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Kirkcudbright

Conservation works to an 18th century townhouse

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Historic Scotland Refurbishment Case Study 13

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Bob Heath - Conservation Architect

David Collin – former Chairman of Kirkcudbright History Society

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1. Introduction

This Refurbishment Case Study focuses on the upgrade and refurbishment works carried out to a category B-listed, 18th century townhouse in Kirkcudbright, Dumfries and Galloway (Fig. 1) which had been separated into two dwelling houses in the late 19th century. The owners of this property sought to repair the building and reinstate the original architectural form using a best practice conservation approach; and they employed a conservation architect and experienced contractors to supervise and carry out the work. Historic Scotland did not offer financial assistance on this project, but have included it in the case study series in order to promote and share different approaches in the conservation and repair of traditional and historic structures. This project demonstrates how an historic building of modest size can be sympathetically upgraded using traditional materials and techniques; improving the presentation of the structure and resolving many building fabric issues. The success of the works should reassure other potential clients that much conservation work on domestic buildings is well within the grasp of most homeowners.

The works were carried out at no. 27 & 29 High Street, Kirkcudbright between in 2001 and 2014. The owners purchased the two properties in 2000-01, and used both premises as holiday/guest accommodation with a view to it becoming a family home in the future. Neither property had been left unoccupied for any lengthy period in recent history, and the general internal condition was satisfactory, although no. 27 was in a poorer condition than no. 29, largely due to a failing skew cope and issues associated with the removal of a chimney, and the use of cement mortar on the hard whinstone of the external walls. As the owners became familiar with the building, and following a series of basic repairs internally, the decision was taken to re-join the properties, reinstating the single dwelling which was likely in existence during the Georgian period. This case study describes this process and some of the lessons learnt. As this was a long project, with the owners and design team learning along the way, there are some aspects that might, in hindsight, have been done differently. However, the use of appropriate materials and techniques in the reinstatement has shown that changes can be made to good effect, improving the internal living spaces and the technical performance of the building fabric, whilst also raising the amenity of the historic High Street. Many of the approaches used in this project are likely to be able to be replicated elsewhere in Scotland with a similarly successful outcome.

Fig. 1: *No. 27 (left) and No. 29 (right) High Street, Kirkcudbright prior to works*

2. Historical analysis

The owners were interested in uncovering the history of the building. Getting a feel for the history of a building is useful prior to undertaking refurbishment works; not only does it provide information on previous alterations and/or original materials, but it also provides an opportunity to document the building prior to, and during alteration. Through the help of a local historian, the conservation architect and a student volunteer from Historic Scotland, a visual assessment was carried out to establish a probable timeline for the building. This is outlined in detail in Appendix A. The oldest part of the building appears to be in the rear snug, where there is an arched lintel and a window margin with roll mouldings, typical of 16th century construction (Fig. 2). A cobbled stone floor was also uncovered in the snug underneath a timber floor (Fig. 3). On the front elevation the remnants of an older door are still visible (Fig. 4), which, according to historical records was likely the entry door for a shop which once existed on the premises.

Fig. 2: Arched lintel and roll mouldings on window margin beyond.

Fig. 3: Cobbled floor excavated in snug

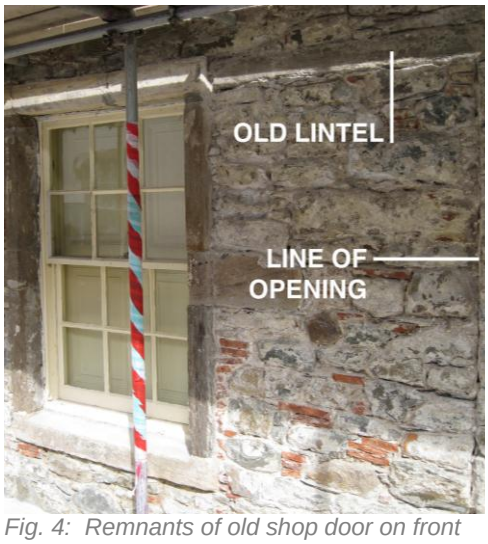

Fig. 4: Remnants of old shop door on front elevation

3. Objectives of the project

The property was purchased with a long term plan in mind, and this would play out over several years. While the plans for the building changed over time, often reacting to site conditions, the following were the broad objectives of the project:

- To create a comfortable family home with flexibility to accommodate up to six people.
- To restore the building to the original mid-18th century design.
- To balance the demands of conservation and functionality within the building.
- To contribute to the 'Artist's Town' heritage and architectural character of Kirkcudbright, acknowledging the building as an important part of the High Street.
- To undertake conservation work to the highest affordable standards; as recommended by the conservation architect and local planning authority.
- To continue to occupy the building as a functioning home during the works.

