

SUAT Ltd

archaeological
contractors



**Archaeological Building Record
199–205 High Street
PERTH**

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**ARCHAEOLOGICAL BUILDING
RECORD
199–205 HIGH STREET
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PE49**

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ABSTRACT

SUAT Ltd recorded a standing building in the High Street, Perth, undergoing major repairs. The work was undertaken between 3rd and 11th July 2008, and was given the SUAT site code PE49.

Despite drastic alterations, the building preserved many original or early features from the mid to late 18th century onwards, especially in its floor and roof timbers. The east party wall may have preserved masonry from a much earlier building.

1 Background

1.1 Introduction

McLaren, Murdoch and Hamilton, on behalf of their clients, Panther (VAT) Properties Ltd, commissioned SUAT Ltd to undertake an archaeological standing building record at 199–205 High Street, Perth. This building stands on the north side of the High Street, a little west of Kinnoull Street, at NGR NO 113 237. The work (SUAT site code PE49) was undertaken during the period 3rd to 11th July 2008 in changeable weather conditions.

1.2 Aims and Objectives

The aim of the building record was to inspect and record the structure of the building as exposed, to identify and record traces of earlier structures, and to attempt to analyse the structural history of the building as far as surviving evidence allowed.

1.3 Reporting

The present document has been prepared as the final report on this standing building record. Copies will be sent to the client, The Royal Commission on the Ancient and Historical Monuments of Scotland and the Perth and Kinross Historic Environment Record.

1.4 Planning and Curatorial Issues

This building record is part of a programme of archaeological work designed to satisfy the outstanding archaeological condition on the planning consent for this development, and was carried out according to a Written Scheme of Investigation approved by Perth and Kinross Heritage as advisers to Perth and Kinross Council.

1.5 Acknowledgements

SUAT wish to thank Bill Miller of McLaren Murdoch and Hamilton, and Sarah Winlow of Perth and Kinross Heritage Trust for their assistance and guidance throughout this project. Panther (VAT) Properties Ltd funded this work.

2 Details of Work

2.1 The Site (Illus 1)

The building at 199–205 High Street stands on the north side of the High Street, well within the defences of the medieval burgh, but in the later phase of medieval expansion west of Meal Vennel. It occupies what appears to be a double burgage plot, originally extending back towards Mill Street and the burgh walls and ditch, but now bounded on the north by the 19th-century North Church and its ancillary buildings.

The building consists of a basement, ground floor, two upper storeys and an attic, with a prominent nepus gable fronting on High Street. It presents the appearance of a unified façade of early 19th-century date, but in fact is much more complex and has certainly been extensively altered in the 19th and 20th centuries, with the insertion of

steel framing of at least two periods, and the complete replacement of the rear (N) wall.

Traces of earlier structures seem to survive in the cellar and gable walls, perhaps in the roof space, and probably elsewhere. The present reconstruction project has re-opened the cellar, and stripped away most internal finishes, including some walls and floors, allowing a much more complete inspection of the fabric than has been possible for many years.

2.2 Archaeological Potential

The building had previously been visited by David Bowler of SUAT and Bill Miller the project architect on 29th September 1999, when the ground floor was still in use as the Sue Ryder charity shop. The complexity and possible age of the building had been apparent at this time.

Petit 1715 shows this part of the High Street in purely schematic form, but confirms that the frontage was built up by this time.

Rutherford 1774 shows the building as a simple block, with a D-shaped stair tower projecting to the rear (north) from the centre of the building. No central pend is shown, although pends are shown on other buildings. There are buildings adjacent on either side. At this time there were no ancillary buildings in the rear, and the burgage plot extended all the way north to Mill Street. In the rear of the plot immediately to the west is a large rectangular building marked with an indistinct letter probably J, corresponding to the Antiburgher Meeting House. The Antiburghers were one of the factions which broke away from the Church of Scotland but subsequently re-united, and this building is probably a smaller predecessor of the North Church.

The Ordnance Survey 1932 shows the building as a block with a central pend running though it north-south, aligned with a similar pend on the south side of High Street. The D-shaped stair tower has been removed, and an ancillary building has been constructed to the north (latterly the D C Thomson delivery depot). Beyond this the burgage plot has been cut off by minor halls belonging to the North Church. There are buildings adjacent on both sides, but on the east side Kinnoull Street has been inserted, and a large bank building (latterly Woolwich/Barclays Bank) has replaced the building shown on Rutherford 1774.

2.3 Archaeological Method

Following a site meeting on 3rd July 2008, the building was investigated and recorded by D Bowler and T Barton of SUAT, on 10th and 11th July, the first day in persistent heavy rain, the second in sunny conditions. The work was timed to coincide with annual leave for the building contractors, to avoid conflicting with their work programme.

Access was restricted by the complete absence of the ground floor, removed to gain access to the cellar for the present repairs, and by substantial gaps in all the other floors, caused by removal of floorboards during the present and earlier repairs, and sometimes by natural decay. There was no electricity supply within the building, but natural daylight was generally available due to the complete absence of the north wall, and the many openings in the floors. Most parts of the building contained debris and

loose materials of various kinds, not only from the present works, but from various activities over the past 200 years. These were only moved where absolutely necessary. Trying to clean up the building for photography would have been time-consuming, possibly dangerous, and perhaps counter-productive, as it would have raised dust.

The building was recorded starting in the cellar, and working up through the building floor by floor to the attic. Recording was by means of digital photographs, measured sketches and descriptions. In addition, a basic EDM survey of the major dimensions was made on the cellar and first floors, to check the base plans provided by the architect, and especially to resolve anomalies arising from the irregular shape of the building. This was not possible on the ground floor, because it no longer existed, on the second floor, because it was subdivided with partitions, or in the attic, because of the incompleteness and instability of the floor, the many struts and braces restricting sight lines, and the absence of well-defined wall lines in most directions.

A detailed, feature-by-feature account of the building is recorded in the Photographic Register. This, combined with the 407 photographic images, records far more information about the building than was actually visible on the ground. The text below gives a general summary of the most important features, floor-by-floor.

2.4 Results of Investigations

Cellar

The cellar walls were generally of sandstone rubble, lime mortared. The cellar floor was of bare earth. A pit had been dug near the NW corner to investigate a damaged stoneware sewer pipe running diagonally through the property. Large plastic pipes had been set upright to act as sleeves for the insertion of micropiles to support a new ground floor.

South Wall

The south (High Street) wall contained a number of blocked openings, probably for basement light windows or delivery hatches, perhaps originally lit by glass blocks or by trapdoors in the pavement, but these were long gone.

East and West Party Walls

The east and west party walls both contained stone fireplaces nearer to the High Street. Evidently the forward rooms in the cellar had been inhabited at one time. The east party wall also had a chimney nearer to the back wall, and this clearly did not contain a fireplace (it merely served as a base for the fireplaces and chimneys on upper floors). In the west party wall the corresponding area was obscured by 20th-century brickwork.

North Wall

The North (rear) wall was extensively altered. In the centre was an entrance to the stair tower, and east of this a second entrance later bricked up. There were a number of other blocked or altered openings. Near the north-east corner was a deeply recessed opening which may have been a coal chute. This is consistent with the absence of a fireplace in this corner, indicating it was a storage area rather than living space. Near

the north-west corner was a small bricked-up opening or window, and below this an area of small, rather dark-coloured ashlar, quite different from anything else in the building, and perhaps rather early. Just to the east was another bricked up opening, directly below a surviving opening at ground floor level.

West Pend

Parallel to the west party wall was a 20th-century brick wall, supporting the concrete slab floor of the pend which passes through the building at ground level, and continuing up to first-floor height to form the east wall of the pend. At ground level this was indented with a line of floor-joist sockets, with the deep oblong profile typical of 20th-century machine-sawn joists, in this case running east–west.

Buttresses and Piers

Brick buttresses had been inserted all around the interior of the cellar walls, probably to support a system of beams carrying or reinforcing the ground floor, either after complete replacement, or after the embedded joist-ends had begun to fail (the usual effect of dry rot). The east party wall was indented with a line of shallow, almost square joist sockets, typical of pre-Victorian, hand-sawn floor joists, also running east–west. This contrasts with the joists in the upper floors, which all run north–south, and strongly suggests that there was a central north–south partition in the cellar to support the other ends of the joists (see below).

In the middle of the cellar and in the middle (roughly) of the south wall and at the south-east corner, were robust brick piers carrying a N–S line of metal columns. Between the piers was a N–S brick partition wall, but careful inspection showed the remains of an earlier sandstone rubble partition embedded in the brick, confirming the evidence of the floor joists mentioned above.

Ground Floor

The wooden ground floor had been completely removed, partly because of its condition, and partly to give unrestricted access to the cellar for reconstruction work.

South Wall

The south wall had been completely removed at some time in the 20th century, and replaced with a glass shop front of pre-1950s style, which survived until it was removed at the beginning of the present restoration works, leaving the ground floor completely open except for temporary hoarding.

