

Lot 12, Lower Pulteneytown, Wick

(Northern Refrigeration and Larnach sites)

Photographic Record and Standard Building Survey



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For

Highland Housing Alliance

Fairways

Castle Heather

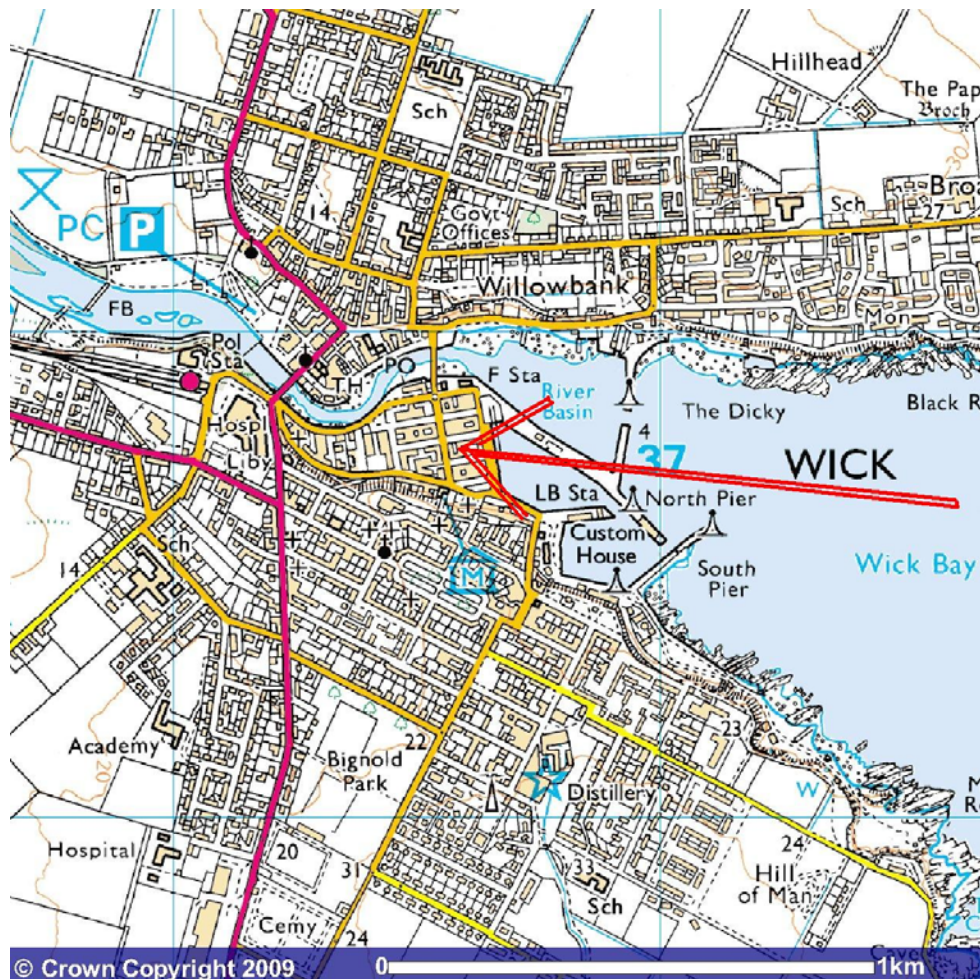
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Location:



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1.0 Introduction

This Survey covers two adjacent applications:

- Conversion of existing units into 1 house, 2 flats and 2 maisonettes at 6 Saltoun Street, Wick (Larnach site) CA-07-661: Photographic Record
- Demolition of industrial building, conversion of warehouse into 2 houses and 4 flats at 14 Williamson Street, Wick (Northern Refrigeration site) CA-08-316: Standard building survey

The two sites originally formed one lot, feud from the British Fisheries Society in 1808, although subsequently divided, altered and subject to change of use. The two surveys are therefore presented together.