4. Design approach

Based on the historical analysis the owners decided to reinstate the layout from the Georgian period, re-connecting the two properties to create one house. This made sense internally, returning the rooms to their previous proportions, and providing a larger home for

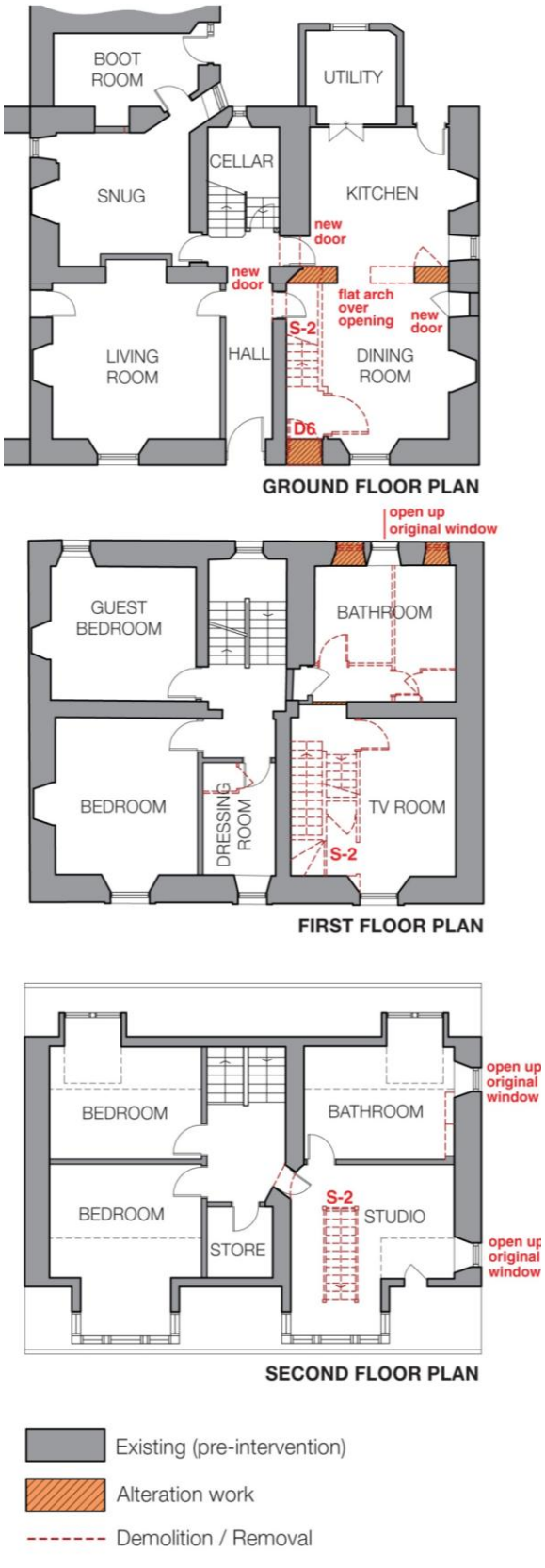

Fig. 5: *Proposed alterations*
(note drawings are not to scale)

the owners. This also facilitated the reinstatement of the symmetrical Georgian façade to the High Street. The alterations are outlined in Fig. 5.

Ground floor alterations

A 1970s utility addition to the rear was renovated to continue to be used as a utility room, housing items such as the washing machine, freezer and other appliances.

The front door to number 29 (D6 on Fig. 5) was removed and the wall reinstated in whinstone and lime.

The second stairwell, which was put in as part of the house division in the late 19th century was removed (S-2 on Fig. 5) as it was no longer needed. This required reinstatement of structural elements but considerably increased space in the dining room. The details are covered later. The door openings along the hall on the ground floor were reinstated and salvaged doors were procured to fit the openings.

The owners wished to create a larger living space by connecting the kitchen and dining room. This required removal of a portion of an internal masonry wall, which might have been part of an earlier building. In order to minimise the impact of this alteration, the archway was kept to a modest width; wide enough to allow ease of movement but narrow enough to maintain the feel of two rooms.

First floor alterations

In the bathroom on the first floor the partition walls were removed and the original window was reinstated. Two addition windows of later date were removed and the openings closed in with whinstone rubble and lime.

Second floor alterations

Two window openings in the gable wall on the second floor had been previously in-filled; these were opened up and new timber-frame windows manufactured and installed. A door to the second floor bathroom was also reinstated, and a new opening for a door was created between the hall and studio.

The four attic dormers, added in the 1930s, were retained. Although the two dormers on the front elevation disrupt the aesthetic of the original

façade, the style of these later dormers is prevalent in the town and they provide natural light to the attic rooms. The refurbishment works did provide an opportunity to clad the dormers in a less conspicuous way, which is discussed later.

5. Improvement works

5.1 External envelope

Prior to undertaking any improvement works the building had to be made wind and watertight, and in a good state of structural repair. The roof was leaking in a number of locations and there was evidence of damp on the interior side of the gable end stone wall. It is fundamentally important to address the causes of damp and water ingress at the commencement of a project. The works comprised slate roof repairs and masonry works to the external walls, and these are described below.

Slate roof repair

The slate on the roof was believed to be from Lancashire. The slates were laid in diminishing courses, utilising random lengths and widths. The wallheads were finished with sandstone skew copes on each gable. The existing roof had been re-slated at least once in its history, and the current slates were fastened directly on the sarking. A number of disused wood pegs were found within the roof space, indicating the presence, at one time, of a much older slate roof, or possibly a stone slate roof hung on battens.