East Party Wall

The east party wall contained two large chimneys with blocked fireplaces, and a deep recess between them. Evidently the east half of the ground floor was originally divided into two rooms, front and back. In the centre of the recess was a large, roughly square stone, possibly a plinth for a wooden post. This could have been part of an east–west timber-framed partition, which could also have provided support under the middle of the first-floor joists overhead.

The back wall of the recess was of very small, angular, fine-grained green sandstone rubble, lime mortared with very tight joints. This was different from the masonry

exposed in any other part of the building, including exposed parts of the late 19th or early 20th-century Woolwich/Barclays Bank building adjacent to the east. The exposed surface of the stone appeared smooth and weathered, with no signs of tooling. This may be a preserved fragment of a much earlier building encapsulated in the party wall, and perhaps exposed to weathering before the present building was constructed.

North Wall

The north wall was almost entirely missing, due to the doughtaking of various 19th and 20th-century brick outbuildings. What survived was 20th-century brick piers carrying I-section steel lintels at first floor level. The only surviving masonry was near the north-west corner of the building, where there was a large, much-altered window opening.

West Pend

The inner, eastern wall of the pend was entirely of 20th-century brick construction. The outer, western wall was entirely obscured by 20th-century finishes. A large sliding door, now closed and disused, formerly gave access to the adjacent property. This access may have been formed by slapping through the back wall of the recess between north and south fireplaces.

Iron and Steel Framing

The upper stories of the High Street façade are supported on a metal framework. The western half of the building is supported on two I-section riveted steel joists side-by-side. The west end of this girder is supported on the brick wall forming the pend, and also on the original west party wall of the building. Vertical columns may be concealed in either of these walls. The east end of this girder rests on a round cast-iron column, with a large circular flange at the top, and resting on a brick pier slightly east of the centre of the building.

The eastern half of the façade rests on two I-section rolled steel joists set side-by-side. The western ends of these joists rest on the cast-iron column. The eastern ends rest on a steel column made by bolting two channel sections side-by-side, resting on a brick pier, and set flat against the east party wall.

The east and west girders did not appear to be joined to each other. They appeared to be joined to the top flange of the cast-iron column by gravity, friction and, possibly, two large bolts.

Internally, there were two columns in line north of the cast-iron column on the High Street frontage. The first column was formed by two channel sections bolted back-to-back, and perhaps inserted separately. The pier supporting this column had been constructed in two parts, east and west, and had partly failed and rotated westwards. The second column was a channel section bolted alongside a rolled H section. Overhead, the east–west I-section girders were all interrupted where they met these columns. At the east and west ends of the building they disappeared into the party walls and pend wall, which presumably support them. A channel section running north–south had been laid flat over the top flanges of the girders to tie them to each other and to the steel lintels in back wall of the building. This channel section

terminated on the northern east–west girder. A second, much shorter channel, tied this girder to the High Street façade girders, being bolted into the girder web at the north end, and onto the bottom flange at the south end. Generally the girders pass under the timber joists of the first floor, and support them on their top flanges. However, in the south-east corner of the building, the joists ends had been cut off (perhaps due to dry rot) and engaged in the web of a girder set at a higher level. The façade girders were also at a higher level (and much deeper), carrying repairs to the floor joists on their bottom flanges.

The steelwork appeared to have been inserted in two distinct stages, perhaps entirely separate, first in the west, then in the east.

First Floor

The first floor was supported on timber joists running north–south for the entire width of the building, except where repaired. They were rather shallow in section, almost square, and slightly irregular, especially on the underside, where they sometimes ran out to the edge of the log. They were definitely not cut with a circular saw, but either on a rather wobbly reciprocating saw, or even by hand with a pit saw. Some show signs of trimming with an adze or axe, perhaps where splitting had produced a rough edge near the end. Exposed cut ends showed that they were of reddish softwood, probably Scots Pine, and quarter sawn. They appeared to be the original floor joists of this building, and are probably of 18th-century date, certainly pre-Victorian.

The features described above occur on every surviving floor including the attic, and need not be described again.

Below first-floor level both the north and south walls have been replaced by steel framing, supporting either the joist ends or later replacements.

The first floor sags markedly in both axes, and successive attempts to level it up have resulted in up to three distinct layers of floorboards, separated by packing pieces. Large areas of the floor are missing, partly taken up to allow repairs to the joists below, and partly perforated by rot.

This storey was a single open space, except for modern partitions forming a room in the south-west corner, currently the workmen's tea-room.

South Wall

The south wall appears to be fairly regular, with five tall sash-and-case windows. One of these is permanently panelled over on the inside. There are blocked fireplaces on either side of the central window, and the wall is thicker here to allow for the fireplaces and chimneys.

East and West Party Walls.

There are two blocked fireplaces in the east party wall, and one or probably two in the west. In the east wall there is a deep recess between them, partly panelled, with traces of a central partition.

North Wall

The north wall is almost entirely missing, its place being taken by brick piers spanned with steel lintels. At the west end some original masonry survives, including a tall window crudely opened out to form a doorway into an extension now missing, and spanned above with three steel lintels.

Central Posts and Beam

A line of three timber posts runs east–west along the axis of the building. There may be a fourth in the east party wall. These are made of 20th-century circular-sawn planks bolted together, and at the base are set up on opposing pairs of wedges, bearing on thick, flat steel bars running east-west across three or four timber joists. The force of the wedges has bent the bars and deformed the joists below.

The tops of the posts support a timber beam running the east–west along the full length of the building. Close inspection shows that this beam is in fact a composite, consisting of an original beam, similar in colour and section to the original joists, sandwiched between 20th-century circular-sawn planks. In one place the original beam is trenched across beneath, as if to receive the top of an earlier post. The point of a hand-forged nail protrudes from the trench.

It appears that the joists were never intended to be unsupported across such a long span, but were always supported in the middle by central beam, and probably a timber-framed partition. The extreme sagging of the upper floors evidently provoked a fairly brutal attempt at underpinning, but resting on the now largely unsupported joists of the first floor.

Second Floor

The floor construction is generally as on the first floor.

The joist ends are set in pockets in the walls, but in many places have been replaced with repairs of various dates, probably due to the effect of dry rot at the point of contact with cold masonry (the usual cause of that problem). One joist end on the south side of the building is curiously thickened and extended by means of a wedge which from its colour and size appears to be part of the original fabric. Perhaps a joist was an inch or two undersize, but seemed too good to waste. On the north side of the building the wall is largely missing, and the joist ends or their replacements mainly rest on the top flanges of steel lintels.

Wherever the joists approach a fireplace, they avoid passing under it, presumably to avoid the risk of scorching, especially if log fires were lit directly on the hearthstone, rather than in a cast-iron basket. Instead, the affected joist terminates on a bridle between adjacent joists. The joist- and bridle-ends are trenched horizontally in the middle, and engage on battens about one-inch square, nailed to the sides of the joists and bridles. These bridles are found in front of every fireplace, and helped to confirm the location of blocked ones. This arrangement is repeated on all other surviving floors.

There are many internal partition walls, but they all appear to be modern stud and plasterboard. At some point, planks have been bolted to either end of the central east-west partition, just below the ceiling, presumably to stabilise the spectacular sag of the attic floor above. A rolled steel channel has recently been bolted just below ceiling

height to the western chimney breast in the south wall, in order to support a floating joist-end in the attic floor above, previously supported by a window lintel, but probably damaged by dry rot in the joist end and the lintel. In the large south-facing room, an entirely new OSB (Oriented Strand Board) partition has been inserted to stiffen the structure of the dormer above.

South Wall

This is generally similar to the storey below. The chimneys and fireplaces are as on the first floor, except that the fireplaces are offset in the opposite directions to allow the flues to pass beside them. There are traces of removed partitions, dividing the large south-facing room.

East and West Party Walls

These each contain two blocked fireplaces.

North Wall

This was largely missing, replaced by a blue tarpaulin, except towards the west end where it was of 20th-century brick. The arrangement of separate toilet and washroom, each with its own anteroom, suggested either a mutual facility, shared between several households, or a some sort of communal facility, perhaps in a hostel. The combined kitchen and entrance area also had an improvised feel to it.

Attic

General Structure

The roof structure consists of rafters lap-jointed at the apex without a ridge piece, dovetailed collars just above head height forming the attic ceiling joists, and tie beams forming the attic floor joists. The rafters, joists and collars are all similar in colour and section to the joists on the lower floors. Some of the floor joists have bark still adhering on their undersides, and some have saw marks on their sides, definitely not from a circular saw, and on the whole more like the marks of a pit-saw than of a water-powered reciprocating saw. Some of the collars have roman numerals cut in their sides with a saw, evidently assembly marks. The sarking boards are of variable width, some extremely wide, except for obvious 20th-century repairs. This is consistent with pre-industrial practice, in effect sawing up a tree by hand, and taking whatever widths you can get, with the least amount of sawing possible. Modern practice treats the effort of mechanised sawing as negligible, insists on standard sizes, and deliberately avoids very wide planks, as they are much more likely to split.

The ridge line has a marked bend northwards in the middle, visible internally and externally. It is not clear if this reflects an irregularity in the building plan, especially the north wall, now missing, or is the effect of unintended movement, for example when inserting or removing the central dormers, the northern wall plate or the northern stair tower (see below).

