

**BOIG STEADING
TARLAND
ABERDEENSHIRE**



Standing Building Survey

Carried out 1st May 2017

by

Murray Archaeological Services Ltd



Report No: MAS 2017-07

by

H K Murray and J C Murray

H K Murray BA, PhD, MCIfA, FSA Scot

J C Murray BA, MCIfA, FSA Scot, FMA

Hill of Belnagoak, Methlick, Ellon, Aberdeenshire AB41 7JN

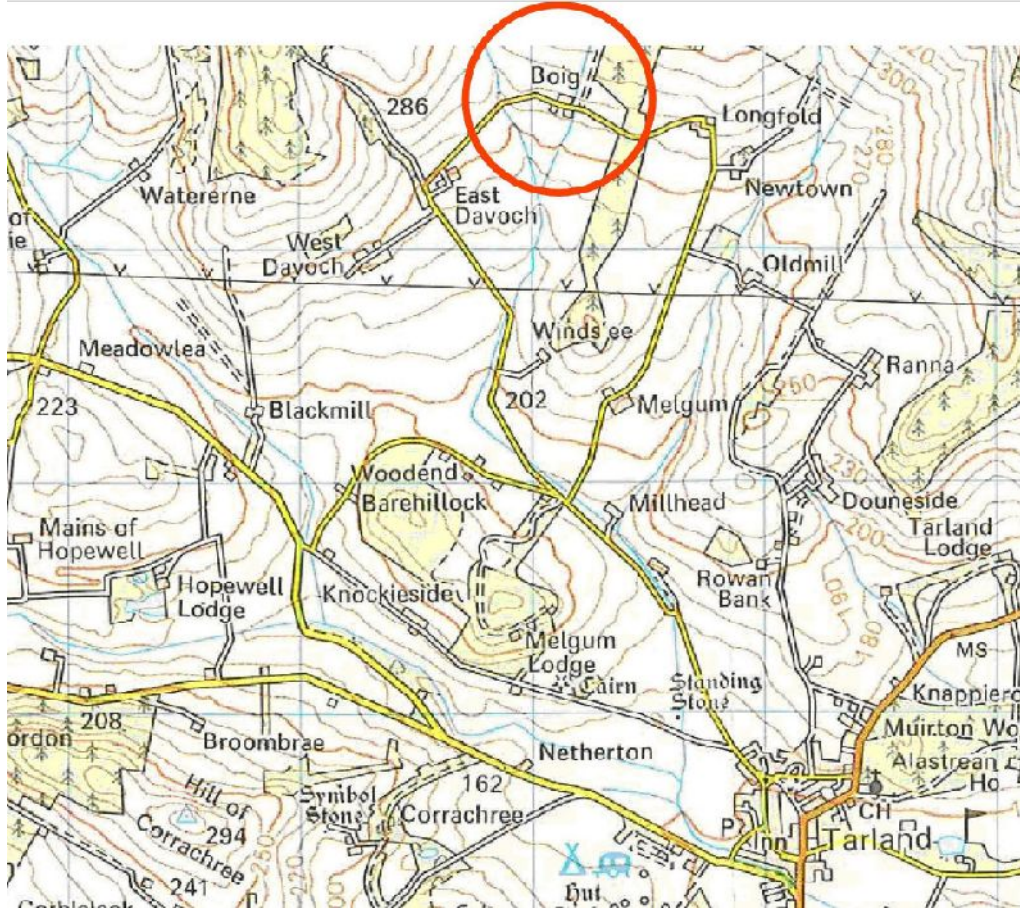
Telephone: (01651) 806394 e-mail: cmurray@btinternet.com

BOIG STEADING
TARLAND
ABERDEENSHIRE

- Standing Building Survey -

1. Background
 - 1.1 A standing building survey was required for a steading at Boig steading, Tarland, Aberdeenshire, prior to its conversion to form two dwelling houses and the erection of a third house
 - 1.2 The archaeological condition was applied in the context of planning legislation (PAN 2/2011, SPP, SHEP), which states that it is necessary for developers to arrange for archaeological work to take place prior to development, in appropriate circumstances. Planning Application Number: Planning Application Numbers: APP/2015/1698. Condition 2.
 - 1.3 A Level 1 Standing Building Survey was required which includes measured plans and elevations, a written account of the building's plan, form, function, age and development sequence in addition to a photographic survey of the interior and exterior of the building.
 - 1.4 Murray Archaeological Services Ltd was commissioned to undertake the work by the MacRobert Trust. The site element of the survey was completed on the 1st May 2017.
2. Desk-top survey
 - 2.1 A search was carried out in the Sites and Monuments Record, Archaeology Service, Aberdeenshire Council and in the Sites and Monuments Records of the Royal Commission for Ancient and Historic Monuments in Scotland (RCAHMS, now HES) through Canmore and Pastmap.
 - 2.2 The 1st and 2nd edition Ordnance Survey maps were consulted.

2.3 Plans and elevations were supplied by Gerry Robb architectural design services and annotated as necessary by MAS Ltd.



Illus 1 Detail of OS map. Ordnance Survey © Crown copyright (2007) All rights reserved. Licence number (100049810). Site indicated by red circle.

3. The Site

3.1 The site lies some 3km NNW of Tarland at about 270m, on the lower S facing slopes of Broom Hill and Pressendye with the higher ground giving some shelter to the farm. A burn runs down directly E of the steading and would have fed the mill dam shown on the 1868 and 1900 OS maps. The mill dam has been filled in but the growth of soft rush shows its original position.