As some of the slates were coming to the end of their life, and the fastenings were much corroded (sometimes called “nail sickness”) the roof was fully stripped. Approximately 40% of the existing roof slate was redressed and reinstated, while the remainder was replaced with a matching slate. There were asbestos tiles on the dormers, which were removed and replaced with slate. The slates had been laid on a ¾” sarking board, some of which was degraded and rotten. This was removed and replaced with new treated boards of the same dimensions. Structural roof timbers were also checked and minor repairs were undertaken where necessary. While the roof was stripped there was an opportunity to install a vapour open membrane over the top of the sarking board and underneath the slate (Fig 6). This type of roofing felt has been determined suitable for use on certain slate roofs[1] without the need for roof vents or additional ridge/eaves ventilation. The slates were fastened back in place with copper nails, which have a longer life span than ferrous metal or galvanised nails.

There was zinc and lead roof flashing throughout. The decision was made to replace all the flashing with new lead flashing (Fig. 7) . It was discovered that water was penetrating the junction of the slate and the sandstone skew on the south gable wall causing considerable damage on the interior side. New lead flashing was installed along this skew. The re-slated roof is shown in Fig. 8.

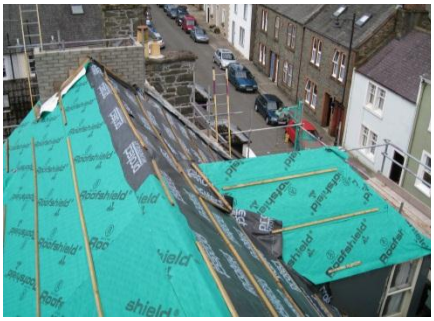

Fig. 6: *Roofing membrane installed on roof after it was stripped of its slate.*

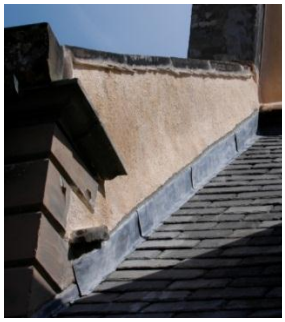

Fig. 7: *New lead flashing along existing cope*

Fig. 8: *Reslated roof - rear view of property*

[1] BBA Agrément Certificate 99/3648 Product Sheet 1 and Agrément Certificate 96/3220 Product Sheet 1

External masonry repair

There were patches of cement on all facades of the building. Water was penetrating directly through the south gable wall, causing a build-up of damp inside. This was possibly exacerbated by the presence of a thin layer of cement render which had been applied to much of the gable wall in a misguided attempt to stop rain penetration over the years. Instead of solving the problem, this cement render trapped water in the wall, preventing evaporation due to its impermeable nature. The decision was taken to remove all cement render and other patching (Fig. 9). Cement render was also removed from the utility room addition to the rear and the exterior yellow paint was removed from the facades of number 27. After removal the walls were repointed with a lime mortar. Lime mortar is a flexible, vapour permeable mortar, suitable for use on rubble stone walls. Small 'pinning' stones were used to fill in spaces between large stones where required. The additional entry door to number 29 was also in-filled with stone (Fig. 10). A lime harl, also vapour permeable, was then applied to all elevations, including the additions to the rear. This had the added result of unifying the exterior aesthetically. Georgian houses with a rubble masonry exterior walls would typically have been lime harled (Fig. 11).

Fig. 9: *Repointing work to the external walls*

Fig. 10: *Entry door to no. 29 is in-filled with stone, to the right of the existing entry door*

Fig. 11: *A portion of the front facade after application of the lime harl.*

5.2 External alteration and improvement works

Chimneys

The chimney stack at the south gable end of the house had been demolished at some point during the building's lifetime. Replacement skew cope stones had been inserted at the time of the demolition but were a different size to the existing ones, putting the skew out of line. Without the chimney stack the front elevation appeared unbalanced and the owners decided to reinstate the chimney on the gable wall (Fig. 12). The new chimney stack was built of brick finished with a sandstone cope, and four clay chimney cans on top (Fig. 13).

The chimney stack on the north end of the building had been raised when the adjoining property was built (Fig. 14); this stack was repaired with lime mortar and both stacks were rendered with lime.

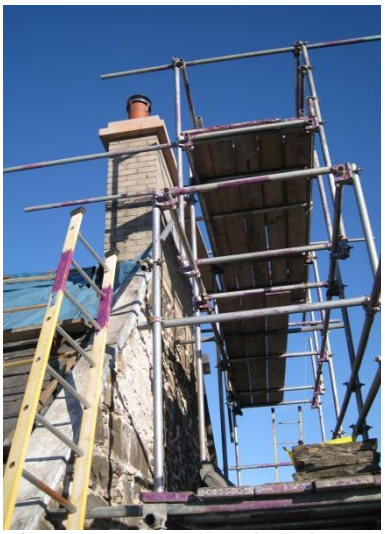

Fig. 12: *Construction of south gable chimney stack*

Fig. 13: *Reinstated lime harled chimney stack*

Fig. 14: *North chimney, in line with chimney of adjoining property, prior to repair.*

Dormers

It is thought that the four timber-frame, tile roofed dormers were added circa. 1937, replacing older roof lights. The dormers are not symmetrically placed, due to the location of the roof rafters beneath. They were added to provide additional usable floor area in the attic and to provide more natural light. While generally in good condition the exposed softwood cheeks had started to rot from water penetration so they were replaced (Fig. 15 and 16).