There are traces of at least four small dormer windows inserted between rafters near the four corners of the building, evidenced by patches to the sarking boards and whitewash stains on the rafters. The widths of the original sarking boards seem to be

discontinuous across these openings, indicating that they are part of the original roof plan, or that their insertion coincided with a general re-sarking of the roof.

Access

At present the only means of access is by a trapdoor, apart from the many holes in the floor. However there is a curious pair of diagonal bridles towards the north-west corner of the building, arranged as if to make room for a circular structure now missing. At some point in the 20th century new timbers have been inserted to continue the joists out to the wall plate. An internal timber turnpike stair inserted here could have opened off from the top of the external stair tower, and run under the slope of the eaves to reach attic floor level with very little sacrifice of useable space on the second or attic floors.

East and West Party Walls.

Both party walls contain two fireplaces, mainly of stone. However the south-west fireplace is partly reduced and tiled in a fashion reminiscent of between-the-wars taste, suggesting the attic remained partly inhabited at least into the early part of the 20th century. There is clear evidence of a central partition running east-west along the building. The east party wall contains two gable windows, one in the centre and one in the north-east corner, now closed off by the rubble masonry of the adjacent Woolwich/Barclays Bank building. The central window was later divided by the central partition. The party wall also contains a timber beam just above collar level, of entirely unknown function.

Nepus Gable Dormer

The most prominent feature in the building today is the nepus gable facing onto the High Street. The gable window is actually slightly smaller than the windows on lower floors, and the wall under the sill has been slightly raised in brick. On the east side of the window is a stone fireplace blocked up in brick, and built into one of the chimneys rising up from the floors below. On the west side is the other chimney, without a fireplace. There is some reused ashlar built into this chimney. Both chimneys are now cut off and slated over by the dormer roof.

The plaster around the window splay is decorated with quite artistically-drawn pencil graffiti, about which it is impossible to say too little, except that the Police Officer is wearing a helmet with a prominent crest, apparently of an early 20th-century pattern. To the east of the window there is portrait of a man with a cigarette holder, rather in the manner of Noel Coward.

A wooden paddle lies on the floor beside the window, with HOUSE TO LET block-printed in very plain letters, no doubt ready to be fixed under the lower sash. The use of 'house' to mean flat was traditional in Scotland until relatively modern times.

There are hinged casement windows in either side of the dormer, the west window still in use, but the east window now rendered over externally.

The full width of the dormer is spanned just above head height by a robust bressumer beam. This supports the feet of all the rafters interrupted by the dormer, except for the

central one, which has been cut off at a random height. The beam itself rests on two substantial timber haunches fixed to the rafters on either side with hand-made wrought iron bolts and fishplates. The rafters on either side are no stronger than the rest, and may well be overloaded. The ridge and eaves of the dormer both slope down markedly to the north, perhaps the result of inadequate support for the bressumer beam. The beam is now reinforced from beneath by a new OSB partition. It appears that the dormer was inserted into the roof, but quite early in its life.

The gable above the dormer has a timber frame, infilled with expanded steel mesh and cement rendered, evidently quite late in the 20th-century.

North Dormer, Lost

On the north side of the attic, directly opposite the nepus gable, is another, very similar, bressumer beam, and again the central rafter is cut off at a random height. This bressumer beam is suspended in wrought iron straps, nailed to the adjacent rafters with what appear to be hand-made nails. This also appears to be inserted in the roof, again quite early, but using a slightly different technique from the south dormer. This could have had a double-chimneyed nepus gable too, or it could have connected with the stair tower in some way. Subsequently, a deep trench was cut in the underside of the bressumer beam to insert a north–south partition.

At some point in the 20th century, the dormer was removed, new timbers were inserted to reinstate the rafters down to the wall plate, and new sarking boards were laid to close off the opening.

North Wall Plate.

The virtual removal of the north wall early in the 20th century has left the wall plate largely unsupported. In many places the tie beams or modern repairs rest on top of steel lintels, and cantilever out to support a sort of ‘flying wall plate’, which in turn supports the rafter feet. The rafter feet are in places no longer directly joined to the tie beams. This is especially visible at the north-east corner of the building. It is a very common problem that piecemeal repairs and alterations to standing buildings allow for the obvious downward force of gravity, but ignore, sometimes completely, the side thrusts generated in complex structures, for example pitched roofs.

Upper Attic

The roof truss collars supported the lath and plaster attic ceiling, now removed. Right in the centre of the attic was a hatch giving access to the space above the collars, but there is no evidence that this was floored or used on a regular basis. A patch in the sarking boards suggests there may have been a small skylight.

Later Reinforcements

After the attic flats went out of use, the ceiling and much of the floor was removed to give access to the structure, and numerous diagonal and vertical struts were inserted to stiffen the whole and compensate for the problems already described. Several phases of work can be distinguished by the colour of the timbers and methods of fastening,

probably starting in the middle of the 20th-century, and continuing up until the present day.

3 Interpretation

The building surviving today is essentially the one shown on Rutherford 1774, and may have existed as early as Petit 1715. Early in its life, and perhaps from the beginning, it was fitted out for habitation on all floors, including the cellar and the attic, demonstrating the high population density of 18th, 19th and 20th-century Perth.

The structural evidence confirms the 1932 Ordnance Survey, showing that it was organised around a central pend. Rutherford 1774 does not show this, but the central stair tower rather requires it as a means of access.

Although much altered and damaged, the building contains a surprising amount of apparently original timber in its floor joists and roof structure, probably dating to the mid 18th century, either pit sawn or cut on a reciprocating saw. Recent work on the history of the Sandeman family (Waterston 2008) shows that commercial sawmills were being developed in the Perthshire highlands at about this time. The Sandeman family, for example, were involved in supplying timber for the building of Perth Bridge in the 1770s. The joists and rafters superficially look like Scots Pine, and could well have been produced locally. The sarking boards, however, look surprisingly wide, and may be of some other species, obtained from the Baltic (sometimes referred to in customs records as ‘Estland Boards’) or even, by this date, from Canada.

It is clear that the first floor, and probably the ground and second floors, were originally divided by structural timber partitions along the east–west axis. The property may also have been divided north–south, but such partitions could not have been axial, because of the central windows, and need not have been structural. The missing north wall may have been similar to the south wall in its arrangement of chimneys and windows. Bridles in the floor joists indicate fireplaces on this side. The first and second floors especially could have provided very spacious, comfortable and dignified rooms in a large and prestigious High Street building, evidently overlooking its neighbour to the east, with its gable-end windows. The eastern neighbour may well have been a much older and smaller building. A fragment of it may still survive, encapsulated in the ground floor party wall, with its very unusual green sandstone rubble masonry.

The attic was probably inhabited from the outset, lit by four or more small dormers, and by gable-end windows at least in the east. The four gable-end fireplaces, with a fifth on the south, and probably a mirror image on the north side, suggest division into six rooms, but this cannot originally have been symmetrical, because both the east and south gables, and probably the missing north gable, had centre-line windows.

The addition of nepus gables, certainly on the south side, and probably on the north side too, would have greatly increased the prestige of the building from the outside, and also have increased the comfort and convenience of the attic flats.

The use of long, continuous joists on all the upper floors allowed considerable liberty in the placing of partitions, though not quite as much as was eventually taken.

Structurally the building was almost (but not quite) ‘open plan’, and easily adapted to commercial use.

The removal of the stair tower, and the construction of a single-storey commercial building to the rear, took place before 1932, probably quite early in the 20th century. The existing external steel stair is probably not as old as this, and is presumably a replacement of an earlier arrangement.

The insertion of steel framing on the ground floor was definitely undertaken in two phases, from west to east, divided by the central pend that survived at least until the Ordnance Survey of 1932, before it was moved to the west side of the building. The two halves of the building may have been in separate occupation, for example by a retail business that then expanded eastwards. The provision of the sliding door in the west pend suggests a westward expansion also.

The complete replacement of the ground floor façade with a plate glass window, spanned by steel beams supported at only three points (two ends and just east of the middle), was a remarkable achievement, and it is surprising that the upper storeys did not collapse at the time. However, the structural importance of the central east-west partition was clearly not appreciated, and the inserted steelwork did not adequately compensate for the loss of this.

In the late 19th and early 20th centuries, this part of the High Street was clearly of very high commercial and retail value, so that businesses were willing to squeeze themselves into very confined spaces, and extensively adapt existing buildings. On the other hand, although the town centre was crowded, living there no longer carried prestige, and in Perth as elsewhere, villas, terraces and tenements were growing up around the fringes of the burgh to accommodate the respectable classes.

The alterations to the building would have greatly compromised the residential floors, and the replacement of the north wall in brick would have made them at least temporarily uninhabitable. In the final phases of occupation, the second floor was divided into very small and awkward spaces, clearly of low status, possibly even some kind of hostel. The attic lost its east gable windows at the end of the 19th century, and was re-partitioned. The replacement of the north wall in the lower stories would probably have resulted in the removal of the north gable and dormer. The attic seems to have gone out of use in stages, but the gable room overlooking the High Street seems to have continued into the early 20th century, providing a suitable garret for at least one frustrated and not entirely respectable artist.