2.0 Objectives of Survey

The buildings are located within Lower Pulteneytown Conservation Area. Many of the buildings here date to the establishment of the fishing settlement by Thomas Telford and are therefore of considerable historical interest. Although the exteriors and interiors of the buildings may have been altered, it is important that the buildings be recorded in their present state. This record is considered to be best served by a photographic record of the Saltoun and Williamson Street buildings (Larnach site) which are to be converted to dwelling units while retaining their original frontage. The Northern Refrigeration site includes an original store building which is to be converted into flats and the brief from HCAU is that it be recorded by a Standard Building Survey.

No recommendations will be made for preservation of features in situ at this stage of development. It should be noted that the development forms only a small part of the early 19th century settlement, much of which is derelict and likely to decay further or to be viewed for conversion or demolition. No previous building survey has been carried out in this detail, and one important outcome of this survey may be the increased understanding of the built heritage of the area, to inform future proposals for conversion or preservation.

3.0 Historical Background

3.1 General History of Lower Pulteneytown

In 1803 the British Fisheries Society purchased 390 acres of land in the south side of the River Wick to develop as a fishing station. This land, originally a part of Sir Benjamin Dunbar's estate of Hempriggs, consisted at the time of arable and pasture ground with seven households. Thomas Telford took on the task of designing the new settlement.

On the lower ground, 21 large lots for curing houses were laid out on what had been links. The lots were 60 by 120 feet and the curing houses had to be at least 60 by 22 feet and 18 feet high with proper sheds and cellars. There was a very strict rule in the new settlement, that no fisherman or cooper might own land in the town other than his own lot. This was aimed at producing a class of professional fishermen.

The curing house lots on the links were put up for auction in 1808, an entirely new practice. The result was extremely successful, and on one day eleven curing house lots were let at a total rent of £49 8s per annum. By 1809 several had already been built on. The architectural style is quite uniform, both for the domestic buildings and for the larger stores, suggesting that all were built within a fairly short time period to a standard design. Telford had stipulated that all the houses had to be completed within two years, and were to be two stories high and covered with slates or tiles. Although Telford gave suggested plans for the house interiors, the tenants could do what they liked.

Despite the uniformity of the frontages, some of the dwellings, intended for the use of the resident feuars, were quite spacious and well-appointed (see, for example, 6 Rose St) Others, for the use of coopers, fishermen and seasonal workers, were more functional and could be subdivided into individual rooms to let.

By 1830 Pulteneytown reached a resident population of 2,200 and there was great pressure for rooms to let during the fishing season. However, the outbreak of cholera in 1832, the failure of the herring in 1834 and a severe storm in 1848 all led to a lack of confidence in the management of the settlement by the British Fisheries Society, which by 1848 had given sold their other northern fishing stations to concentrate on Pulteneytown. Despite investments of capital to improve the breakwater at the harbour, the fishing industry was taken out of the hands of the Society in 1880, leaving it with the role only of collecting the rents in Pulteneytown. The British Fisheries Society eventually sold the estate of Pulteneytown in 1890 to one Mr John Usher of Norton.

The town did not increase in size through the 19th century, despite seasonal overcrowding which swelled the population from an estimated 5-6,000 to 12,000 or even 15,000 by an influx of workers from Ireland, S and W Scotland, Cornwall, France, Holland and Norway. The lack of accommodation was such that two or three boat crews had to share a single room.