Fig. 15: *Front dormer prior to upgrade and improvement works*

Fig. 16: *Rear dormer prior to upgrade and improvement work*

Fig. 17: *Front dormer (street facing) with new lead cladding*

Fig. 18: *Rear dormer with lead flashing and cladding*

The cheeks were then covered with lead (Fig. 17). The lead provided better protection from the elements and also reduces the visual impact of the dormers. As a dark grey roofing material, it allows the dormers to blend into the roofscape (Fig. 18).

Gutters and drains

All the plastic gutter and drain pipes were replaced with cast iron painted fixtures. They were painted a dark grey colour in an effort to emulate the colour of old lead downpipes that were probably originally present.

Windows and external doors

The existing windows were Georgian and Victorian era single glazed timber-frame sash and case windows. There were also modern PVC windows at the rear, on the utility room addition and in the dormers. The front elevation had a mix of six-over-six Georgian style windows and one-over-one Victorian style windows. Three of the front elevation Georgian style windows were restored and remain in use. Due to the poor condition of a number of others it was determined that replacement was a more viable, cost effective long-term option. On the side and rear elevations of the main house the existing Georgian and Victorian windows were replaced with new bespoke softwood single glazed sash and case windows of a mid 18th century pattern. One of the surviving Georgian windows from the front elevation was used as a template for the new windows (Fig. 19).

It should be noted that at the time the windows were being replaced, slim profile double glazing was not as widely utilised as it is today. The owners did not wish to disrupt the window casings by installing thicker, standard size double glazing units, and so opted for single glazing instead. If the work was undertaken today, slim profile double glazing would be the first consideration.

New Victorian style timber single glazed sash and case windows were installed on the front dormers and the rear utility addition, to distinguish these elements as later additions. The rear dormers were upgraded with Georgian style single glazed timber sash windows, as it was decided this was more aesthetically pleasing and in keeping with the other windows on the rear elevation.

The result was a consistency of style across the three elevations (Fig. 20). The argument could be made that the existing Victorian windows should have been retained and restored. However this would have affected the reinstated Georgian façade. This decision was made in discussion with the owner, conservation architect and the local planning authority.

Fig. 19: *New Georgian style window on front elevation, constructed from a template based on existing windows. Note the aged appearance of the stone surround is maintained.*

Fig. 20: *The rear elevation after new windows had been installed*

A triple sash single glazed window in the rear stairwell was also restored. This 27 pane window is an unusual and interesting feature of the building (Fig. 20).

The existing front door was in good condition, though it was starting to rot at the bottom due to water ingress along the threshold (Fig. 21). A portion of the bottom panel was removed and the replacement panel incorporating a wood drip detail was added to prevent wind-blown rain from coming in beneath (Fig. 22).

Fig. 21: *The front door of the property before works were carried out*

Fig. 22: *The front door after refurbishment, with an improved drip rail across the bottom*

5.3 Internal alterations and improvement works

Floors and removal of the second stair

The late 19th century staircase at the front of the house was removed. This required some structural strengthening work as a section of new floor joists had to be installed and tied into the existing floor joists (Fig. 23). This work proved more difficult and time consuming than originally thought, and required the insertion of steel flitch beams (steel plates supporting wood) to support the TV room floor (Fig. 24).

Fig. 23: *Staircase removed from first floor with wood panelling revealed behind*

Fig. 24: *Structural steel supports required under existing floor beams*

When the staircase was removed from the first floor it revealed a full wood-panelled wall in the 'TV room' (Fig. 25). It is not known what period this panelling dates from. The panelling has never been painted, but was found papered over, which is unusual practice for panelling of this period. This panelled wall has been left exposed in the room as an interesting feature which tells the history of the property.

Fig. 25: *Staircase removal from the first floor revealed a wood panelled wall behind*

In the ‘snug’ on the ground floor the existing suspended wooden floor dating from the 1930s was removed, as it was in poor condition and starting to rot in some areas. The room had been used as a kitchen for the number 27 property. The solum (sub-floor) was exposed, uncovering an old cobbled floor beneath (discussed further in the Historical Analysis). The cobbled floor was considered too uneven for present day use by the owner, so a local historian was invited to document and photograph it before it was covered up again. Such documentation is considered good practice. The cobbled floor was covered with an aggregate and sand foundation, onto which a lime mortar bed was poured. Local sandstone flags were placed onto the lime bed, without mortar joints (Fig. 26 and 27). This approach was based on the floor treatment seen in the basement rooms of the nearby Broughton House, a recently restored National Trust property.

Fig. 26: *Sandstone floor laid on aggregate and sand foundation*

Fig. 27: *Sandstone floor laid without mortar joints*

Fireplaces and flues

When the house was purchased there were eight open flues still in use, though four had been capped during the removal of the chimney. Under the refurbishment works several of these were taken out of use, though all the flues were retained in-situ. The decommissioned flues were kept open to provide ventilation and prevent dampness, and the existing hearths were retained (Fig. 28). Three of them provide ventilation for the kitchen and bathrooms. Three operational fireplaces were kept at ground floor level in the dining room, sitting room and snug. A stove was added in the snug (Fig. 29).