By the middle of the 20th century, the attic seems to have been entirely disused, and taken over by an array of struts and reinforcements which have continued to multiply ever since. The floors below seem to have remained in occupation perhaps as late as the 1970s (to judge by the décor), but the disuse of the fireplaces in the south wall (and their complete removal in the north) would have allowed the external walls to cool down, and accelerated the spread of dry rot in the joist ends.

4 Conclusions and Recommendations

4.1

The building is of very great interest, probably about 250 years old, and preserves evidence of its varied fortunes throughout its structure. It also appears to encapsulate the remains of earlier structures in its fabric. The present survey has made an extensive record of the evidence now exposed. In the present refurbishment, the basement is to be infilled with crushed brick, and the lower stories returned to commercial use, but the upper floors and attic are to be stabilised as a shell, and left more or less as they are. In consequence, the evidence of structural history is not under immediate threat by redevelopment, and will remain exposed and accessible for the indefinite future.

4.2 Recommendations for Further Work

The management and supply of timber in the early modern period is an area of growing interest and research. The building at 199 High Street can be seen as a resource for future scientific investigation, for example timber species identification and dendrochronological dating, combined with documentary study, as a research project rather than as a rescue exercise.

This building demonstrates the potential of standing structures to preserve important evidence, and especially the tendency of party walls to encapsulate surprisingly early material. Close attention should be paid to all major refurbishments of town-centre buildings, and external appearances of modernity should be treated with great suspicion.

A later phase of the present development will involve the creation of a new single-storey retail area in the rear of the present building. This will impact on below-ground archaeology, and will be the subject of separate proposals.

All recommendations are subject to the views of the Perth and Kinross Heritage Trust as advisers to Perth and Kinross Council.

5 Bibliography

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Appendix 1 Photographic Register

<i>Image</i>	<i>Description</i>	<i>View</i>
	‘a’ after an image number indicates a copy, adjusted to reveal detail in shadow.	
	03 July 2008	
	01 Rear of Building	
001	Rear (N) elevation. Downtakings in progress.	S
002	Side walls of adjacent properties.	W
003	Junction of rear wall with adjacent properties and steel access stair. Bricks in foreground from demolition of single-story brick extension, former D C Thomson depot. Colliery bricks, mainly BLAIRADAM, but also J G STEIN & CO DENNY.	SW
004	Rear (N) elevation. Downtakings in progress.	S
005	Junction of rear wall with adjacent properties. Downtakings in progress.	SE
	02 Cellar	
006	General view from street level. Brick piers support 20 th -cent steelwork. Upright black plastic pipes are sleeves for insertion of micropiles.	NE
007	Detail of E party wall, with different types of masonry, and brick buttresses perhaps for ground floor joists, now removed.	NE
008	Detail, W half of cellar. Brick piers supporting early 20 th -cent steelwork. Brick and concrete substructure for pend along E party wall.	N
009	Detail of recent builders’ excavations to expose sewer pipe under cellar.	NW
010	Detail of hearths and chimneys in E party wall, cellar and ground floors.	NE
	03 Frontage	
011	General view of High Street (S) frontage. Bounded W by Bang & Olufsen shop, E by Woolwich/Barclays bank. Note, only first floor windows have sills. Window in nepus gable smaller than others. Apex of nepus gable offset slightly E from central windows on all floors below. All windows offset slightly E to allow for ground floor pend along W party wall.	N
012	Detail of plaque over pend on S side of High Street, directly opposite centre axis of building frontage.	S
013 - 14	View along pend across High Street to centre of building frontage. Suggests previous line of pend on N side of street also?	N
015	General High Street frontage, bounded W by South Methven Street, E by Kinnoull Street.	NW

	04 North Roof	
016	Roof line from North Church property	SSW
017 – 18	Roof line from North Church property. Detail of bend in ridge.	SSW
	05 South Roof	
019 - 20	Oblique view of nepus gable shows slope in dormer roof, down to N. Also, side window behind gable.	ENE
021	Detail, E half of roof. Swept-up edge along E side, sealed with mortar fillet. Chimney heightened in brick. Projecting thackstane at base of chimney. Slates thin, flat, mainly blue, uniform courses. Definitely not original. Perhaps late 19 th –early 20 th century.	NNE
022	Detail, W half of roof. Slight upsweep of E edge, sealed with mortar fillet. Chimney heightened in brick, but then cut off and roofed over. Projecting thackstane at base of chimney. Slates mainly blue, but more variation. Slight diminution of courses to ridge.	
023	Detail, E half of roof. Dormer side harled. Slates run to dormer, with slight upsweep, sealed with mortar fillet.	NNW
024	Detail, W half of roof. Dormer side slated, with small window. Slates run to lead ridge and channel along dormer side, with slight upsweep.	NNE
	10th July 2008	
	06 Cellar East	
001	E Party wall, cellar and ground floor. Brick piers and 20 th -century steelwork in foreground. Also, new grey concrete plinths for new steelwork. Also, upright black plastic sleeves for new micropiles. Scales 1 and 2m	E
	07 Under First Floor	
002	Underside of first floor. Original (18 th –cent?) joists run N–S, sag markedly. Partly supported by 20 th -century steelwork. Underside of joists show E–W marks of both laths for plaster ceiling, and 20 th -century battens for plasterboard ceiling.	E
	08 Cellar East	
	N bay of E party wall. Scales 1 and 2m	
003	N end of wall, and chimney. Sockets for ground floor joists (E–W), and brick buttresses, perhaps for 20 th -century repair or replacement of ground floor.	E
004	Detail of rubble masonry. Base of chimney partly offset, partly dislodged.	E
005	Detail of ground floor joist socket.	E
006	Detail of chimney, base offset, joist sockets above.	E
007	Detail of offset chimney base.	E
008	N end of wall at ground level. Ground floor joists sockets. Originally plastered ‘on the hard’, but then pierced by deuks for lath and plaster.	

	N chimney in E party wall. Scales 1 and 2m.	
009 - 10	Chimney, ground and first floors. Large ground floor fireplace, blocked up with slightly irregular bricks (early–mid 19 th -cent?). Alcove with shelves to S of fireplace. Chimney breast plastered ‘on the hard’ and papered, then pierced with deuks for lath and plaster. No fireplace at cellar level. No obvious blocking.	E
011	Detail of ground floor fireplace blocked with brick.	E
012	Detail of cellar level. No sign of blocked fireplace.	E
	Middle bay of E party wall. Scales 1 and 2m.	
013 – 13a	General view. Chimneys N and S. Possible plinth in centre at ground floor level.	E
014	Detail, cellar party wall. Possible plinth in centre, just above centre brick buttress. Possible change of masonry N and S of buttress. Marked crack to S end of view.	E
015 – 15a	Detail, ground floor. Possible plinth in centre. Masonry totally different:- Small angular green sandstone, fine-grained, appears weathered. Fine, smooth lime pointing. Re-used? Encapsulated from earlier building?	E
016	As 014.	E
017	Cellar wall. Large almost rounded rubble, pinned and built to courses, sloping down to S. Detail of crack. To E of crack, N jamb and lintel of cellar fireplace partly hidden by brick buttress. Drilled stone re-used, at top of crack.	E
	S chimney in E party wall. Scales 1 and 2m.	
018	General view of S chimney, blocked fireplaces at ground and cellar level.	E
019	Detail, N jamb of ground floor fireplace. Plaster render. Floor joists sockets below.	E
020 – 21	General view of S chimney, blocked fireplaces at ground and cellar level. Contrast wall masonry N and S of ground floor fireplace.	E
022	Detail of cellar fireplace. N jamb obscured by brick buttress. Deep sandstone lintel. Blocked with sandstone rubble, cement mortared. Two courses of header bricks complete blocking under lintel. Wall S of fireplace in rubble, roughly cement-pointed.	E
023	Detail of ground-floor fireplace. Finely dressed jambs and lintel. Lintel cracked. Blocked with ashlar, cement-pointed. Chimney breast perhaps ashlar. Plastered ‘on the hard’, then pierced with deuks for lath and plaster. E–W RSJ bricked into top of chimney breast to support first floor, now missing.	E
	S Bay of E Party Wall. Scales 1 and 2m.	
024	S end of ground floor party wall. Large, faced rubble. Some re-used lintels? Cement pointed? Riveted steel column at S end, supports S façade. S end of cellar wall obscured by brick buttress. Top of cellar wall repaired in cement block, perhaps part of 20 th -century ground floor repair or replacement.	E
025	Detail of ground floor party wall.	E
	09 Cellar South-east	

