the wall dividing the four panel window into two panels in each room. A central room between the two corner rooms had been created by inserting a partition between this and the en suite of the SW room. This had shortened the room, which now measured 6.00m E-W x 5.00m N-S and was illuminated by a double-panel sash window. Thus, the original configuration of the W side of the second floor had been substantially altered by subsequent modifications. The E side of the floor featured five single sash windows, all modern replacements with reinforced glass; three bedrooms had been created by

partitioning, with a fire escape corridor inserted between the NE corner and central rooms.

The third floor replicated exactly the partitioning of the second floor, with a total of six bedrooms, three per long side. The main noteworthy difference with the second floor was in the design of the W-facing windows of the NW and SW corner rooms, beneath the gables, which were of paired single sashes in separate embrasures; this appeared to be part of the original design of the building.

3 Conclusions and Recommendations

Several phases of use were evidenced by the rearrangement of internal partitions, reconstruction of window style and refurbishment of wall decoration, in all areas of the hotel complex. In particular, the conversion of the villas to hotel use, the introduction of simple elements of art deco architecture during the 1928 work to link the buildings and the later repurposing as a homeless hostel with simplified decor, were well represented. The removal of more elaborate decor and fittings may have reduced the heritage value of the three buildings, although the 1930s wood panelling of the South Street lounge bar remains of minor interest.

Alder Archaeology consider the terms of the historic building survey to have been met and do not recommend further work in connection with the present development. However, the final decision ultimately rests with Perth & Kinross Heritage Trust, the curators of Perth archaeology.

Appendix 1 Photographic Register

<i>Image No</i>	<i>Description</i>	<i>View</i>
001	South Street entrance, W villa (main hotel entrance and reception area)	S
002	South Street entrance, W villa, oblique	SE
003-5	Entrance to bar, E of South Street entrance	E
006	Reception desk, lobby, oblique	NE
007-8	W elevation, South Street lobby	N
009	Bar, general, oblique	SE
010	E elevation of bar	E
011	S elevation of bar	S
012-13	N elevation of bar	N
014-15	Chimney in W elevation of W room, entrance lobby	W
016	Detail, ceiling and light fitting in W room, entrance lobby	W
017-18	Detail, bay window in S elevation of W room, entrance lobby	S
019	S elevation of W room, entrance lobby, oblique	SE
020-21	E elevation of W room, entrance lobby	E
022	N elevation of W room, entrance lobby	N
023	General view, toilets entrance, entrance lobby, oblique	SW
024	General view, toilets, entrance lobby	W
025	General view, entrance to storeroom, ground floor, oblique	NE
026-27	E elevation, storeroom- including brick wall	E
028	General view, reception desk, lobby	S
029	Underside of stairs to first floor, cupboard, lobby area	S
030	General view, function room (E room of ground floor, rear building), oblique	NE
031	E elevation, function room	E
032	E elevation, function room, oblique	NE
033	N elevation, function room	N

034	Detail, ceiling of function room	N
035	W elevation, function room (including bar)	W
036	W elevation, function room, oblique	SW
037-38	S elevation, function room	S
039	N elevation, Chekkers bar (W room of ground floor, rear building), including coffee bar	N
040	W elevation, Chekkers bar	W
041	S elevation, Chekkers bar	S
042	Detail, ceiling of Chekkers bar	S
043	Detail "Chekkers" sign over street entrance to bar, in porch	E
044	E elevation, Chekkers bar	E
045	General view, storeroom	NE
046-47	General views, storeroom	N, NW
048-49	General view, ground floor kitchen in rear building	NE
050	Corridor to stairs linking rear building with villas	E
051-52	Detail, stairs to 1 st floor	W
053-54	Detail, skylight over 1 st floor kitchen	E
055	N elevation, 1 st floor kitchen	N
056	S elevation, 1 st floor kitchen	S
057-58	S elevation, corridor from kitchen to stairs down to villas	S
059	E elevation/window, corridor	E
060	Detail, window over stairs down to villas	S
061	Stairs down to villas	S
062	1 st floor corridor in W villa	W
063	Detail, window over stairs down to villas	S
064	Detail, landing railing, stairs from villas to rear building	N
065	Ground floor corridor, E villa	E
066-67	N elevation/bay window, NW corner room, E villa ground floor	N
068	S elevation/bay window, SW corner room, E villa ground floor	S