Fig. 28: *Existing hearths were retained in all rooms, but were either plastered over or a fireplace was reinstated.*

Fig. 29: *New stove in the existing hearth in snug*

Internal linings and plasterworks

The owners were committed to using lime plaster and pigmented lime-wash on the interior walls. It is likely that some rooms in the house, particularly the service rooms to the rear, were lime-washed, but it is difficult to know the original wall finishes throughout. Lime plaster was applied to new timber lath in some rooms (Figs. 30, 31 and 32), but this was not possible in all locations. The lime plaster is vapour open, and together with the lath, allows a degree of air and moisture movement, which is compatible with traditional mass masonry walls. Some external walls were repaired internally with plasterboard on studs, gypsum plaster and emulsion paint, due to budget constraints. In the snug to the rear of the property, the existing stud lining was removed and the walls were lime-washed over lime plaster 'on the hard' (directly onto the masonry wall).

Fig. 30: *Application of lime plaster to timber lath*

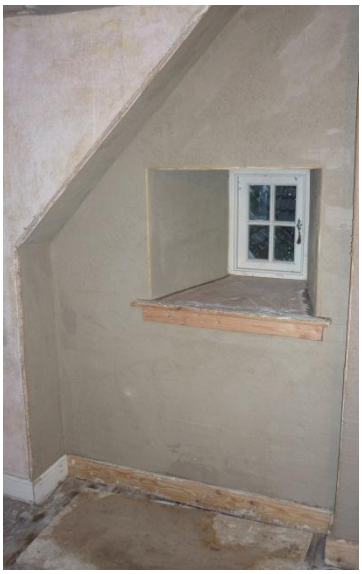

Fig. 31: *Lime plaster with timber beading*

Fig. 32: *Lime plaster walls were then lime-washed resulting in an ochre coloured interior*

Joinery and ironmongery

Much of the original interior timber was conserved, repaired and reused, for example old architraves were used on new doorways, and the existing front door was restored. All surviving window shutters were also retained and/or refurbished (Fig. 33). Ironmongery was also cleaned and reused (Figs. 34 and 35).

Fig. 33: *Existing shutters retained throughout*

Fig. 34: *Existing ironmongery - door closer*

Fig. 35: *Window latch*

Thermal Improvements

While much of the work in the project concerned alterations and reinstatement, the owners were keen to incorporate as many energy saving measures as possible. To reduce heat loss through the windows, the owners are using the refurbished shutters effectively, regularly closing them to keep in heat. Mineral wool was installed behind new lath and plaster in some rooms, and between stud framing where walls were built out (Fig. 36). This work was carried out early in the project, and since that time the owner has begun to investigate and use more sustainable, environmentally friendly insulation products such as sheep's wool and wood fibre board. Sheep's wool insulation was added in the cooms when the roof slate and sarking was removed, and the owner also intends to insulate the loft space with sheep's wool. Wood fibre board insulation was installed in the ceiling spaces (Fig. 37). These latter products suit traditional buildings due to their 'breathable' (vapour open) characteristics, and the installation of this type of insulation has proved very satisfactory to the owner to date.

Fig. 36: *Mineral wool insulation installed between studwork prior to application of lath and plaster*

Fig. 37: *Wood fibre insulation board installed in ceiling space above the dining room serves as acoustic and thermal insulation.*

6. Planning permission and building warrant requirements

In projects involving refurbishment and/or alteration to a listed building, it is important to establish communication as early as possible with the local planning authority. In this case the owners and the conservation architect maintained a continuous dialogue with the local authority throughout, ensuring the conservation officer and building standards officer were in agreement with all alterations undertaken on site. Listed buildings are assessed on a case by case basis by the local authority, and often a degree of compromise is required by all parties involved for proposed alterations.

The second stair

The owners had hoped to retain a portion of the second stair (Victorian stair) connecting the first floor and the second floor, whilst removing it at ground floor level. As they were intending to alter an existing stair, the stair was required to achieve compliance with the Building Regulations for escape (during fire). In the end, rather than alter the stair substantially to achieve compliance, the owners decided to remove it. This removal exposed the wood panelling (Fig. 25), which the owners have retained.

Fig. 38: *The original opening for the bathroom can be seen between the two windows. These two later windows were removed and in-filled, and the original window reinstated.*

Fig 39: *The new stone surround for the window*

Fig. 40: *Window reinstated at a higher position than the original window in this location*

Bathroom window on second floor

The previously in-filled bathroom window on the second floor was reinstated during the works. However the previous sill height of the window was determined too low, and unsafe at upper storey level should someone fall against it. The owners, in discussion with the local authority, agreed to raise the window and the sill height in order to address this issue (Figs. 38, 39 and 40).

Additional exit door from second floor

In order to comply with exit requirements from all occupied rooms, a new door was installed on the second floor from the ‘studio’ so that it led directly to the stairwell.