026	General, SE corner, cellar and first floor, junction of E party wall and High Street façade.	SE
027	General, SE corner, first and second floors.	SE
028	Detail. Steel column, two channel sections riveted side-to side, carry twin RSJ lintel supporting façade.	SE
029 –29a	Detail, top of steel column, with riveted structure to support RSJ lintels.	SE
	10 Cellar South	
030 – 1	General, E half of S cellar wall. Brick buttresses.	S
032	E bay of S cellar wall. Rubble masonry, built to courses. Blocked opening at E end, window? Wall head levelled up to ground with brick headers.	S
033	Detail of blocked opening.	SE
034	Second bay of S wall. Random rubble. Second blocked opening, E jamb obscured by brick buttress. E buttress capped with concrete plinth. Helps to support round, cast iron column on frontage.	S
035	Detail of opening blocked with cement-pointed rubble, levelled up to ground with brick headers.	S
036	General, W half of S cellar wall. Brick buttresses and wall stubs. Cement render.	S
037	Detail. Large opening for chute or window, cement-rendered. Blocked with 6 courses of brick headers and stretchers. Irregular joist socket at top W corner.	S
	11 Cellar West	
038	General, W wall, cellar and ground floor. 20 th century brick. English bond, 5 course stretchers to 1 course headers. Vertical battens for plasterboard liner. 20 th -century ground-floor joist sockets, E–W, deep oblong section. Pend beyond wall. In foreground, early–mid 20 th -century brick pier, with concrete plinth supporting H–section rolled steel column. Plinth cast in-situ, shuttering still in place, made of re-used tongue-and-grooved boards.	W
039 - 40	Detail, S half of W wall. Opening to pend undercroft, precast lintel above. In-situ cast concrete footing.	W
041	Detail, N half of W wall. Opening to pend undercroft, precast lintel above. In-situ cast concrete footing.	W
	12 Cellar Pend	
042	S doorway to pend undercroft. Cellar fireplace in W party wall.	SW
043 - 5	Failed due to bad light. Intended as 046 – 7.	
046 - 7	Detail of cellar fireplace, with deep lintel, and niche on N side.	SW
048	W party wall, rubble. N end faced with 20 th -century brick. Cast concrete slab overhead, pend floor.	NNW

049	W party wall from N end. Faced with 20 th -century brick. Stretcher bond. Cast concrete slab overhead, pend floor.	SSW
050 – 1	N end of pend undercroft. End wall 20 th -century brick, English bond, 1:5. Rubble excrescence encapsulated in NW corner.	N
052 – 2a	S end of pend undercroft. End wall rubble with brick buttresses.	S
	13 Cellar North	
	W Bay of N Wall. Scales 1 and 2m.	
053	General. Extensive brick alteration. Surviving small ashlar masonry in NW corner.	N
054 – 5	Detail, NW corner. Large opening at ground floor, W jamb badly hacked. Small opening at cellar level, bricked up. Small square ashlar below, partly displaced.	NNW
056	Detail, Small opening at cellar level, bricked up. E jamb and sill deeply worn. W jamb hidden by pend wall. Lintel missing. Small square ashlar below opening, partly displaced. Lime mortared. Unusual. May be early.	N
057	Detail, large ground-floor opening continues down to cellar level, bricked up.	N
058	Failed due to light. Replaced by 059.	
059	Detail, large ground-floor opening continuing down to cellar level, bricked up. Traces of sill in W jamb.	N
060 – 1	Detail, traces of masonry encapsulated in brickwork in E jamb.	NE
	Middle Bay of N Wall. Scales 1 and 2m.	
062	Wall of stair tower, with entrance on W side, bricked up entrance on E side.	N
063 – 5	Detail, faced rubble built to courses, with ashlar quoins.	N
066 – 8	Detail, bricked up entrance on E side, with sill at higher level. E jamb obscured by brick pier.	N
	E Bay of N Wall. Scales 1 and 2m.	
069	General. Faced rubble built to courses. Coal chute in cellar wall.	N
070 – 1	Detail, faced rubble built to courses. E jamb of opening just visible beside brick buttress. Sill at higher level than door to W.	NNE
072 – 3	Detail, opening in wall. Coal chute?	N
	14 Under First Floor	
	E Half of Building.	
074	General. Original pit-sawn joists run N–S. E–W battens supported plasterboard ceiling, removed. Various 20 th -century steelwork, I- and channel-section. Floorboards E–W, not original.	S
075 – 5a	Detail, SE corner of building. Façade carried on double I-section RSJs. Original joists	S

	cut off, ends inserted between top and bottom flange of E–W I-section RSJ, with wooden packing under joist ends.	
076	As 074	S
077	Detail of steelwork. I-section RSJs run E–W, carried on vertical columns, cast iron tube on frontage, pair of channel sections joined back-to-back in centre of building. RSJ's change in section W of columns. Horizontal channel sections run N–S, fixed with angle brackets to the web of E–W RSJ's. Not weight-bearing (nothing rests on them except by chance). Serve to tie RSJ's to each other and to front and back of building.	WSW
078 – 8a	Detail of steelwork. Cast-iron column on frontage. On E side, twin RSJs. On W side, riveted steel joists. Supports façade.	SW
079	Detail of steelwork. Centre column towards rear of building in two parts:- Channel section on E side, H section on W side. Each supports a separate E–W I-section RSJ. Eastern RSJ passes under and supports original pit-sawn joists on its top flange. Also passes under a N–S channel section. Seem to support it, but not attached. S end of channel is fixed to web of a different RSJ.	S
	W Half of Building	
080	General. Original pit-sawn joists run N–S. E–W battens supported plasterboard ceiling, removed. Traces of laths under joists. Various 20 th -century steelwork, I- and channel-section. Floorboards E–W, not original. Nearest steel column clearly two parts (channel and H-section), supporting two separate RSJs, E and W.	S
081	In middle distance, column of two channels back-to-back, supports two RSJs at different heights. To left (E), higher RSJ supports cut-off ends of pit-sawn joists, engaged in web and propped on bottom flange with wooden packing. To right (W), lower RSJ passes under pit-sawn joists, propped on top flange with wooden packing.	S
082	E–W RSJs pass under pit-sawn joists. Joists bear on top flange. Some notched to fit. W ends of RSJs inserted in brick pend wall.	S
083	General. Just S of RSJ, joists sag pressed down by E–W steel plate supporting wooden post on first floor.	N
084	General.	N
	E Half of Building.	
085	Joists rest on top flange of E–W RSJ, with wooden packing as required. N ends of joists much repaired, rest on top flange of old RSJ embedded in N wall. N–S channel section likewise.	N
086	Joists rest on top flange of E–W RSJ, with wooden packing as required. E end of RSJ inserted into E party wall. N ends of joists much repaired, engage in web of old RSJ embedded in N wall.	N
	N Wall	
087 – 8a	North Church seen from cellar, under RSJs carrying N wall	NNW
	15 Stair Tower	
089 – 90	Stair tower base from cellar.	ENE

091	Stair tower base from cellar. Bricked up N doorway shows access either to cellar under predecessor of DC Thomson depot at rear, or central pend at lower ground level.	WN W
092	View through tower at cellar level. Central pend?	N
	16 Cellar Spine Wall	
093	Stub of N–S spine wall encapsulated in N side of central brick pier.	SW
094	Detail showing rubble masonry.	W
095	Similar on S side of same pier.	NW
096	Detail showing junction of brick and sandstone rubble.	W
097	Stub of N–S spine wall encapsulated in N side of central brick pier on frontage.	SW
098	Detail. Brick and sandstone.	SSW
099	Detail. Brick and sandstone.	SSE
100	Detail. Brick and sandstone.	SSE
	17 Drilled Stone	
101	Location in E cellar party wall, adjacent to cellar fireplace lintel.	ESE
102	Location adjacent to cellar fireplace lintel.	E
103	Detail, drilled socket in limewashed stone.	E
	11th July 2008	
	18 Stair Tower	
001 – 3	Base of stair tower, filled with demolition debris.	W
004 – 5	Base of stair tower, from metal stair. Tower projects N from surviving fragment of stone back wall, seen in R foreground.	E
006	Base of stair tower, from higher level of metal stair. Tower projects N from surviving fragment of stone back wall, seen in R foreground.	E
007 – 9	Base of stair tower, from higher level of metal stair.	E
	19 North Wall (exterior)	
010	General. Mostly missing. Brick piers bridged by RSJs to support floor joists. Surviving rubble masonry at W end. Distinctive bend in middle of roof ridge.	S
011	Detail, E end of wall.	S
012	Detail, middle of wall.	S
013	Detail, W end of wall. Surviving rubble masonry. Modified openings on ground and first floors.	S

014 – 15	Detail. Modified opening on first floor. Ashlar quions. Shallow I - section RSJs inserted as lintel. Sill broken out. Window enlarged as door?	S
016	Detail, W end of wall. Surviving rubble masonry. Modified openings on ground and first floors.	S
017	Detail, W end of wall. Surviving rubble masonry. Modified openings on ground and first floors. N end of pend from High Street, with chamfered corner on E side.	S
018	Detail, first floor opening. Traces of extension roof above opening.	S
019	Detail, first floor opening, from adjacent metal stair.	SSW
	20 North Prospects	
020 – 21	View from stair to North Church. North Church minor halls in foreground	N
022	View from stair to North Church. Congregational Church in distance. To L, rear of Sharpe's Institute, to R, rear of Sandeman Library, both now Public Houses.	N
023	North Church and rear of Sharpe's Insitute, corner of Mill Street and South Methven Street, = NW corner of medieval burgh defences.	NNW
024	Rear of tenements on Kinnoull Street.	NE
025	N wall of building, junction with W wall of Woolwich/Barclay's Bank	E
026	External stair, viewpoint of previous shots.	S
	21 First Floor	
	General Interior Views	
027	General	SE
028	General	SW
029	General	NW
030	General	NE
	North Wall	
031 – 2	W end of N wall. Surviving masonry, window enlarged to door.	N
033	Detail, W jamb. Sill broken out. Lintel removed, wall raised in brick with quadruple, shallow I-section RSJ lintel inserted	WN W
034	Detail, E jamb. Similar.	NE
035 – 6	Detail, sill broken out.	N
037	Detail, quadruple, shallow I-section RSJ lintel	N
038	General, N wall, mostly missing.	N