069-70	Detail, ceiling of SW corner room	NE, W
071	S elevation, converted entrance/W central S room, E villa ground floor	S
072	General view, converted entrance/W central S room, E villa ground floor	SW
073	N elevation, W central N room, E villa ground floor	N
074	N elevation, E central N room, E villa ground floor	N
075	S elevation, converted entrance/E central S room, E villa ground floor	S
076	SE corner/light fitting, converted entrance/E central S room, E villa ground floor	SE
077	S elevation/bay window, SE corner room E villa ground floor	S
078-80	N elevation, NE corner room, E villa ground floor	N, NE
081	W flight, central twin staircase, E villa ground floor	NW
082	Ground floor central landing, central twin staircase, E villa ground floor	N
083-84	E flight, central twin staircase, E villa ground floor	NE
085	Ground floor central landing, central twin staircase, E villa ground floor	N
086-87	NE corner room, E villa 1 st floor	N
088	Detail, ceiling/light fitting, NE corner room	SW
089-90	E elevation/window, E end storeroom, E villa 1 st floor	E
091-92	Detail, arch above window, E end storeroom	NE
093-94	1 st floor landing, E villa	W
095-97	S elevation/bay window, SE corner bedroom, E villa 1 st floor	S, SE
098-99	S elevation, E central S bedroom, E villa 1 st floor	S, SE
100	Detail, damaged ceiling in E central S bedroom	NE
101	General view, en suite bathroom, E central S bedroom (representative sample)	W
102	N elevation, E central N bedroom, E villa 1 st floor	N
103	E flight to 2 nd floor, door screwed shut, E villa 1 st floor	E
104	N elevation, W central N bedroom, E villa 1 st floor	N
105	S elevation, W central S bedroom, E villa 1 st floor, oblique	SE
106-107	Window, S elevation, W central S bedroom, E villa 1 st floor	S
108	Detail, decorative iron balcony rail outside W central S bedroom	S

109	View to W villa 1 st floor from SW corner bedroom, E villa 1 st floor	W
110-111	S elevation/bay window, SW corner bedroom, E villa 1 st floor	S
112	S elevation, SW corner bedroom, E villa 1 st floor, oblique	SW
113	View along South Street front of E villa, 1 st floor, from SW bedroom	E
114	Location shot, view to South Street/Caledonian Road junction from SW bedroom, E villa, 1 st floor	SW
115-116	N elevation, NW corner bedroom, E villa 1 st floor	N, NW
117	En suite, S elevation, NW corner bedroom, E villa 1 st floor	S
118	Damaged partition wall, E elevation, NW corner bedroom	E
119	Detail, graffiti on corridor wall between W central S and SW corner bedrooms, E villa 1 st floor	S
120-121	N elevation, NW corner bedroom, E villa 2 nd floor	N, NE
122	General view, NW corner bedroom, E villa 2 nd floor	NE
123-124	W elevation, including bricked-up fireplace, NW corner bedroom, E villa 2 nd floor	W
125-126	Location shot, view of rear building from NW corner bedroom, E villa 2 nd floor	NW
127	Steps up to SW corner bedroom, E villa 2 nd floor	S
128	Flight down to 1 st floor from 2 nd floor, E villa	W
129-130	S elevation, SW corner bedroom, E villa 2 nd floor	S
131-132	N elevation, SW corner bedroom, E villa 2 nd floor	N
133	Water tank in room adjoining SW corner bedroom, E villa 2 nd floor	NE
134	General view, high tea room, SE room of W villa, 1 st floor	SW
135	E end bay window, high tea room	S
136	General view, high tea room, SE room of W villa, 1 st floor	W
137	General view, 1 st floor landing, W villa	W
138	Graffiti on S elevation, dining room, NW room of rear building, 1 st floor, oblique	SW
139	General view, dining room	NW
140-141	W elevation, dining room	W
142-143	W end of N elevation, dining room	N