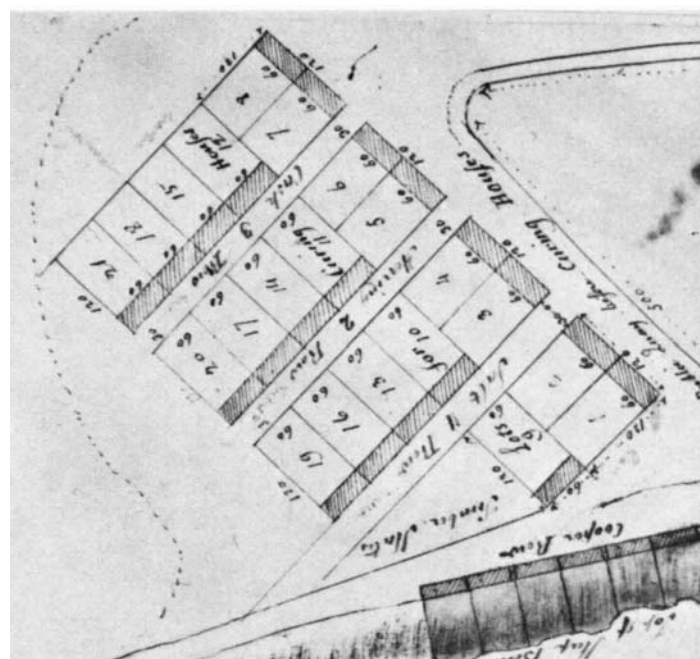
3.2 Telford's plans for Lower Pulteneytown

Telford's first plan for the village and harbour at Pulteneytown in 1801 shows only one row of seven warehouses facing the proposed harbour, with curing yards behind, annotated

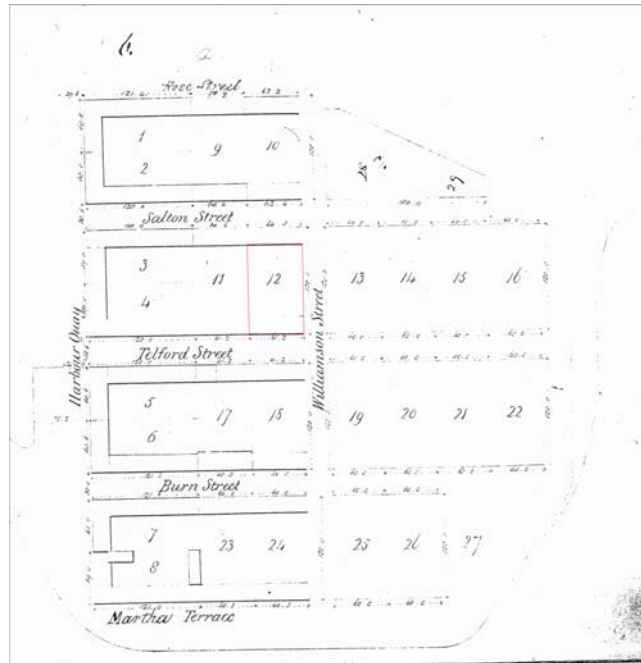
‘warehouses, herring houses, coopers work’. Behind these, a large area of open ground was to be set aside as ‘ground for mending and drying nets This plan is much altered by August 1807 and has extended the warehouses and curing yards west across the open ground, organised around three parallel E-W streets, named as Salt Row, Herring Row and Cask Row. There is no N-S road crossing these and 21 lots are proposed.



1. Telford's 1801 proposal for Lower Pulteneytown



2. Telford's 1807 proposal for Lower Pulteneytown



3. Plan of actual lots feued in 1813 (north is at bottom)

The actual layout of the streets and lots in 1813 differs again, with 27 lots, now divided by the N-S Williamson Street. The three E-W streets are now named as Saltoun, Telford and Burn Streets.

3.3 Ownership and Tenancy

3.3.1 Ownership

Lot 12 faces on to Saltoun St to the south, Williamson St to the west and Telford Street to the north. To the east are lots 11, 3 and 4.

In 1813 one Henry Flett signed his name against Lot 12 on a document stating:

We whose names are hereunto subscribed do acknowledge ourselves to have feued from the British Fisheries Society the whole of the lot in the annexed plan whose number corresponds with that attached to our several signatures...

Together with the lot of land, Flett acquired the privileges of taking both peat for fuel and building supplies from the Society's moss and quarries.