	South (High Street) Wall	
039	General. One window boarded up. One (W) window missing, in Tea Room to R.	S
040 - 1	Detail, first window W of Tea Room. Pre-cast lintel, modern repair. In-situ cast sill with older brick repairs. Wall foot rests on steel joist. Note that S wall is thicker from this point E, due to fireplaces and chimneys. Thinness of wall to W obscured by Tea Room partition wall. Compare 083 – 4 below.	S
042	Detail of sill and steel joist.	S
043	Detail of modern repairs. Pre-cast lintel (double) and joist-ends reinforced with new wood.	S
044	Detail, second window W of Tea Room.	S
045	Detail, foot of wall enclosed by 20 th -century woodwork. Circular-saw cuts on timber.	S
046	Detail, wooden lintel enclosed by plaster-work. Repaired joist-ends above.	S
047	Detail of joist ends. Various scarfs and furring pieces. Traces of adze-trimming on one joist side. Joist bottoms run out to sapwood. Old inserted side-wedge on one joist end. Batten nailed on nearest joist is to secure end of original bridle in front of fireplace, since removed.	WSW
048 - 9	Detail of adze-trimming, wedge, and run-out to sapwood on joist.	W
050	Last two windows at E end of wall. One permanently boarded up	S
051 – 3	Detail of boarded-up window. Wall foot rests on RSJs	S
054	Detail of last window. Wall foot rests on RSJs	S
	East Party Wall	
055	Detail of SE corner. RSJs abut party wall, steel column below. Non-original timber joists rest on bottom flange of RSJ. Alcove cupboard in party wall.	SE
056	General, E party wall. Central alcove between chimneys. Timber posts support second floor above.	E
057	S end of E wall. Corner and central alcoves	E
058	S end of E wall. S chimney. View down to ground floor and cellar below.	E
059	Detail of structure. Frontage wall carried by twin RSJs, resting on steel column at SE corner. 20 th -century wooden joist, laid flat, runs N–S. S end rests on bottom flange of frontage RSJ. N end trimmed, wedged under top flange of internal RSJ by deep timber inserted against web.	E
060	Central alcove. 20-century timber post inserted to reinforce E end of E–W beam.	E
061	Central alcove. Detail of old stencil decoration. Early 20 th century?	E
062	N chimney with blocked fireplace. Scar of 20 th -century partition, removed.	E
063 – 4	N end of wall, with scar of 20 th -century partition, removed.	E

	West Party Wall	
065	General. Mostly hidden by 20 th -century partitions forming separate room in SW corner of building, now workmen's tea-room.	W
066 – 7	N end of wall, obscured by cupboard and panels. N wall mostly missing. Second floor joist-ends much repaired, carried on single RSJ between brick piers.	W
068	S end of wall hidden by tea-room partition	W
	Workmen's Tea Room	
069	Interior of tea room. Second floor above slopes down W–E.	S
070	Detail, SE corner.	SE
071	Interior of tea room.	NW
072	Interior of tea room.	SSW
	Timber Posts	
073	W post, beside tea-room wall. Rough-sawn timber. Three layers of floor boards, to compensate for sagging.	NNW
074	Detail, base of W post. Set up with opposed wedges, resting on a flat steel bar spanning ?three timber joists below. Note bend in bar, caused by pressure of post.	NW
075	Middle post, similar. Steel bar spans four joists, with deep, downward bend. Spring steel? HGV leaf spring?	N
076 – 6a	Middle post, detail of base with opposed wedges.	N
077	Middle post, detail of base with opposed wedges.	NW
078 – 80	E post, made of two rough-sawn beams, bolted together. Modern batten nailed on is temporary strut for fencing round hole in floor.	NW
081	Detail, top of post, supports original E–W beam, sandwiched between later (but not modern) rough-sawn beams, under plaster.	NW
082	Detail. Sawn trench in original beam, for original post, secured by hand-forged nail, now exposed and bent.	N
	Under Second Floor	
083 – 4	General. Original joists run N–S. Original joists oblong in section, but shallow and irregular. Some variation in width, caused by pit sawing? Underside not always flat, due to run out to sapwood. Marks of lath and plaster ceiling. Marked sag, as joists long and slender. New repairs in yellow pine screwed (not bolted) onto side of existing joists. Partly to stiffen, partly to create level top. Some original joists ends cut off. Not due to dry rot, original feature, shows location of bridle in front of fireplace. Note change in thickness of S wall, just to R of timber post. This is due to fireplaces and chimneys in middle part of S wall. Compare 041 above.	S
085	General, shows extent of modern repairs in yellow pine.	SE

086 - 7	Detail of original joists. Shallow section, marked sag, irregular bottoms, with traces of axe or adze-trimming. Short joist-ends notched to engage on bridle, now removed. Evidence of moderate woodworm damage.	W
088	Original joists pass over central E–W beam. Modern repairs stop short. Additional, modern E–W beam runs over original joists.	N
089 –90a	Detail, joists passing over beam. Modern E–W beam above.	NW
	22 Second Floor	
	North Rooms	
	Kitchen/Lobby	
091 – 2	Entrance Lobby/Kitchen from external stair. Blocked fireplace in W party wall. Marked slope in floor and ceiling. Central E–W corridor opens to L.	S
093	Exit door to external stair. Kitchen sink.	NNW
094	Blocked fireplace in W party wall.	SW
095 – 6	Bridle in attic floor joists, to avoid joists passing under attic fireplaces. Notched ends engage on nailed battens.	WSW
	Toilet	
097	Toilet and anteroom, from central corridor.	N
098 - 00	Failed due to low light. Superseded by 101.	
101	Toilet and washbasin. Mix of early and late 20 th -century fittings. 20 th -century partition wall on R divides original window in two.	NE
102	Attic floor joists overhead, with various additions and repairs.	SE
103	Anteroom and and central E–W corridor.	S
	Washroom	
104	Anteroom and washroom from central corridor.	N
105	Detail, plumbing for washbasin (removed), and external brick wall, English bond, 1:3 headers to stretchers.	N
106	External brick wall, with external window, divided by partition. Twin precast lintel.	N
107	Anteroom and E–W corridor.	S
108	Detail of attic floor timbers. Joists interrupted by two diagonal bridles. Perhaps related to insertion of N dormer, now removed, eg internal timber turnpike stair? Joists later extended with 20 th -century rough-sawn timber.	S
109	Detail of attic floor timbers. Joists interrupted by diagonal timbers, repaired with 20 th -century rough-sawn timber. Perhaps related to insertion of N dormer, now removed.	N
	Bedroom/Boxroom	

110 – 12a	Room formed by modern plasterboard partitions. N wall entirely missing (blue tarpaulin). Original attic floor joist ends now carried on top of RSJ with packing. Rafters and sarking above are early modern, replace N dormer.	N
113	From boxroom to corridor.	S
114	Detail of joist ends carried on RSJ. Various repairs. Bridle over partition.	E
115	Detail of original bridle, perhaps avoiding dormer fireplace, now gone.	SE
	Sitting-Room	
116	General. N wall missing. E party wall and fireplace obscured by woodgrain wallpaper	NE
117	General. S partition wall reinforced by bolted-on plank at top. Support for joists above?	SE
118	General. Left door opens into Front Room. Right door is E end of E–W corridor.	SW
119 - 20	N wall missing, replaced by blue tarpaulin.	NW
121	N wall missing. Attic joists carried on RSJs.	N
122	Detail of attic floor joists.	N
123	Detail of attic floor joists carried on RSJ. Various repairs, and original bridle.	W
124	Chimney breast in E party wall. Old repairs bolted on to joist ends, and original bridle to avoid joist passing under attic fireplaces.	ESE
125	Detail of attic floor joists carried on RSJ. Various repairs, and original bridle.	W
126	Detail of rafter notched onto wall plate, resting on RSJ, but not attached to joist/collar end. Evidence of change in N wall line?	N
127	View along E–W central corridor.	W
	South Rooms	
	Bedroom	
128	General. S wall, rubble built to courses, ashlar quions, ‘plastered on the hard’. Blocked fireplace in W party wall.	S
129	Detail of S wall. Wooden safe lintel above window.	S
130	General.	SSW
131	Detail of SW corner alcove and fuse box.	W
132	W party wall, chimney and blocked fireplace.	NW
133	N internal wall. Marked slope of ceiling. Trapdoor to attic. Top of wall reinforced with plank bolted on.	N
134	Detail of plank with coach bolt heads. Slope is real, not optical illusion.	N