144	E end of N elevation, dining room	N
145	E elevation, dining room	E
146	E end of S elevation, dining room	S
147	W end of S elevation, dining room	S
148	Detail, ceiling of dining room	S
149-150	E elevation, bed/storeroom SE of dining room, rear building, 1 st floor	E
151	Detail, ceiling in bed/storeroom	E
152-153	E elevation, toilets to SE of dining room, rear building, 1 st floor	E, NE
154-155	Windows in W elevation, large bedroom/office, SW corner room, rear building, 1 st floor	W
156	General view, , large bedroom/office, SW corner room, rear building, 1 st floor	SW
157	N elevation, , large bedroom/office, SW corner room, rear building, 1 st floor	N
158	Location shot, Caledonian Road/South Street junction from , large bedroom/office, SW corner room, rear building, 1 st floor	SW
159	Detail, SW corner window in rhomboid embrasure, large bedroom/office, oblique	SW
160	Detail, stepped ceiling in , large bedroom/office	N
161	Detail, en suite bathroom window, , large bedroom/office, oblique	NW
162	S elevation, , large bedroom/office	S
163	Stairs to ground floor, fire-damaged area of rear building/W villa	E
164	Fire damaged ceiling and roof, W villa	S
165	Fire damaged stairs to 2 nd floor, W villa	S
166	Fire damaged stairs in W villa from ground floor lobby area of rear building	S
167	Base of stairs, ground floor lobby area of rear building	W
169	Detail, bilingual information board, stairs to 1 st floor, rear building	N
170-171	Stairs to 2nd floor, rear building	E
172	W elevation, SW corner room, rear building 2 nd floor	W
173	Location shot, Caledonian Road/South Street junction, from SW corner room, rear building 2 nd floor	SW
174-175	N elevation, SW corner room, rear building 2 nd floor	N

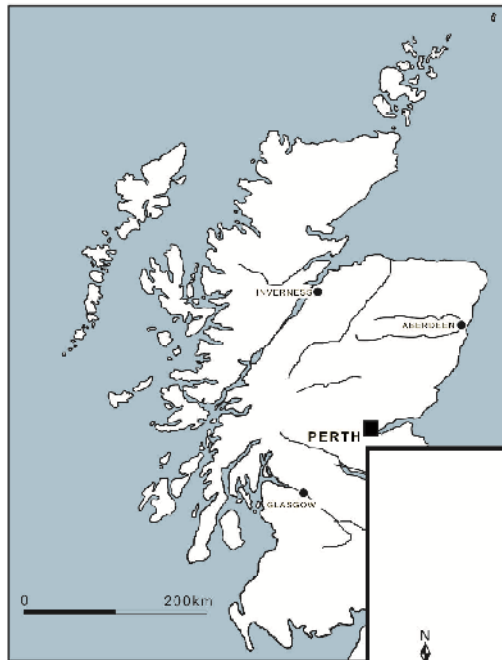
176	S elevation, bathroom, SW corner room, rear building 2 nd floor, oblique	SE
177-178	W elevation, central room, W side, rear building 2 nd floor	W, NW
179-180	W elevation, NW corner room, rear building 2 nd floor	NW
181	N elevation, bathroom, NW corner room, rear building 2 nd floor	N
182	E elevation, SE corner room, rear building 2 nd floor	E
183	Fire escape door, E side, rear building 2 nd floor	E
184	General view, NE corner room, rear building 2 nd floor, oblique	NE
185-186	E elevation, NE corner room, rear building 2 nd floor, oblique	E
187-188	Location shot, rear (N elevation) of E villa, from 2 nd /3 rd floor stairs, rear building	E
189	Window, E elevation of mezzanine landing, 2 nd /3 rd floor stairs, rear building	E
191	Stairs down to 2 nd floor, from 3 rd floor, rear building	E
192	Stairs up to 3 rd floor, from mezzanine landing, rear building	W
193	Stairs down to 2 nd floor, from mezzanine landing, rear building	W
194-195	Location shot, fire damaged roof of W villa from 3 rd floor landing of stairs, rear building	S
196	Window, 3 rd floor landing of stairs, rear building	S
197	General view, SW corner room, 3 rd floor, rear building	NW
198	W elevation, SW corner room, 3 rd floor, rear building	W
199	E elevation, SE corner room, 3 rd floor, rear building	E
200	W elevation, S central room, W side, 3 rd floor, rear building	W
201	Location shot, Morrisons/Caledonian Road, S central room, W side, 3 rd floor, rear building	W
202	E elevation, S central room, E side, 3 rd floor, rear building	E
203	Detail, ceiling, S central room, E side, 3 rd floor, rear building	NW
204	W elevation, N central room, W side, 3 rd floor, rear building	W
205	General view, bathroom, N central room, W side, 3 rd floor, rear building	N
206	Fire escape door, E side, 3 rd floor, rear building	E
207-208	Location shot, Trinity Church from window of N central room, E side, 3 rd floor, rear building	SE
209	General view, bathroom, N central room, E side, 3 rd floor, rear building, oblique	SW