Fig. 41: *The completed works - 2010*

7. Conclusion

Despite the disruption during the works the owners are very happy with the results achieved (Fig. 41). In a presentation made to the Local History Society in Kirkcudbright they outlined some 'lessons learned' during the process:

- The importance of taking the time to understand *how* your building functions before carrying out any works, e.g. What is it constructed of? Where is ventilation occurring? Where is the building failing and why?
- The importance of a 'minimal repair' approach - to do only what is necessary, and to carefully justify any repair and/or replacement work carried out.
- To obtain the early and continued input and advice of conservation professionals, the local authority and Historic Scotland.
- Where alteration, improvement or upgrade works are taking place evidence of the architectural history or character of the building should be retained, e.g. retaining nib walls where original walls are removed, or keeping original fireplaces even if they cease to be working ones. It is also important to photograph and document the building prior to and during intervention.
- Avoid inappropriate alterations/modernisations. Where modernisation is required carefully determine the least disruptive course of intervention. In short, avoid the unnecessary loss of building fabric.
- Involvement and discussion with the local community, particularly immediate neighbours, who may learn from the works undertaken, and in some cases may share in the responsibility of the upkeep of your property, e.g. adjoining chimneys and skews, shared downpipes etc.

8. Summary

This case study describes a range of repair, upgrade and improvement works in a listed domestic property. The house has been restored to a workable configuration, reinstating previous architectural proportions. The owner, in undertaking this work, learned a lot about the appropriate use of traditional techniques, and the benefits of using technically compatible materials, such as timber lath, lime plaster and sheep's wool insulation. This has resulted is a warm, dry building upgraded using traditional methods and materials. Early discussions with the local authority ensured the owner and architect developed the project in keeping with the regulatory requirements and the advice of conservation officer. Examples of completed interiors are shown in Figs. 42 and 43 below.

Fig. 42: *Ground floor sitting room*

Fig. 43: *Snug with arched lintel and recessed window on far right*

APPENDIX A : HISTORICAL ANALYSIS

1. Context within the town

The building is located on the High Street in Kirkcudbright. The High Street is the original main street in the town (Fig. 44) and the original layout of the street dates from the middle ages. The street is unusual in that it turns a sharp corner mid length; it follows the line of a raised gravel ridge that built up between the head of the Manxman's lake and a nearby creek[2]. By 1832 a town map shows that several more streets had developed around it (Fig. 45). It is difficult to ascertain when no's 27 and 29 were built, as earlier maps do not provide sufficient information at street level. The listing description acknowledges that the site is well established and it is described as "18th century, possibly incorporating earlier work, [with] 19th century alterations."[3]

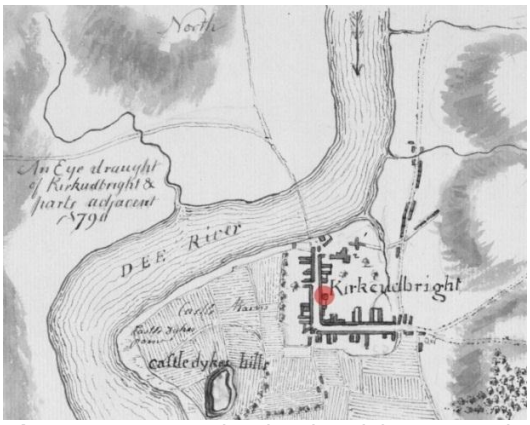

Fig. 44: *1790 map showing the High Street and approximate location of the building. © National Library of Scotland. Licensor www.scran.ac.Uk*

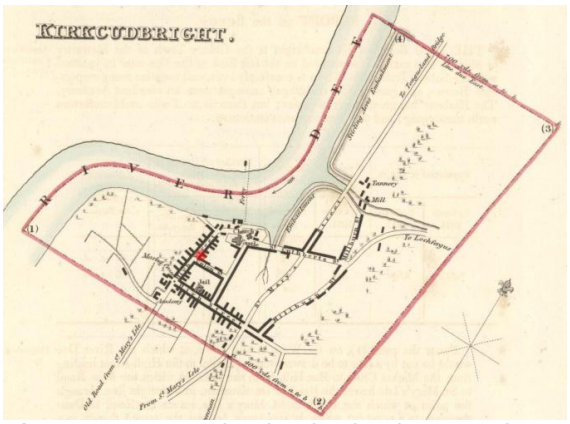

Fig. 45: *1832 Map showing the development of surrounding streets*

Ordinance Survey maps from the 19th century provide much more detail. The OS maps from 1850 and 1893 show the building quite clearly, including the vennel to the yard and structures behind the house. In the 1850 map (Fig. 46) the building is shown as one property, with an addition already in existence to the rear. In the 1893 map it appears as two properties; the addition to the back is also outlined separately (Fig. 47). This may be due to lack of detail on the 1850 map or more likely it indicates that by then the building had become divided into two dwellings. The street pattern has changed little since that shown the 1893 map, and much of the High Street remains from that time. Fig. 48 shows 'Old High Street' in Kirkcudbright and Fig. 49 illustrates Kirkcudbright today.