The farmhouse, which is not part of the survey, is in use and lies W of the steading. A late 18th-century cottage (Category B Listed building LB 16212) also lies to the W and is not part of the development; it is shown as the farmhouse on the 1868

map and was apparently replaced by the 2-storey present farmhouse in or soon after 1891, when a 'to let' advertisement refers to a new farmhouse about to be built (see below).

Parish: Tarland NGR: NJ 4715 0765 (farm general)

GPS in front of Steading: 347150, 807628

Aberdeenshire SMR: NJ40NE0047 Farmstead



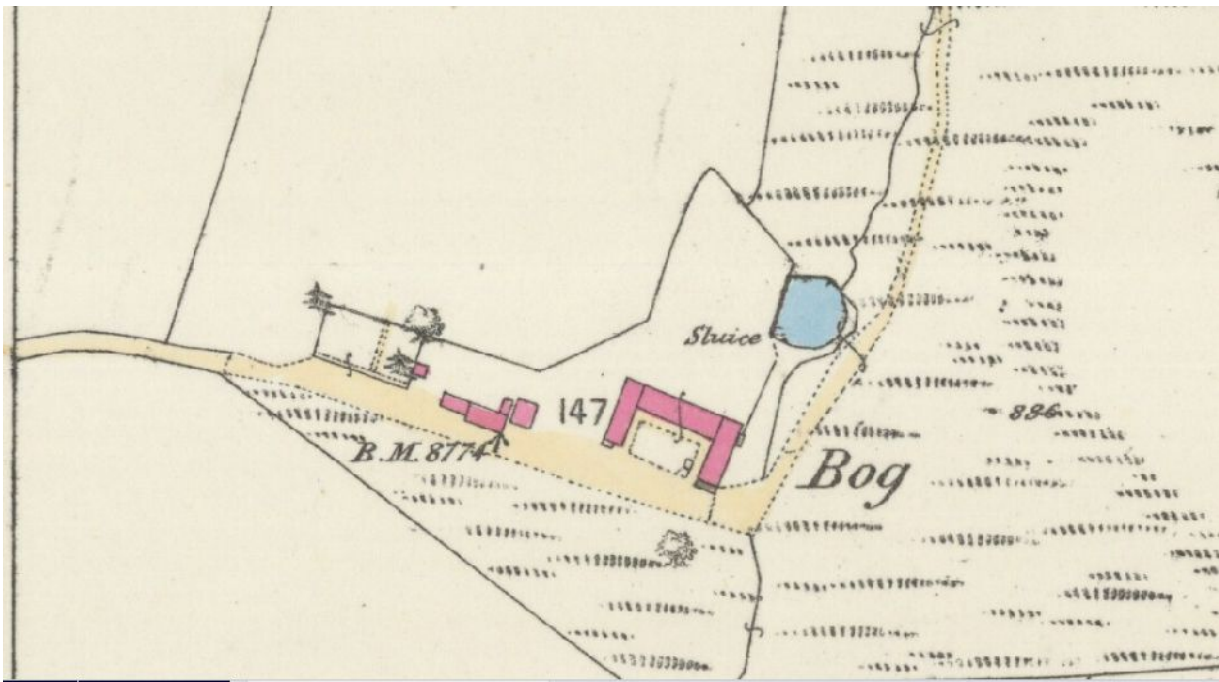
Illus 2 The E end of the steading showing higher ground to N

4. Documentary evidence

1868 OS map Aberdeen sheet LXX.12 shows a U plan steading facing S with a watermill at the NE corner of the E range. Three smaller buildings lie to the W.

It is described in the OS Name Book vol 56 (1865-71) as '*An ordinary farm house, know by this name, with offices. yard, garden, & attached the property of John Dugid Milne Esqr. Advocate Aberdeen*' (www.scotlandsplaces.gov.uk) The Name Book gives the variations Bogg and Boig. At this point the tenant is named as Mr James Donaldson.

BOG	Bogg Bogg Bogg Boig	Valuation Roll. 1859-60 Estate Plan 1864 Mr James Donaldson. Tenant. Mr Charles Anderson. Davoch	070	An ordinary farm house, know by this name, with offices. yard, garden, & attached the property of John Dugid Milne Esqr. Advocate Aberdeen	No
-----	------------------------------	--	-----	--	----