210	E elevation, N central room, E side, 3 rd floor, rear building	E
211	Detail, ceiling, N central room, E side, 3 rd floor, rear building	W
212	General view, stairs down from 3 rd floor, N end of rear building (unsafe)	SE
213-215	Exterior, N elevation of E villa	S
216	Exterior, N end of E elevation, rear building	W
217	Exterior, general view of E elevation, rear building, oblique	SW
218-219	Exterior, N end of E elevation, rear building	W
220	Exterior, S end of E elevation, rear building	W
221	Exterior, Nelevation, junction between E and W villas	S
222	Exterior, N elevation of brick additions to courtyard wall	S
223-224	Location shots/general view, N elevation of hotel	SW
225-226	Exterior, W end, N elevation, rear building	S
227-231	Exterior, W elevation, rear building	E
232-233	Exterior, W elevation, W villa	E
234	Exterior, S elevation, W villa	N
235-236	Exterior, general view, S elevation, villas, oblique	NE
237-238	Exterior, S elevation, W villa	N
239-241	Exterior, S elevation, E villa	N

Appendix 2 Discovery & Excavation in Scotland Entry

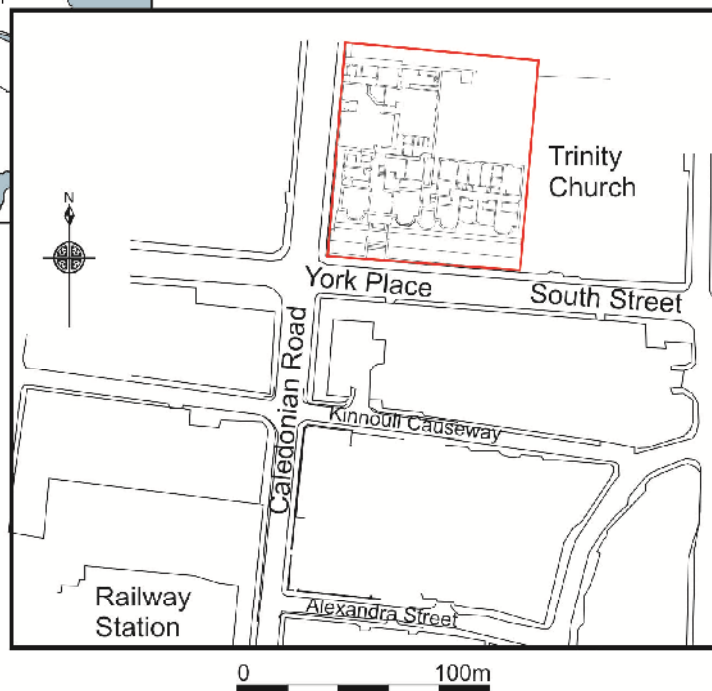
LOCAL AUTHORITY:	Perth & Kinross
PROJECT TITLE/SITE NAME:	Waverley Hotel, Perth
PROJECT CODE:	PE61
PARISH:	Perth
NAME OF CONTRIBUTOR:	C Fyles
NAME OF ORGANISATION:	Alder Archaeology Ltd
TYPE(S) OF PROJECT:	HBR
NMRS NO(S):	NO12SW 1230
SITE/MONUMENT TYPE(S):	Hotel
SIGNIFICANT FINDS:	None
NGR (2 letters, 8 or 10 figures)	NO 11299 23528
START DATE (this season)	30 th November 2016
END DATE (this season)	30 th November 2016
PREVIOUS WORK (incl. <i>DES</i> ref.)	None
MAIN (NARRATIVE) DESCRIPTION: (May include information from other fields)	Alder Archaeology undertook an Historic Building Record survey of the former Waverley Hotel at York Place, Perth. The requirement was to create a permanent photographic and textual record of the building prior to demolition work. The hotel consisted of three linked buildings, two south-facing three-storey converted villas and a four-storey, purpose-built hotel, all dating from the later nineteenth century. The hotel complex was C-listed and constituted a notable local landmark. Although both Victorian and art deco elements were noted during the survey, later re-use of the hotel as temporary accommodation had resulted in most decoration being stripped out. Following the closure of the site in 2009, a fire had caused severe damage to the roof in the west villa and extensive water damage in other areas of the complex, rendering some parts of the building unsafe.
PROPOSED FUTURE WORK:	None
CAPTION(S) FOR ILLUSTRS:	-
SPONSOR OR FUNDING BODY:	Bonhard Leasing
ADDRESS OF MAIN CONTRIBUTOR:	Alder Archaeology Ltd, 55 South Methven Street, Perth PH1 5NX
EMAIL ADDRESS:	director@alderarchaeology.co.uk
ARCHIVE LOCATION (intended/deposited)	HES (intended)

Illus 1



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Waverley Hotel Perth Historic Building Record Site Location