Fig. 46: *OS Map 1850*

Fig. 47: *OS Map 1893*

[2] Robison, Joe, *Kirkcudbright*, 1926
[3] Historic Scotland Listing description, Ref:36507, http://www.historic-scotland.gov.uk/historicandlistedbuildings

Fig 48: *A historic view of the High Street - no 27 and 29 can be seen on the right*

Fig. 49: *Kirkcudbright High Street today*

2. The evolution of the site

The removal of many layers of modern linings allowed a much better appreciation of the building to be made. While most evidence suggests a respectable townhouse of the mid 18th century suitable for a local merchant, the identification of an early window in the North wall, pre dating the next door house, and showing mouldings and characteristics of the 16th century, suggested that parts of the structure were much older. This part of the building now forms the snug in the rear of no. 27. The walls of this room are of thick rubble. A window margin with a roll moulding is still visible on the outside edge of the window, adjacent to the brickwork that blocked the window when the next door house was built, and the arched lintel is also typical of good quality 16th century construction. The bricks that subsequently were used to close the opening are of hand-made appearance, and their bedding is typical of the mid 18th century (Fig 50). A fragment of what appears to be the bottom rail of a casement window was found in situ on the window cill, along with some fragments of glass (Fig. 51).

A cobbled floor was uncovered in this room beneath the suspended wood floor in the same room (Fig. 52). There is possible evidence of a doorway in the back wall (between the 'snug' and 'boot room') which could be indicative of a rear entry door (D1 on Fig. 57). This has been deduced from the presence of a recessed shelving unit in the wall of the boot room, indicating a possible former opening. The height of this doorway (determined by the recessed shelving unit) corresponds with the level of the cobbled floor.

The above evidence implies a small single storey cottage which was then likely extended south-east creating a longer rectangular cottage. The kitchen is of similar proportion to the snug, in line with its exterior walls. Extending the cottage in this direction would have

Fig. 50: *Roll mouldings on window.*

Fig. 51: *A portion of an old window frame and fragments of glass*

Fig. 52: *Cobbled floor excavated in snug*

retained the flush building frontage to the street, and the original street entry door. The boot room (part of a larger addition) was likely added at this time also, as it appears to be of similar construction (Fig. 53).

Thomas Reid alterations 1755

The cottage was renovated by Thomas Reid, a baker and later a Baillie of Kirkcudbright, in 1755[4]. It was extended to create a large Georgian residence. At this time the hall was likely to have been wider than it currently is, and the window in the living room would have been centred in the room (wall shown dotted in Fig. 57). It is also likely that the upper stories were added at this stage. The previous floor plan would have been too small to accommodate a staircase. The skewed window opening in the snug (Fig. 53 and 'skew' in Fig. 57) possibly dates from this period also, though it is not clear if this was at one time an opening or if it was always a window, providing light for the snug.

Fig. 53: *Boot room addition to the rear of the house to the right. The later utility room extension is visible on the left.*

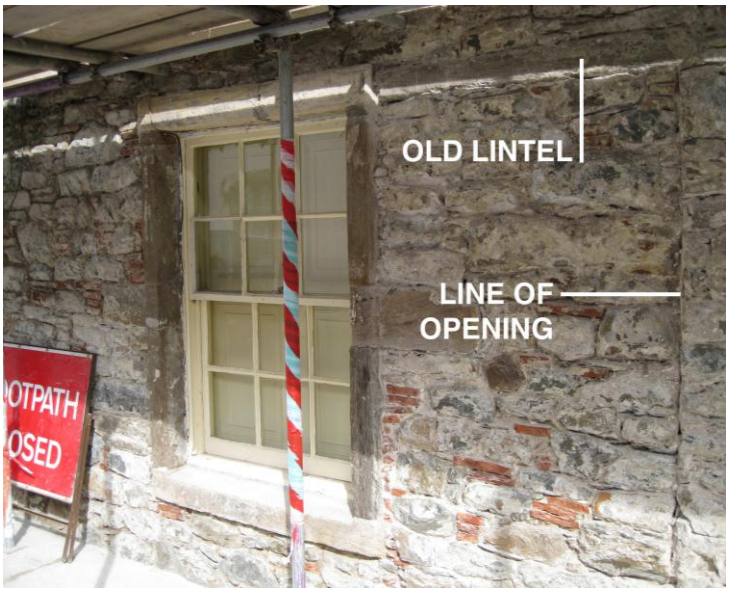

Fig. 54: *Remnants of old shop door on front elevation*

Development 1755 – 1848

There is a reference to a shop in this property in the Stewartry Valuation Rolls[5]. This might explain why the wall in the living room was moved; to create a larger room for the shop and to accommodate an additional entry door from the street. The remnants of the shop door were uncovered on the front elevation (Fig. 54, D4 on Fig. 57).

The listed building description states that number 23 and 25 (to the north-east of number 27) are a pair of terraced houses built in the early 19th century. At the time of this construction the windows along the north side of number 27 would have been in-filled.

It is not known when the shop ceased to operation, though the Stewartry Valuation Rolls confirm that it was no longer there in 1848.

On the first floor the dividing wall between Room 4 and the WC was probably added during this period, resulting in two new windows and the in-fill of the original window.