135	View into Front Room.	E
136	View into Front Room. Thin plasterboard partition.	SSE
137	Attic floor joists and trapdoor opening.	S
138	Attic floor joists and trapdoor opening.	N
139	Attic floor joists, with bridles either side of attic hearthstone.	NW
	Front Rooms	
140	General. Modern OSB screen to stabilise floors.	SE
141	Modern steel channel bolted onto chimney-breast to support floating joist end.	S
142	S wall with joist ends exposed.	ESE
143	S wall with joist ends exposed. Various repairs in 2 nd -floor joists.	E
144	S wall with joist ends exposed. New sash-and-case window in original stone reveal. Blocked fireplace. 2 nd -floor joists now extended to wall, previously a bridle to avoid passing under hearth. Marked slope of ceiling and lintel over widow. Floating joist now stabilised by steel channel. Note S wall is thicker to E of window, due to chimneys. Change partly hidden by steel channel. Compare 161 below.	S
145	Detail of stone window sill and rubble masonry wall.	S
146	Detail of steel channel supporting floating joist end. Previous, failed repair, perhaps due to rot in joist end and safe lintel.	S
147	Detail of second window with wooden panelling. Exposed joist ends below, various repairs. Second blocked fireplace to E.	SSE
148 – 8a	Detail of repaired joist ends inserted into wall.	SE
149	Detail of same area, showing original joists, various repairs and furring pieces. One joist shows adze-trimming on side, and strange wedge insertion into wall, seems original or very early repair.	SW
150	Second blocked fireplace.	SE
151	Detail of first blocked fireplace, with newly extended joists below.	SE
152	Detail of second blocked fireplace. Change of colour, scar, and 20 th -century studding all show modern partition here, now removed.	SE
153	Detail of modern partition under attic floor, and bridle where attic floor joist avoids dormer fireplace.	SE
154	Detailed of blocked dormer fireplace above.	SE
155	As 153, but from other side.	SW
156 – 6a	Last (E) window, and alcove in SE corner of building.	SE
157	Last pair of windows. Uniform style and décor suggests single room.	S

158	Detail of old wallpaper, painted over.	S
159	Detail of old paintwork, papered over.	S
	Under Attic Floor	
160	General, joist ends along S wall.	W
161	Detail, attic floor joist ends. Note S wall is thicker from chimney westward. Compare 144 above.	W
162	Detail beside E party wall (obscured by 20 th -century panelling and woodgrain wallpaper).	N
163 – 4	Attic floor joists pass over 20 th -century central partition wall.	W
165	Detail, joist with bark adhering to underside.	E
166	Detail, joist at W end of Front Room. Saw cuts, pit saw or reciprocating blade, not circular saw.	SW
167 – 8	Detail of saw cuts	SW
169	Detail of saw cuts	SE
170	Joists at W end of Front Room.	S
171	2 nd -floor joists inserted into S wall, E chimney, with numerous repairs and packing.	W
	23 Attic	
	West Party Wall	
172 – 3	S Fireplace. Tile fireplace, wallpaper, border. Early 20 th -century?	W
	South-West Roof	
174 – 5	Detail. Later sarking boards across old skylight or small dormer. Traces of lath and plaster attic ceiling on rafters.	S
176	Detail of roof structure. Original rafters, collars, and sarking boards, dark brown. Early 20 th century diagonal bracing of roof, after disuse of attic flats, grey. 20 th -century repair to sarking boards, light tan. New diagonal wind-bracing of roof, bright yellow. Nepus gable area beyond.	SE
177 – 8	Failed due to poor light. Superseded by 179	
179	W party wall, with inserted roof bracing in R foreground.	W
	Nepus Gable Area	
180 - 1	Nepus gable, white pastered walls, blocked fireplace, sash and case window.	SE
182	Casement window on E side of dormer. Patterned glass. Now covered over externally. Rafter with timber haunch on near side. Vertical strut beyond is 20 th -century addition. Large new OSB partition on R is to reinforce roof structure.	E

183	Detail, rafter with timber haunch on near side, plastered.	E
184 – 5	Detail of haunch.	ENE
186	Casement window on W side of dormer. Clear glass. Still visible externally. Laths exposed on dormer side. Rafter with timber haunch on near side. Vertical strut beyond is 20 th -century addition.	W
187	Nepus gable wall. Plastered on the hard. Chimney in W window jamb splitting.	SW
188	Sash and case window, with cupboard below. Fireplace bricked up.	SE
189	Fireplace, brown-painted stone. Bricked up. Egg in vent space. Pencil drawings above fireplace, toy monkey face, and man with cigarette holder, imitating Noel Coward? HOUSE TO LET sign board on paddle for fixing in window. 19 th or early 20th-century style printing. Traditional Scots use of 'house' to mean 'flat'.	SSE
190	Detail of cupboard under window. Brick blocking under stone sill suggests reduction in window size.	S
191	Detail of W window jamb showing split in masonry. Pencil graffiti on plaster include calculations and drawings. Some artistic skill. Regrettable subject matter. Prominent crest on Police Officer's helmet suggests early 20 th -century date.	WSW
192	Detail of E window jamb with cracks at top. Pencil drawings of boxer and weight-lifter.	ESE
193	Detail, W side of dormer. Rafter with timber haunch.	W
194	Detail of timber haunch.	W
195	Detail of bolt heads and fishplate securing haunch. Iron, hand-made	W
196	Detail of dormer roof. Rafter ends notched to fit wall plate. Traces of lath and plaster.	SW
197 – 9	Detail of foot of wall to W of window. Fallen plaster exposes re-used dressed stones.	S
	East Party Wall	
200	View to E party wall, with large stone fireplace. Original rafters on R, dark brown. 20 th -century diagonal bracing on L, light tan. New diagonal wind-bracing, yellow.	E
201	Detail of stone fireplace.	E
202	Detail, E party wall S of chimney. Clean, faced, snecked rubble, with grey (cement?) mortar. Late 19 th - early 20 th -century? Depth of recess compared with fireplace suggests, may be structurally part of adjacent building (Woolwich/Barclays).	E
203	20 th -century sarking boards in position of former skylight or small dormer.	S
204 – 5	Detail, centre of E party wall. Roof collar in foreground, with traces of attic ceiling. Behind, wooden lintel embedded in party wall.	E
206 – 7	Detail, centre of E party wall. Alcove between chimneys appears to run right through to end wall of adjacent building (Woolwich/Barclays). Faced snecked rubble, with grey (cement?) mortar, late 19 th –early 20 th -century. Timber lintel at rear (E) of alcove. Blocked window in gable end?	E

208	Detail of lintel. Trench and scar from partition dividing attic into N and S rooms.	E
209	Detail of lintel. Scar from partition dividing attic into N and S rooms.	SE
210	Detail of collar. Joiner's assembly mark VIII saw-cut into side.	E
211 – 12	E party wall on R. 20 th -century sarking on N side of roof shows position of former skylight or small dormer, and also repairs to rafter and joist ends. Rafters on either side of skylight stained white where previously plastered to form window reveal. Daylight coming up through attic floor!	N
213	N fireplace in E party wall, obscured with broken wood (not moved for fear of raising dust, and/or causing wider collapse). Chimney plastered on the hard, painted and papered. White stain on rafter to L where formerly plastered to form skylight window reveal. Rafter surface lightly notched with an axe to key plaster coat.	E
214	Detail of gable-end window N of chimney, with ashlar quoins, timber stiles, sill and lintel. Now blocked by brick and rubble party wall of adjacent building (Woolwich/Barclays), late 19 th –early 20 th -century.	E
	North-East Roof	
215	NE corner of attic, with blocked gable window, and marks of skylight window or small dormer.	NE
216 - 7	N E corner of roof. Rafter feet notched onto floating wall-plate, cantilevered out on early 20 th -century joist-ends, bolted to sides of original joists, and resting on top of RSJ replacing N wall. N wall line has been moved S about 0.3m. Rafter feet not connected to joist ends.	NNE
	North Roof	
218	Middle section of N Roof. Original collars and rafters run to a horizontal bressumer beam at head height. Below this, rafters and sarking boards all 20 th -century. Dormer or stair tower roof removed and boarded over. Light tan vertical studs are 20 th -century reinforcement for bressumer beam, after attic rooms disused. Bright yellow X formed by new diagonal bracing, further reinforcement.	N
219	Detail, change from old, wide to later, narrow sarking boards. 20 th -century rafter bolted on to side of last complete original rafter.	NNE
220	Detail, rafter and collat meet at horizontal bressumer beam. Lower part of beam stained white by attic ceiling plaster coat. 20 th -century reinforcing plank runs E–W under beam.	N
221 – 2	Detail, E end of bressumer beam. Collar end notched onto beam, also nailed to rafter. Rafter butt-end rests on beam. Beam-end suspended in wrought-iron U-shaped strap, nailed to side of last complete rafter. Collar end reduced to make room for strap. 20 th -century reinforcing posts notched onto modern plank under beam.	NE
223	Bressumer beam, with collar ends notched on. Trench at centre of beam for partition dividing E and W rooms of attic. Central rafter renewed above beam. 20 th -century posts support beam from below.	NE
224	Detail, trench in centre of beam cut through tension face of beam. Structural suicide!	NE
225	W end of bressumer beam, suspended in wrought-iron U-strap nailed to last complete	N