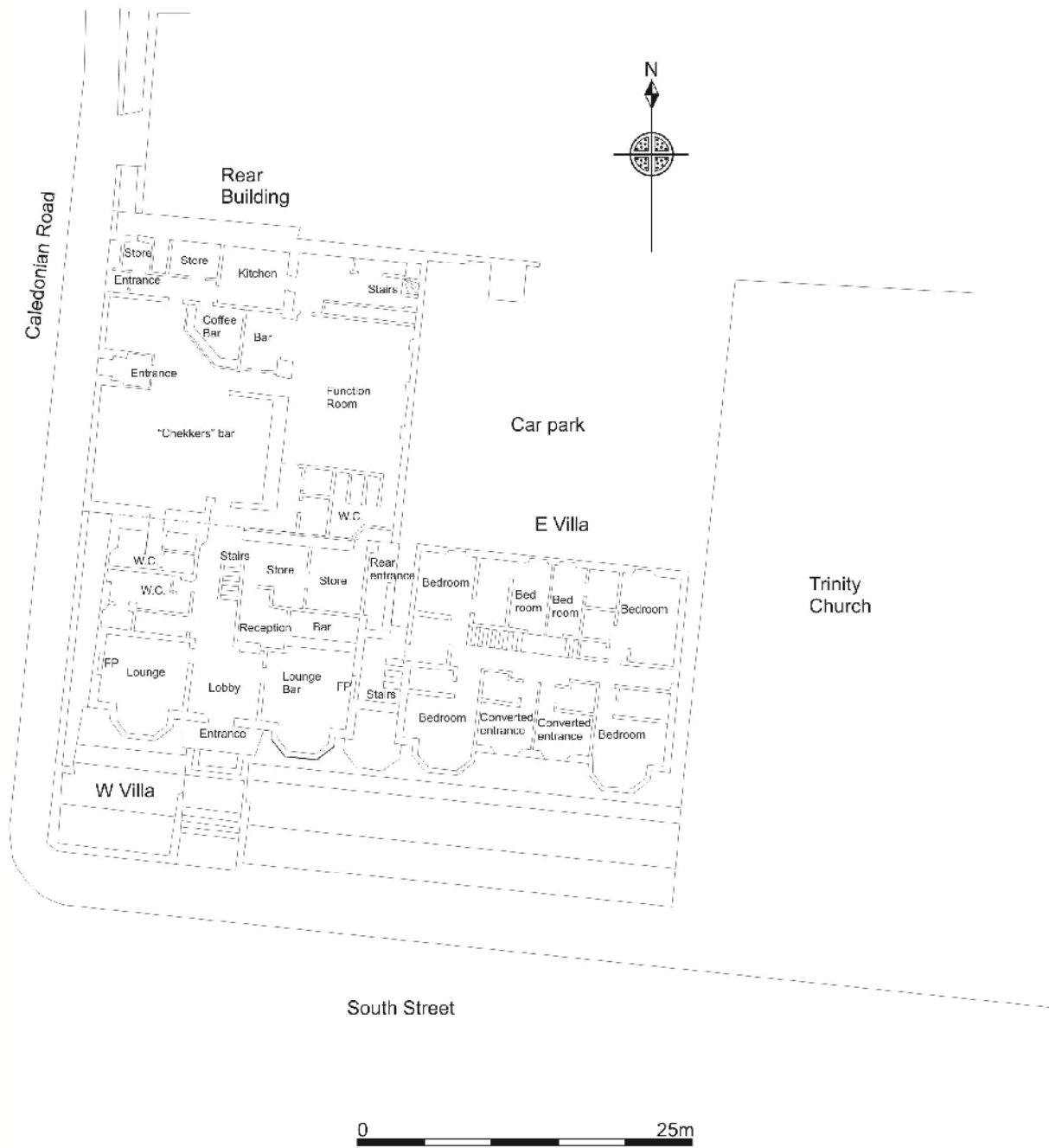


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Illus 2

Waverley Hotel, Ground Floor Plan



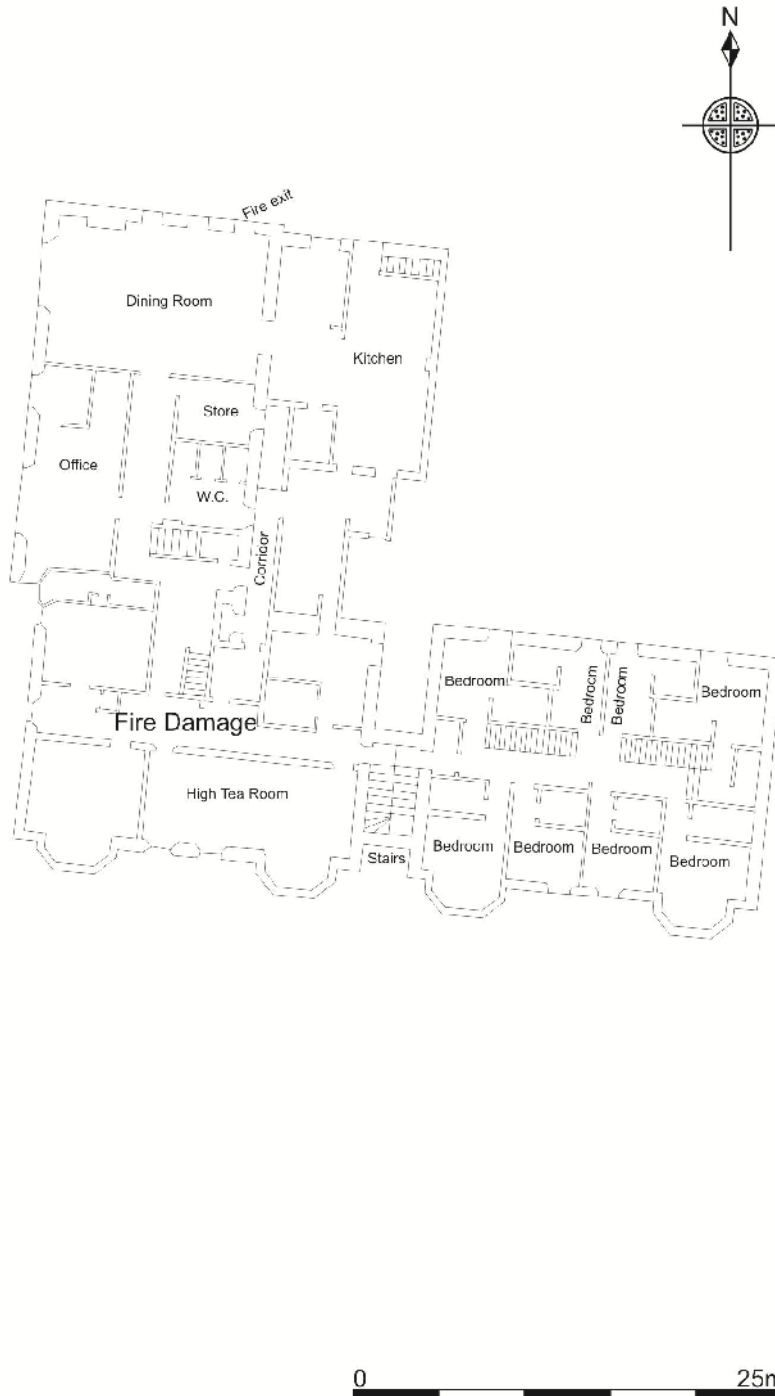
Trinity Church