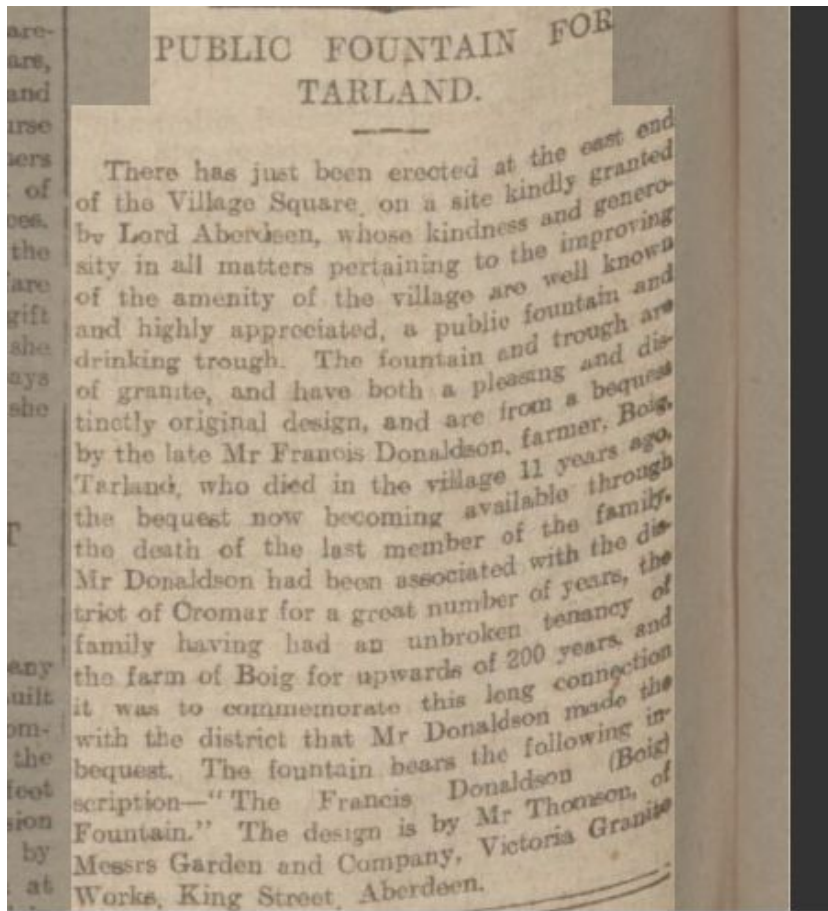


Illus 3 Detail of the 1st edition Ordnance Survey 25" map, Aberdeen sheet lxx.12 1868 (pub 1870)
www.nls.ac.uk

1891 In 1891 the tenant Mr Donaldson was retiring with ill health and Melgum estate was offering the farm for lease. It extended to 141 ½ acres arable and 45 ½ pasture and waste. The advertisement mentions that a new farmhouse will be built. Mr Donaldson appears to have died c 1902 as a newspaper account of 1913 (illus 5) records a memorial fountain erected in the village which notes that the Donaldson family had held the Boig tenancy for c 200 years.

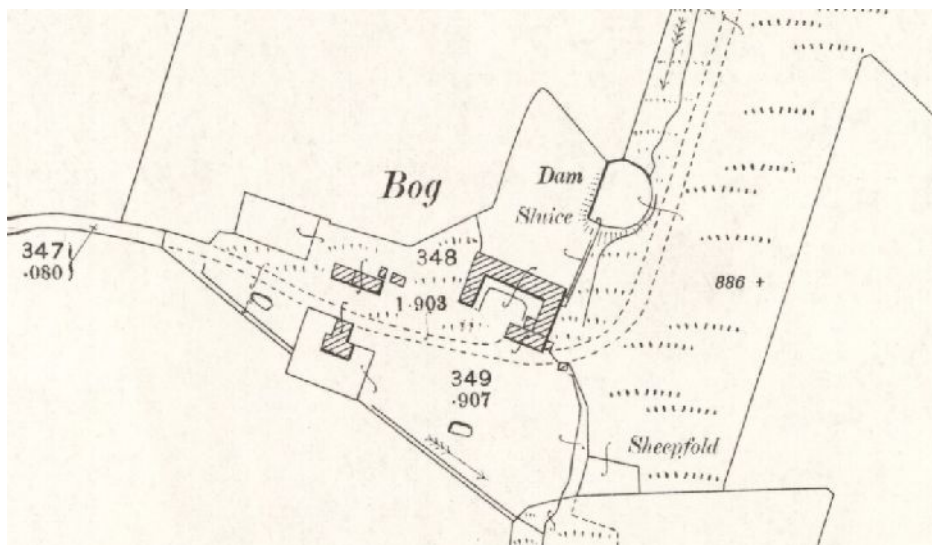


Illus 4 Extract from Aberdeen Press and Journal 30th March 1891 (www.britishnewspaperarchive.co.uk)



Illus 5 Extract from Aberdeen Press and Journal 26th December 1913
(www.britishnewspaperarchive.co.uk)

4.2 1900 On the 2nd edition 25"/mile Ordnance Survey of 1900 (published 1902. Aberdeenshire sheet 070.12) the steading has an additional partial S range attached to the E range. One of the buildings to the E remains, two others have been removed. A T-shaped building S of the road is probably the new farmhouse.



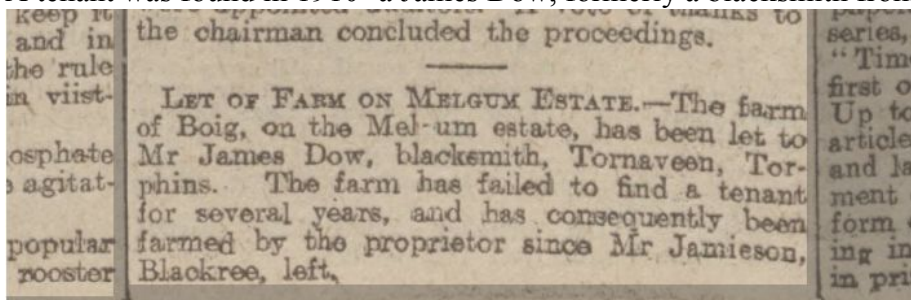
Illus 6 Detail of the 2nd edition 25"/mile Ordnance Survey of 1901 (published 1903. Kincardineshire Sheet 005.09) www.nls.ac.uk

1906-1910 The farm is regularly advertised for lease during this period.