Flett was a local man, possibly already involved in fish curing. He moved in to the newly built 6 Saltoun Street and lived there until his death in 1841. He, with his wife Diana Steven, had 11 children. The oldest, also Henry, born in 1810, emigrated to Australia in 1834, settled in New South Wales and in a very short time bought his own estate and married the daughter of the most important local landowner. Henry was a member of the NSW

legislature for five years and never returned to Scotland , dying in 1877. It was his son, also Henry, who surrendered the feu of Lot 12 in 1885.

On the death of Henry Flett in 1866, his widow Diana Steven continued to reside in Saltoun Street, but the Flett family no longer appear to be involved in the fishing industry. It is possibly curious that, despite the 10 other offspring of Henry Flett, it was the Australian branch of the family which inherited the feu.

Eventually, the whole of Lot 12 was advertised for sale. The John O'Groat Journal of Thursday, 21 August 1879 listed:

Pulteneytown: valuable property for sale. Lot no12 in the lines of Pulteneytown 120 feet in Williamson Street and 60 feet in each of Saltoun and Telford Street with the buildings thereon. Dwelling houses and a fishcuring Yard. Cooperage and Stores.

The lot was bought by one John Mackenzie, fishcurer and merchant, but he appears to have died soon after, probably in 1884-5, the property being taken on by his widow. The sasine of 1885 reads:

Feu disp by the British Fisheries Association, with consent of and by Attorney for Henry Flett residing at Taree House, manning River, New South Wales, heir of his grandfather Henry Flett, Fishcurer, Pulteneytown, and of his father henry Flett of Liverpool Street, Darlinghurst, Sydney, to John Mackenzie, Merchant, Wick, - of Lot of ground, marked no 12 on Plan, and extending 120ft in length from telford Street to Saltoun Street, and 60ft on each of these streets, bounded on the west by Williamson Street, on the north by Telford Street and on the south by Saltoun Street with houses, &c. thereon, in the links of Pulteneytown, in Parish of Wick, with liberty of stones &c. from said Society's quarries or ground in the barony of Hempriggs, as therein mentioned. Dated Apr. 8, 12, 16 and 21, 1880; with warrant of Registration thereon, of said Feu Disp. And of relative Not. Instrument, on behalf of Christina Cook or Mackenzie residing in Back Bridge Street, Wick, widow of John Mackenzie, Merchant and Fishcurer, Wick.

Christina Mackenzie died some time around 1900, leaving the property to her children, who were all minors. The Saltoun Street property was left to Peter and Margaret Mackenzie, while 10 and 12 Williamson St went to Flora, John and Margaret. The yard, stores and smith on Telford Street were taken one by Alexander Cook, cooper of Kirkhill, presumably a relative of Christina. This division into three was later reduced to two, Saltoun and Williamson Street still forming one unit to the present day, under the ownership of Larnach, and the Telford Street yard eventually owned by Northern refrigeration

3.3.2 Tenancy

Henry Flett had built not only a house for himself and his family, but also housing which could accommodate long-term tenants and seasonal visitors. The storehouses and yard were also let out. The valuation roll for 1855-56 shows that he had three tenants: George Cormack, a fisherman, and Peter Marshall and Donald Sutherland, both merchants. These may have been using the yard and stores rather than residing at the lot

After the sale of the lot to John Mackenzie, no.6 Saltoun St was let to multiple tenants. In 1881 four families were living at that address: John Donn, fisherman, John Hendry, fisherman, Peter Macgregor, mason and John MacGregor, cooper. But in 1883 it was divided into five households: Alexander Bain, cooper, Widow Ann Ross, Robert Clark, cooper, Peter MacGregor, mason and Angus Smith, fisherman. In 1899 there are still five households although some of the names and occupations have changed: Hugh MacKay, labourer, Malcolm Mathieson, fisherman, Widow Hanna Coghill, Angus Smith, fisherman, Bella Aird, spinster. In 1903 Bella Aird and Malcolm Mathieson are still there, but joined by Sutherland Steven, cooper and Peter Napier, storekeeper.