[4] Cognition and Saisine, December 1813
[5] Stewarty Valuation Rolls, Kirkcudbright

Development 1848 – 1970s

The house was divided into two houses, likely during the Victorian period and after the shop had closed. This would explain why the shop door was removed, and a new entry door was added (D6 on Fig. 57). A second internal stair-case was also built (S-2 on Fig. 57). Two doorways along the central hall would have been in-filled at this time also (D5 and the opening in kitchen through to the S-1 on Fig. 57).

The four large dormers, two on the front façade (Fig. 1), and two on the back (Fig. 55), were added circa. 1937. This has been determined by an old photograph sourced in the Canmore[6] catalogue, taken prior to 1937 which shows small skylights in the roof.

The wall between the Store and the WC (Fig. 57) was probably added at this time, dividing what would have a been a first floor drawing room.

Fig. 55: *Dormer on the rear of the property. There are two dormers to the rear of similar size. Both were added circa. 1937.*

Fig. 56: *Utility addition to rear of property. Built in circa. 1970.*

Development 1970s

A small single story, brick extension with cement render finish was added to the rear during the 1970s (Fig. 56) to provide a utility room. It has a pitched slate roof.

For more information on the building and its history the author, Craig Fabian, can be contacted on craig.j.fabian@gmail.com

[6] Canmore Collection, Royal Commission on the Ancient and Historical Monuments of Scotland (RCAHMS)

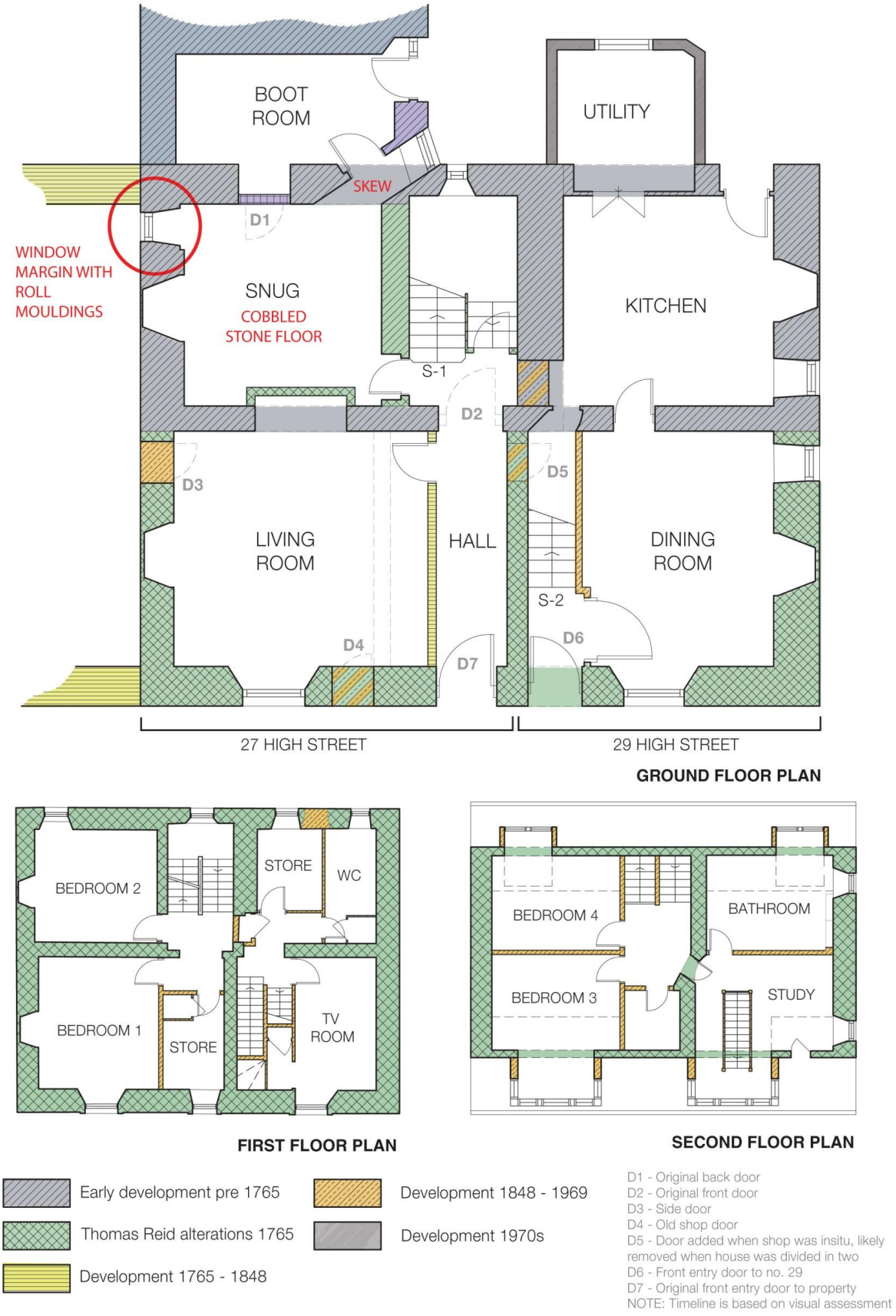

Fig. 57: *Timeline (not to scale)*

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