Illus 7 Extract from Aberdeen Press and Journal 15 January 1910(www.britishnewspaperarchive.co.uk)

1910 A tenant was found in 1910- a James Dow, formerly a blacksmith from Torphins.



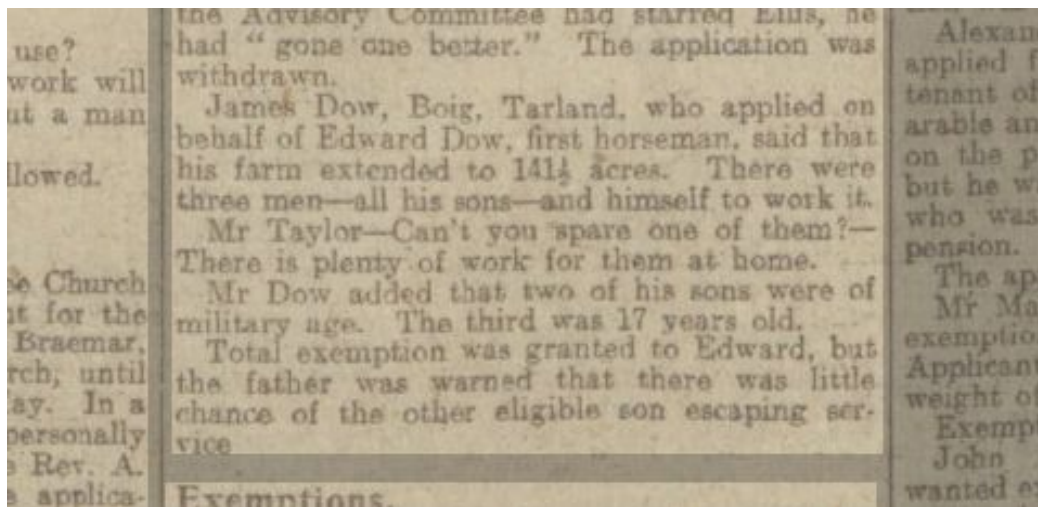
Illus 8 Extract from Aberdeen Press and Journal 11 March 1910(www.britishnewspaperarchive.co.uk)

1913 Memorial fountain to former tenant Francis Donaldson



Illus 9 Memorial fountain to Francis Donaldson of Boig in Tarland Square

1916-1917 James Dow, tenant of Boig during WW1 had three sons Edward, Alexander and Ralph, all of whom worked on the farm and there are several newspaper accounts of the father applying for exemptions for his sons from military service on the grounds of their occupation in agriculture. Edward, described as first horseman got temporary exemptions in 1916 and 1917. Ralph, the cattleman got an exception in 1917. Alexander, who joined the Gordon Highlanders died in 1916 and his name is on the war memorial in Tarland square. The comment of the deciding official Mr Taylor sounds prophetic, “*Can't you spare one of them?*” (Illus 10).



Illus 10 Extract from *Aberdeen Press and Journal* 13 March 1916(www.britishnewspaperarchive.co.uk)

1918 The Melgum estate was sold (*Aberdeen Press and Journal* 20th December 1918)

1921. In 1921 James Dow retired and had a dispenish sale. Eight horses and 28 cattle were sold with implements and household goods (Illus 11). A further article (*Aberdeen Press and Journal* 23 May 1921) noted that the sale got good prices, and mentioned that Mr Lewis of Melgum, the proprietor of the Boig supported Mr Dow with extensive purchases. Mr Dow died on 21 February 1932 (*Aberdeen Press and Journal* 22 February 1932)

DISPLENISH SALE
At BOIG, TARLAND.

On THURSDAY, 19th May,

There will be Sold, by Public Roup, the following Effects, belonging to Mr Jas. Dow, waygoing tenant, viz.:-

LIVE STOCK.

HORSES.

3 GELDINGS, 1, 4, and 6 years old.
2 MARES, 5 and 8 years old.
1 MARE, 10 years old, pedigreed (in foal).
2 FILLIES, 1 year old.

28 CATTLE, comprising:-

6 COWS, calved and to calve.
13 Two-year-old BULLOCKS and HEIFERS.
7 One-year-old BULLOCKS and HEIFERS.
2 YOUNG CALVES.

IMPLEMENTS, ETC.-3 Box Carts with Tops, 2 Long Carts, Dogcart, Binder (Bisset), Wood Mower, Turnip Sowing Machine, Broadcast Sower, 2 Swing Ploughs, 2 Drill Ploughs, Don and Subsoil Plough, 3-Horse Grubber, Iron Harrows, Wooden Harrows, Spring-tooth Harrows, 2 Drags, Horse Rake, Metal Roller, 2 Shims, Ling Harrows, 2 Fans, Weighing Machine and Weights, 2 Barn Fans, Bushel and Stralk, 4 Sets of Cart and Plough Harness, Yokes, Swingletrees, Portable Boiler (30 gallons), Chicken Coops, and the usual Minor Farm Implements, etc., etc.

A quantity of HOUSEHOLD FURNITURE.

Sale to Commence at 11 a.m.

TERMS-CASH.

REITH & ANDERSON, Auctioneers.

Illus 11 Extract from Aberdeen Press and Journal 16 May 1921(www.britishnewspaperarchive.co.uk)

1932 Boig was one of a number of farms on Melgum Estate offered for lease.

by BUCKIE, OF GEORGE A. GARDEN, Cleannhill, by Buckie.

MELGUM ESTATE, TARLAND.