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Illus 3

Waverley Hotel, First Floor Floorplan

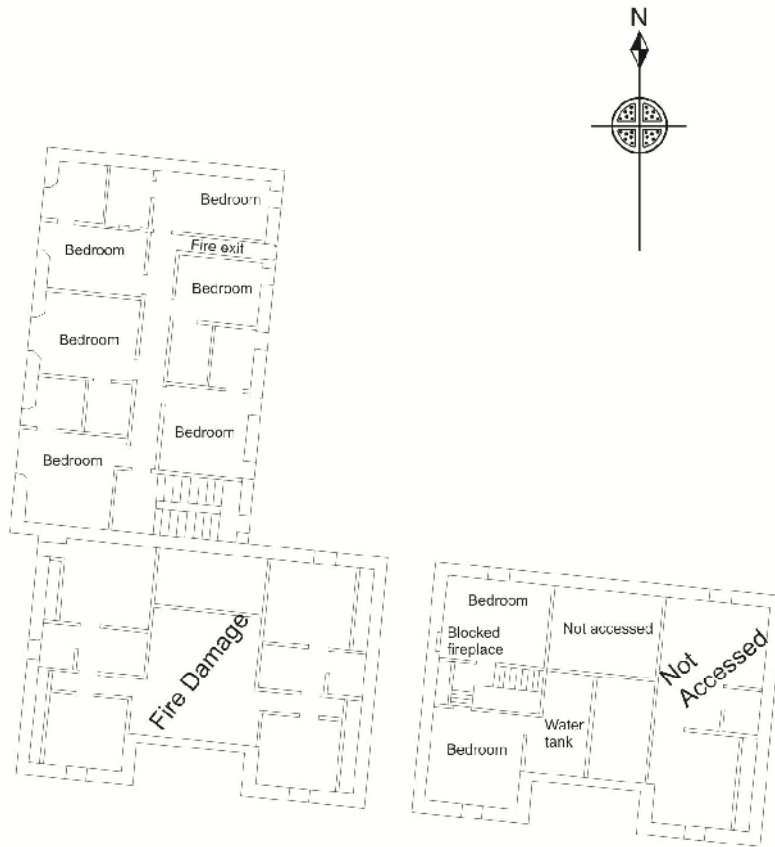


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Illus 4

Waverley Hotel, Second Floor Floorplan



0 25m

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Illus 5

Waverley Hotel, Third Floor Floorplan



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