The Williamson Street frontage appears to have consisted initially of two dwelling houses, nos 12 and 14, and access to the store, no. 10. In 1883 the store and, presumably the south part of the yard, is let to Reid and Cook, fishcurers. In 1895 the tenant is Peter Gunn, cooper, resident in Breadalbane Terrace and in 1899 no 10 is listed as shop and house, let to Mrs M Bruce, grocer. The shop must have been housed in the store, but it is unclear which part of the buildings formed her house. It is most likely that it was no. 14, later taken in to Larnach's shop. It would seem probable that the use of no 10 as a shop continued through the 20th century. Ledgers found in the Larnach shop during this evaluation date to the reign of George VI, and give the address as no 14.

The census returns and valuation rolls appear to be confused about the numbering of the dwellings on Williamson St. The 1881 census only lists no 14, but the 1883 and 1895 valuation rolls show both 12 and 14, with George Cormack, carter, occupying no 14 and widow Janet Reid, James Simpson, sailor and William Mathieson, carter successively renting no 12.

The new cottages along Williamson St are listed in the 1881 census return as nos 16 and 18, occupied respectively by James Skinner, mason and Jamima MacAdie, probably a widow, both with families. The smithy on the corner with Telford Street is used in 1883 by William Bremner, resident at 5 Williamson St and listed as a blacksmith employing two men. One of these is probably John Charleson, resident at 1, Saltoun St, who takes over the smithy by 1895

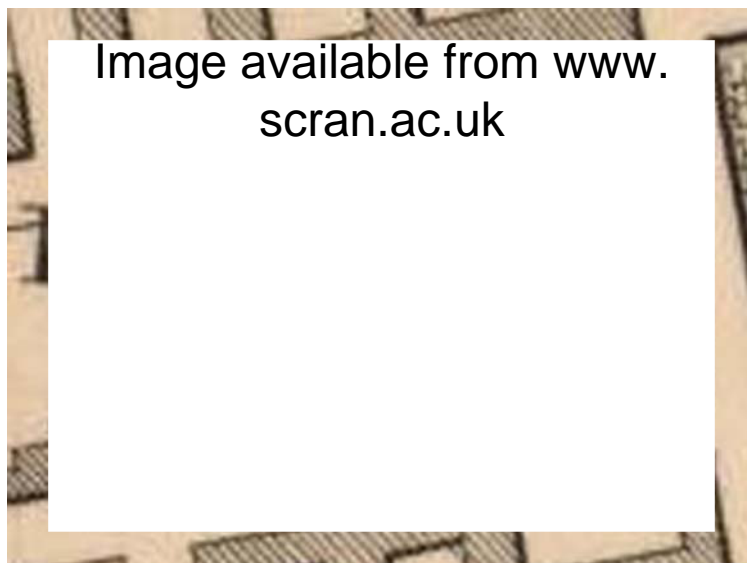
The remaining part of the yard after the construction of the cottages and smithy, together with the north store, with access from Telford Street, is recorded as cooperage and stores in 1883. It is let to JG Duncan, commissioning agent, in 1895-1900.

More research is required on the ownership pattern and use of the lot through the 20th century, particularly the demolition of the cottages and smithy and their replacement by the engineering shed and the acquisition by W Larnach of all the buildings on

Saltoun St, the letting of these as ‘social security’ housing and the eventual abandonment of the site.