The undernoted FARMS on the above Estate are to be Let, with immediate entry. The Farms are in good heart and the buildings are in first-class condition.

Holding.	Extent.
BOIG	164.182 Acres
HOME FARM	133.174 "
MIDDLE DAUGH	118.220 "
LONGFOLD	91.820 "
WEST DAUGH	86.388 "
WINDSEE	66.851 "
NEWTON	61.087 "
BAREHILLOCK	46.678 "
BRANKHOLM	45.921 "

Full particulars from MILNE & REID, Advocates, 2 Albyn Place, Aberdeen, who will receive Offers.

FYVIE ESTATE.

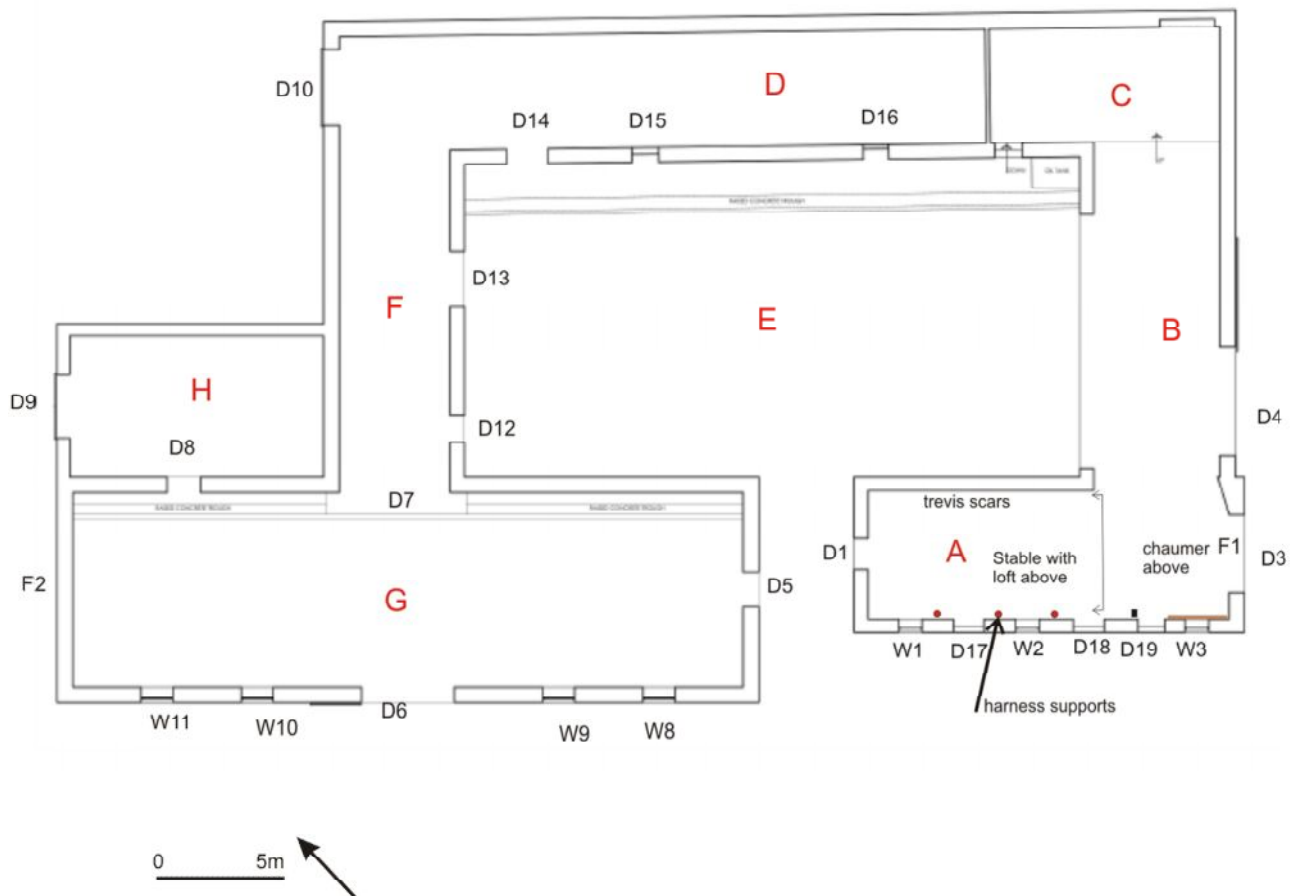
Illus 12 Extract from Aberdeen Press and Journal 12 October 1932
(www.britishnewspaperarchive.co.uk)

1943 Boig was one of a number of farms on the Tarland Estate offered for sale by the MacRobert Trustees.



Illus 11 Extract from Aberdeen Press and Journal 1 March 1943 (www.britishnewspaperarchive.co.uk)

- 5 Methodology
- 5 Methodology
- 5.1 The ground plan (illus 13) and elevations (illus 31) have been annotated to show details which may help in understanding the development and history of the building.
- 5.2 The areas recorded were photographed. The full set of photographs will be supplied for the archive and an annotated plan in the present report (illus 30) indicates the position of each.



Illus 13 Plan. Annotated from plan courtesy of Gerry Robb

6 The Buildings

For ease of reading, approximate compass positions have been used throughout.

Building A. E end of S range

The map evidence shows that this range was built after 1868 and before 1900.

Orientation NW/SE facing approx S

Dimensions 15.25 x 6.10m externally

Present/recent use Derelict.