	rafter.	
	North-West Roof	
226	West party wall with stone fireplace, painted green and yellow. Damaged rafter in foreground, splinted with 20 th -century plank. Original rafter stained white with plaster from former skylight or dormer window reveal.	W
227	Detail, another split rafter, due to overloading and/or worm damage. Repair screwed into place from other side.	NE
	West Party Wall	
228	Centre of party wall, with scar of partition and change of décor between N and S rooms. N room seems 19 th -century, S room early 20 th -century.	W
229	W gable, sandstone rubble.	W
230 – 2	SW fireplace, with various repairs and reinforcements in foreground.	SW
	Roof Structure	
233	Rafters and sarking boards at W end of roof. Rafters lapped and nailed at ridge. No ridge beam. Very wide sarking boards. Gaps show tarred sarking.	S
234 - 5	Centre of ridge. Change of direction. Curious half-partition across rafters at top. Small repair in sarking; vent?	S
236	Centre of ridge. Change of direction. Curious half-partition across rafters at top. Small repair in sarking; vent?	W
237	Centre rafters cut off on both sides. Left, site of lost dormer. Right, roof of nepus gable dormer. Both dormers later insertions?	E
238	South dormer roof. Curious half partition of sapwood in middle. Interior of nepus gable end.	S
239	Detail of nepus gable interior. Plaster on steel mesh?	S
240	Bressumer beam spanning S dormer opening. Supported from below by new OSB partition.	SW
241	E end of bressumer beam supported by timber haunch on near face of last complete rafter. Collars attached to rafters with lapped dovetail joints (for tensile strength as roof spreads) and nails.	ESE
242	Detail of lapped dovetail joints.	ESE
243	General view of ridge.	
244 – 5	E end gable wall. Whitwashed rubble masonry, lime mortared. Cement repair at apex.	E
246	Detail, cement repair at apex.	E
247	Collars run across to bressumer beam.	N
248	Central rafter cut off, replaced by 20 th -century rafter.	NE

249	Collars run across to rafters beam.	N
250	W end gable wall, rubble masonry.	W
251	Detail of rafter lap joint at apex.	W
252	Centre line of attic, with numerous repairs and reinforcing struts.	E
253 – 3a	W end of S bressumer beam, hidden behind laths. Supported on timber haunch bolted to rafter with iron bolts and fishplates.	SW
254 – 4a	Detail of fishplate and bolt head, hand-made.	SW
255 – 6a	E end of S bressumer beam. Lapped behind rafter, supported by timber haunch bolted to rafter with bolts and fishplates (well hidden).	SE
257 - 8	Detail, iron bolts, nuts and fishplate, hand-made, on other side of rafter.	SW
	24 Ground Floor Detail	
259 – 60	First-floor joist ends resting on early 20 th -century steel RSJ. Cut-off ends show joists softwood, quarter-sawn.	N
	25 Attic (T Barton)	
001 – 3	General, centre line of attic, to E party wall. Various struts and reinforcements. Hatch above to upper loft, above collars. OSB partition on R to stabilise roof structure. Blue daylight from floor below, due to blue tarpaulin on missing N wall.	E
007 – 09	General, centre line of attic, to W party wall. Various struts and reinforcements. Hatch above to upper loft, above collars. OSB partition on L to stabilise roof structure. Blue daylight from floor below, due to blue tarpaulin on missing N wall.	W
010	Detail, W party wall, S fireplace.	W
011	Detail, N ends of attic floor joists cut off, repaired. Now bearing on brick pier and RSJs, with timber wall plate on brick pier. Joists cantilever beyond RSJs to support rafter feet. In foreground, original joist ends terminate on pair of diagonal bridles. Leave space for internal structure now missing, eg turnpike stair to attic? Space infilled with early 20 th -century joist ends, perhaps when attic flats abandoned?	E
012	Detail, interior of nepus gable. Render on expanded steel mesh.	S
013 – 14	Detail, centre of roof. Collars and rafters run to bressumer beam spanning S dormer, now supported by new OSB partition. Centre rafter on axis of dormer missing, cut off above.	S
015	Detail, central blocked window in E party wall.	E
016	E party wall with central blocked window. Struts in foreground.	E
017	Nepus gable dormer, with windows and blocked fireplace.	WSW
018 – 19	Detail, blocked fireplace on L, cracked chimney on R.	SW
020	Nepus gable dormer, with blocked fireplace. Blocked side window ahead. New OSB partition on R supporting bressumer beam.	E

Appendix 2 Drawing Register

<i>Sheet No.</i>	<i>Description</i>	<i>Scale</i>
1	Plan of basement and 1st floor (prior to EDM corrections)	1:100
2	Sketches of the internal elevations of the east and north walls (ground floor and basement)	Not to scale
3	Plan of attic (prior to EDM corrections), elevation of fireplace in west party wall of basement	1:100, 1:10
4	Measured sketch of the north facing internal elevation, basement.	Not to scale
5	Plan of 2 nd floor (prior to EDM corrections)	1:100

Appendix 3 Discovery & Excavation in Scotland Entry

LOCAL AUTHORITY:	Perth and Kinross
PROJECT TITLE/SITE NAME:	199–205 High Street, Perth
PROJECT CODE:	PE49
PARISH:	Perth
NAME OF CONTRIBUTOR(S):	David Bowler
NAME OF ORGANISATION:	SUAT Ltd
TYPE(S) OF PROJECT:	Standing Building Record
NMRS NO(S):	
SITE/MONUMENT TYPE(S):	18 th -century building
SIGNIFICANT FINDS:	n/a
NGR (2 letters, 8 or 10 figures)	NO 113 237
START DATE	03 July 2008
END DATE	11 July 2008
PREVIOUS WORK (incl. <i>DES</i> ref.)	n/a
MAIN (NARRATIVE) DESCRIPTION: (May include information from other fields)	SUAT recorded a standing building in the High Street, Perth, undergoing major repairs. The work was undertaken between 3rd and 11th July 2008, and was given the site code PE49. Despite drastic alterations, the building preserved many original or early features from the mid to late 18th century onwards, especially in its floor and roof timbers. The east party wall may have preserved masonry from a much earlier building.

PROPOSED FUTURE WORK:	Site evaluation
SPONSOR OR FUNDING BODY:	Panther (VAT) Properties Ltd
CAPTIONS FOR ILLUSTRS	
ADDRESS OF MAIN CONTRIBUTOR:	SUAT Ltd, 55 South Methven Street, Perth PH1 5NX
ARCHIVE LOCATION (intended)	NMRS
EMAIL ADDRESS:	Director@suat.co.uk

Appendix 4 Standard Terms of Reference for all Fieldwork

4.1 Recording Methodology

SUAT employs a Single Context Recording System that allows full cross-referencing of stratigraphy, finds and environmental samples, as well as site-wide phasing. All features will be planned at scale 1:20, and sections drawn at scale 1:10. Sections and profiles will be drawn and all features will be photographed with metric scale included. Environmental samples will be taken from archaeologically significant contexts, if the analysis of these samples would aid significantly in the interpretation of any features identified.

4.2 Human Remains

If human remains are encountered they will be left in situ and the local police will be informed. If removal is required this will take place in compliance with Historic Scotland's Policy Paper *The Treatment of Human Remains in Archaeology*.

4.3 Products and Reporting

A Data Structure Report will normally be prepared within a period agreed within the Written Scheme of Investigation/ Project Design, after the completion of the fieldwork. This forms the basic level of reporting. Further reporting may be required on the basis of discoveries made during excavations.

A copy of the report and the project archive will be deposited in the NMRS. Further copies will be sent to the client, LAAO and others, as appropriate.

4.4 Artefacts

Finds of objects will be subject to the Scots Laws of Treasure Trove and *Bona Vacantia*. SUAT will report such finds, if recovered, with supporting documentation to the Secretariat of the Treasure Trove Panel for disposal to the appropriate museum.

4.5 Discovery and Excavation in Scotland

A brief summary of the results will be submitted to *Discovery and Excavation in Scotland*.

4.6 General Conditions and Health and Safety

SUAT adheres to the Code of Conduct of the Institute of Field Archaeologists.

SUAT has public liability insurance of £5,000,000. Details of this can be provided on request.

SUAT operates a strict health and safety policy and conforms to the Health and Safety at Work Act. SUAT undertakes Risk Assessments on all fieldwork carried out.

All SUAT representatives will at all times wear protective footwear, high visibility clothing and other appropriate clothing. Hard hats will be worn if there is active plant on site or at all times if the site is deemed a hard hat area.

If lightly contaminated deposits are uncovered disposable boiler suits and gloves will be worn. A source of clean water will be made available for staff to clean hands with. If the health risk posed by site contamination is felt to be too high all further archaeological work will stop in that area.