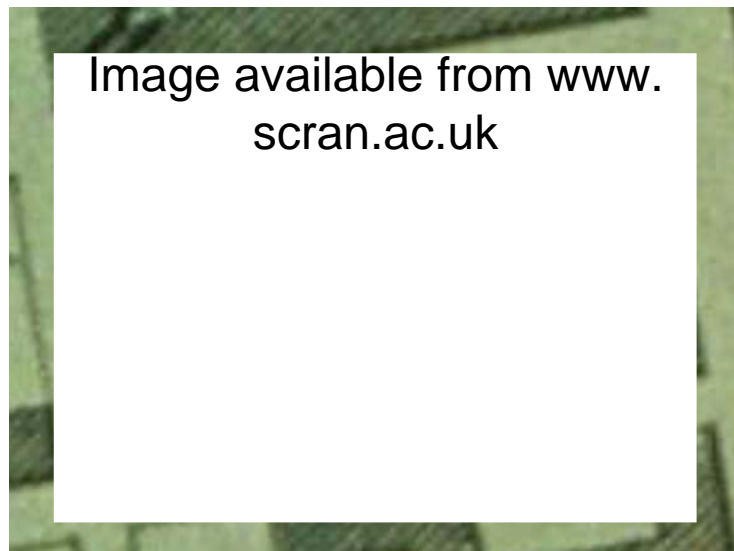
3.4 Layout of Lot 12.

The earliest layout of the lot, probably the phase of construction immediately after 1813, includes the dwelling houses 6 and 8, Saltoun Street, 12, Williamson St and one dwelling house on Telford Street. A storehouse was built along part of the east boundary of the lot, backing onto lot 11. The rest of the lot formed the open yard, walled off from the street with a gateway on Telford Street and probably containing a range of temporary sheds. This layout is shown on the 1839 Admiralty chart. The same layout is shown on a map of 1848



4. Admiralty chart of 1839: Lot 12 outlined in red

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5. Map showing extent of floods in Pulteneytown in 1848

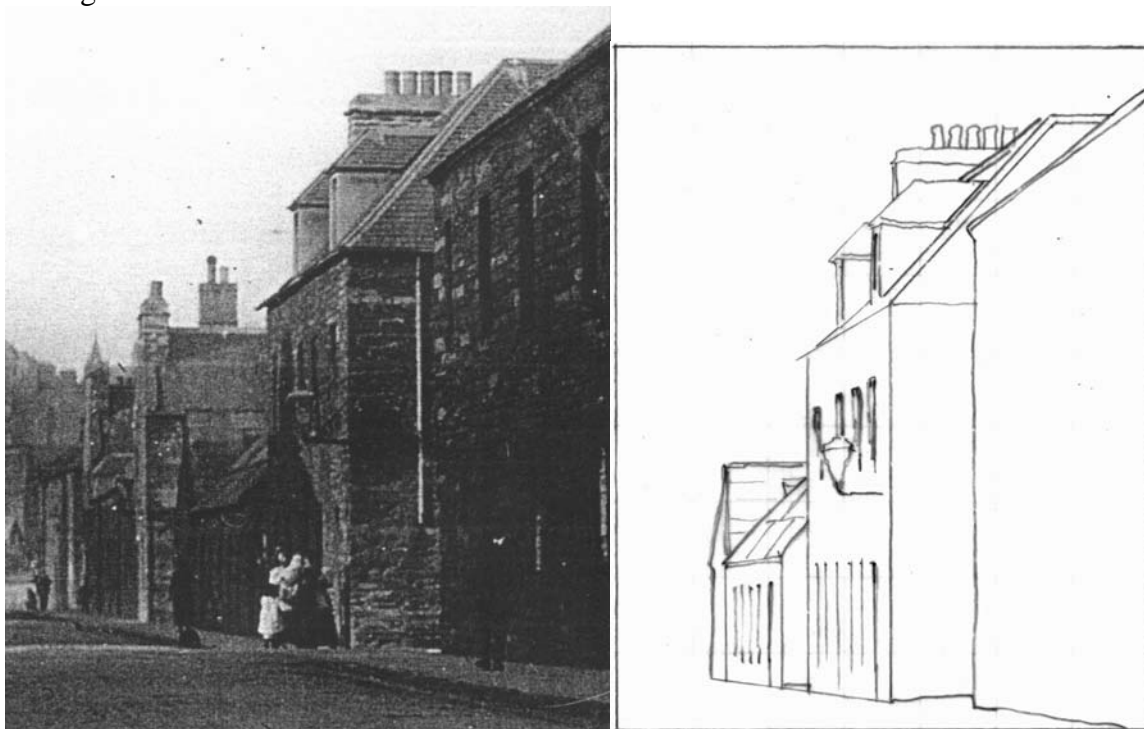
During this period the yard was probably entirely given over to fish curing. The next detailed map dates to 1872. By this date the second storehouse has been built along the east