Original use . Stable with hay loft at W end and possible cart bay with chaumer above at E end.

Walls Rubble stone with pinkish granite rybats

Roof Pitched slate roof with chimney at E gable

Doors and windows



Illus 14 S wall of Building A

S wall

W1-W3 W: 0.90m H:1.40m. Pink granite lintel, sill and rybats. Slatted wooden louvres.

D17 W: 1.20m H:2.30m Pink granite lintel. Blocked with concrete blocks.

D18 W 1.20m H:2.30m Pink granite lintel. Blocked with concrete blocks.

D19 W:1.10m H:2.30m Pink granite lintel. Blocked with concrete blocks.

E wall

D3 Gable broken through with concrete blocks at sides. Metal lintel. Gate across but rail survives from a sliding door.

W wall

D1 W: 1.2m H: 2.15m Widened with concrete blocks at sides. Concrete and metal lintel.

F1 Blocked fireplace at loft level of E end

Interior

The sawn off joists of a loft floor could be seen in both N and S walls. The E end of the loft was clearly a chaumer with a blocked fireplace (this could not be photographed because of light from door below) in the E gable. A stub of a dividing wall (just W of D19- black on plan) indicated the extent of the chaumer. Traces of pine lining remain on the inner face of the S wall in this area (Illus 15).



Illus 15 Pine paneling inside S wall art E end of Building A. Ranging rod indicates remains of cross-wall.



Illus 16 Interior of Building A looking W along N wall. Note joists of loft floor. Arrows mark trevis scars. Modern break-through to Building B on RHS

The W end of the building appears to have been the stable. Scars (c150mm wide) of trevises remain on the inner face of the N wall indicating 5 stalls, c 1.7m wide (Illus 16).

The remnants of inverted V-shaped fittings to hold harness were visible on the inner face of the S wall (red dots on plan and Illus 17).



Illus 17 Interior of Building A looking W along S wall. Scars of harness supports marked (a).

The loft above the stables had an external 1st floor door in the W gable and louvered ventilation windows. Chutes ran between the loft and the stables below (Illus 19).



Illus 18 W gable of Building A showing blocked door to hay loft.



Illus 19 Inside S wall of building A showing chute from loft to stable

Buildings B & C- the E range

The map evidence shows that this range was built before 1868

Orientation NE/SW facing approx E

Dimensions 18m x 6m externally

Present/recent use Derelict- filled with straw bales

Original use . Map evidence shows N end (C) was mill- so probably part of this E range included grain store etc.

Walls Mostly quite small, mixed colour rubble stone with pinkish and grey granite rybats. N end of wall – in area C the rubble stones are squared (Illus 20) – this is typical of walls where a mill wheel has been attached. N wall of C harled. Some modern patching with concrete blocks.

Roof Pitched sectional tin roof with awkward join to original slate at S end. Hipped at N end with slate on N aspect.

Doors and windows

E wall

D4 W: 4.3m H:3.15m S side granite rybats at base, concrete above, N side widened and rebuilt with concrete blocks.



Illus 20 E wall of Buildings B and C, looking S. Note larger, squared blocks in wall where mill wheel shown on 1st OS map (arrow)

Interior Could not be entered as full of big bales of straw.



Illus 21 Inside of Building B blocked with bales

Building D – the N range (excluding C)

The map evidence shows that this range was built before 1868

Orientation NW/SE facing approx N

Dimensions 25m (excluding area C.) to 35m (including area C) x 5.5m
externally

Present/recent use Derelict- filled with straw bales. No access.

Original use . Unknown

Walls Rubble stone, obscured by harling on N wall.

Roof Pitched slate roof

Doors and windows

W wall

D10 W: 3.60m H: open to roof N side concrete blocks. S side stone rybats.

Suggests that this was an original entrance which was later widened. Metal sliding door.

S wall

D14 W: 1.63m H: 1.90m

D15 W: 1.05m H: 1.95m Concrete blocked. Stone rybats and lintel. Opens onto feed pass in central court

D16 W: 1.05m H: 1.95m Concrete blocked. Stone rybats and lintel. Opens onto feed pass in central court.

Interior Could not be entered as full of big bales of straw.

Court E

Court enclosed by the N, S, E and W ranges. Roofed in late 20th century as an open cattle court.

Dimensions 12.5 x 24m internally

Present/recent use Bale storage, formerly cattle court with feed pass along N side.

Original use . open dung court

Walls Rubble stone

Roof Tin roof- much collapsed at time of survey. Wooden framework supported by metal beams on steel pillars with concrete around bases.



Illus 22 Court E looking N

Building F – the W range

The map evidence shows that this range was built before 1868.

Orientation NE/SW

Dimensions 13.5 x 5.6m externally

Present/recent use Derelict.

Original use Unknown

Walls Rubble stone, harled.

Roof Pitched slate roof

Doors and windows

E wall

D12 W: 1.10m H: 1.90m Granite lintel and rybats. Wooden door

D13 W: 2.28m H: 2.25m Stone rybats to N side, concrete to S side where doorway widened. Sleeper beam used as lintel.

Interior Could not be entered as full of big bales of straw.



Illus 23 Steading viewed from W, with gable of Building D on LHS, roof of Building H on RHS and Building F between.

Building G – S range, W end

A date stone on the W gable dates this building to 1922. The initials R W L are likely to refer to Richard Lewis of Melgum, the then owner of the estate (Richard Lewis of Melgum is listed as a member of the Royal Highland Agricultural Society of Scotland in Transactions of RHASS 1924. (<http://archive.rhass.org.uk/archive/transactions-of-rhass>).



Illus 24 Date stone on W gable of building G

Orientation NW/SE

Dimensions 27.7 x 9m externally

Present/recent use Derelict

Original use . Cattle



Illus 25 Exterior of S wall of Building G

Walls Rubble stone with pinkish granite rybats

Roof Pitched slate roof

Doors and windows

S wall

W8-W11 W: 1.22m H: 0.68m 2 pane swing windows. Granite sills, lintels and rybats externally these are concrete rendered.

D6 W: 3.65m H: 2.80m. Granite rybats, concrete lintel. Sliding wooden door.

N wall

D8 (into H) W: 1.32m Total H: 2.20m (to floor in H). Entry up 3 steps from H to higher ground level of feed pass in G. Height of actual door in feed pass: 1.58m. Granite rybats. Plank door.

D7 (into F) Full width of Building F

E wall

D5 W: 1.4m H: 2.15m Granite lintel and rybats

W wall

F2 Date stone in gable “RWL 1922”



Illus 26 Building G looking W. Feed pass on RHS. Ranging rod beside scar of tied cow stall on LHS
Interior Although converted into a modern open cattle building with a raised concrete feed pass along the N wall, scars on the inner face of the S wall suggest that it had originally been used for tied cattle with pens along the S (and probably the N) wall.



Illus 27 Detail of interior S wall of Building G with scars of original tied cow stalls (a)

Building H

This is built abutting the 1922 building G and is therefore built at the same time or after that date.

Orientation NW/SE

Dimensions 11 x 6.10m externally

Present/recent use Tools store/workshop- possibly tractor shed.

Original use . Unknown but possibly a turnip store with feed access through D8 into Building G.

Walls Rubble stone – colour and construction of stonework very similar to Building G, so possibly built at the same time. Back (N) wall harled.

Roof Pitched slate roof

Doors and windows

D9 W:2.48m H:2.45m. Stone rybats. Present lintel metal and concrete. Sliding wooden door.



Illus 28 W gables of Buildings G (foreground) and H (with green doors)

7 Discussion

This is an interesting example of an Aberdeenshire steading in estate ownership. The earliest map evidence shows that the N, E and W ranges, including the mill, were in use by 1868. However, the original farmhouse, now used as a shed (Illus 29), is of 18th-century date, and the present steading on the 1868 map must have replaced some earlier buildings. The 1913 newspaper account of the Donaldson memorial suggests that the Donaldson family had been tenants at Boig for around 200 years (to 1891 when Mr Donaldson retired)- suggesting they had farmed there for much of the 18th and 19th-centuries.

By 1900, part of the S range was added, including stables and a chaumer above a probable cart bay. The present 2-storied farmhouse was added in c. 1891 (Illus 4) In 1922, the owner of the Melgum estate built a new W building to complete the S range, possibly reflecting an increase in cattle on the farm.

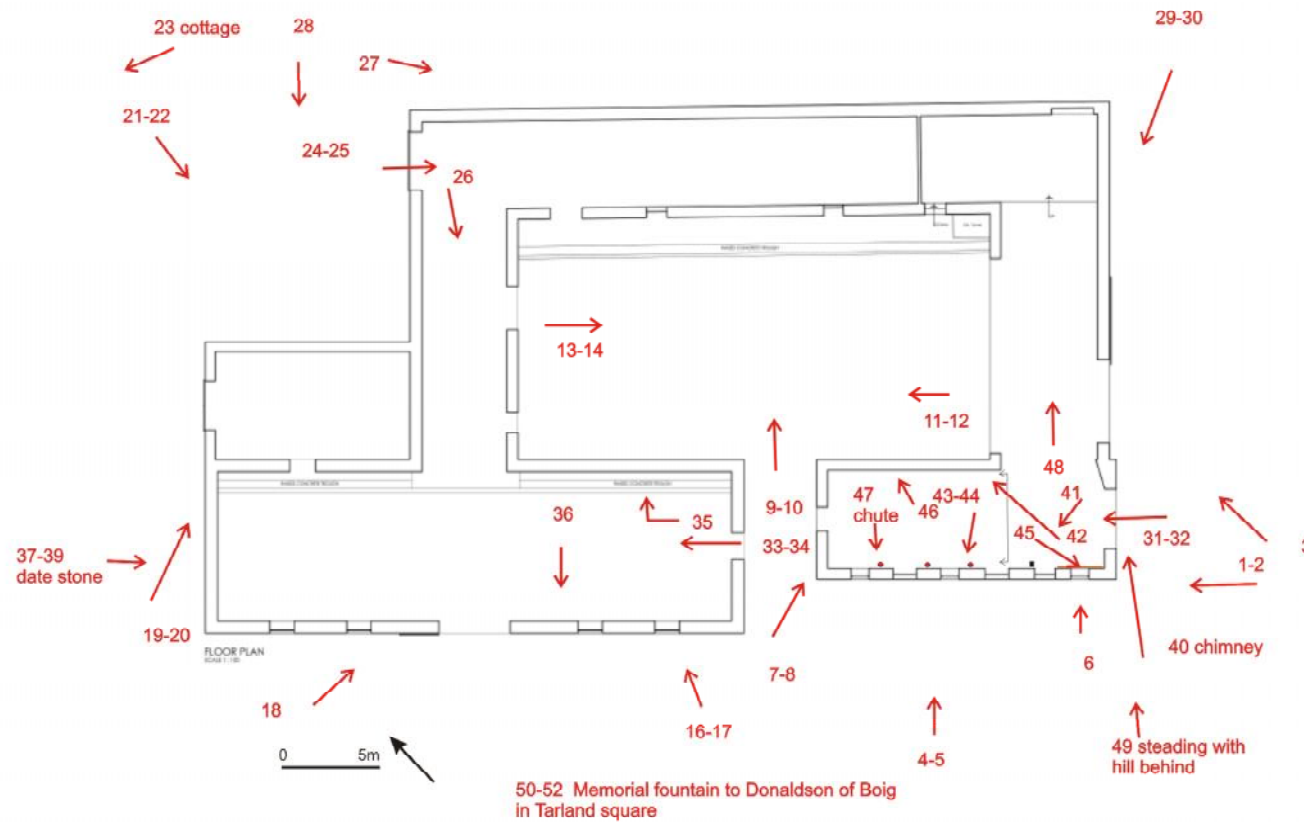
Like many 19th-century steadings, the open central dung court has subsequently been roofed and converted into an open cattle court.



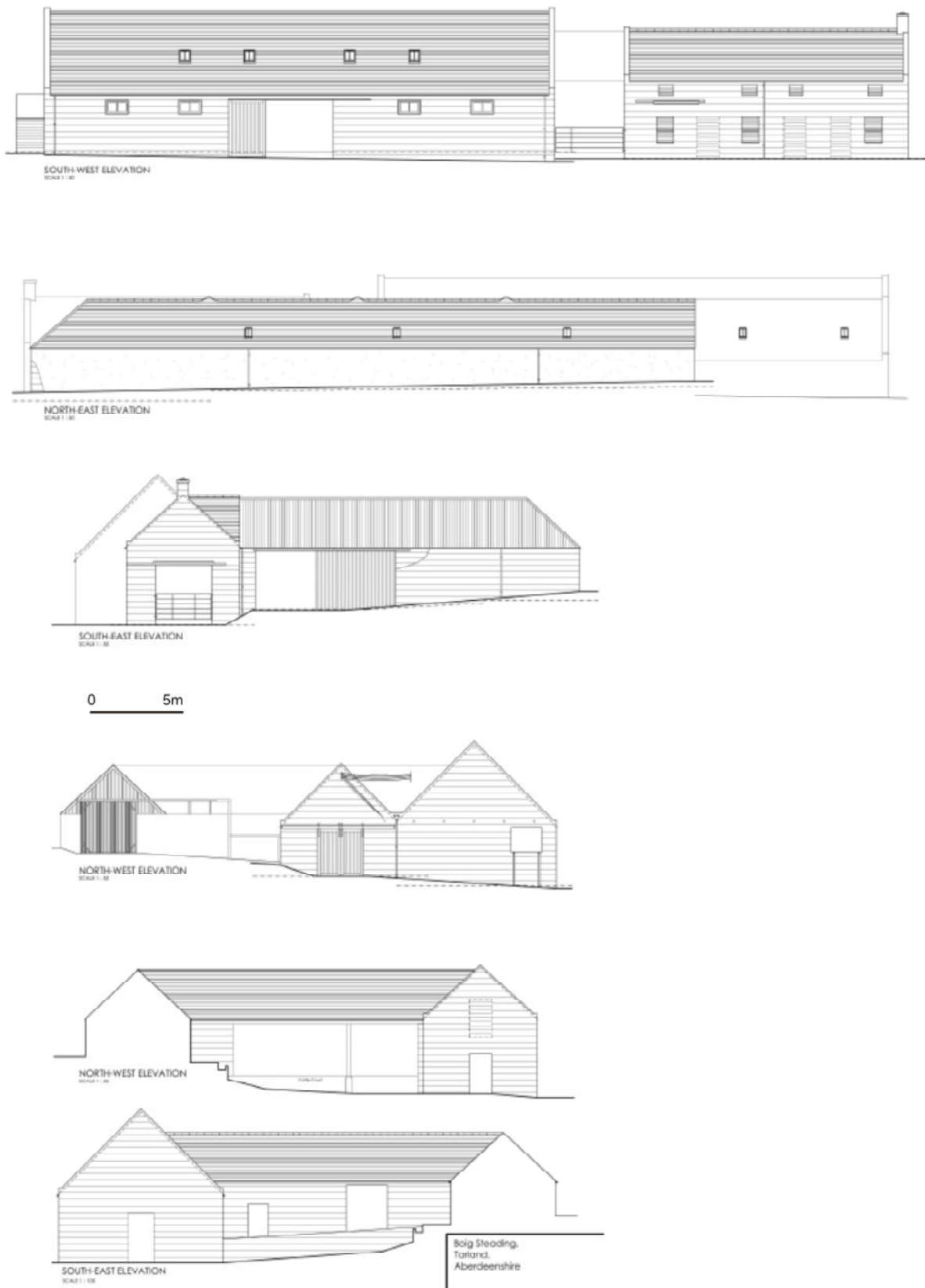
Illus 29 The original 18th-century cottage (RHS by caravan) in relation to W end of Building G

8 Archive

A full set of photographs with the photo location plan (Illus 30) will be supplied to the Aberdeenshire SMR in Aberdeen and to the HES archive.



Illus 30 Photo location. Annotated from plan courtesy of Gerry Robb



Illus 31 Elevations courtesy of Gerry Robb