boundary. This is the first map to show how the buildings are divided, showing 6 and 8 Saltoun St and 12 and 14, Williamson St as well as the single dwelling on Telford Street.



6. 1872 Ordnance Survey Wick town map

The second edition OS map of 1906 shows the row of cottages along Williamson St and the smithy on the corner with Telford St. These also appear on a photograph in the Johnston Collection, probably taken in the 1890s. This shows that the gable end of the smithy faces on to Williamson St and that there is a full chimney with five pots on the north gable end of no. 14.



7. Photograph and sketch of Williamson St from the south, showing the corner of Saltoun St, cottages and smithy end on Williamson St.

This layout is also visible on the aerial photograph taken in 1943, showing the roofs of the Williamson St cottages separated from No 14 by the vennel through to no. 10, but no apparent divisions in the yard



8. 1943 Air photograph

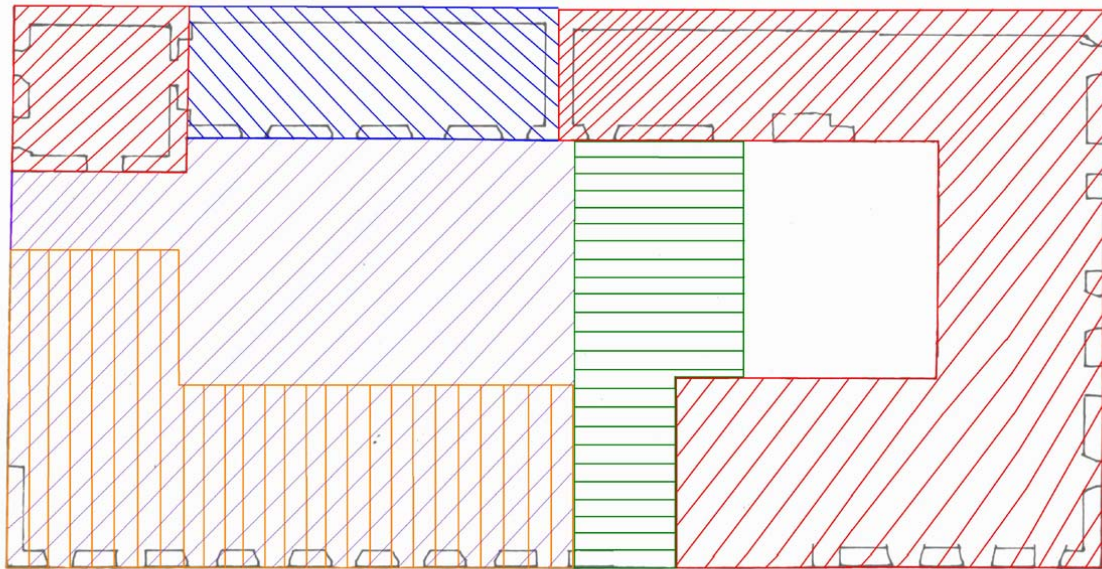
The demolition of the cottages and smithy and their replacement with the engineering works post-dates the 2nd World War. The roof of the works can be seen on this later air photograph, before the infilling of no. 10 with Larnach's shop.



9. Air photo, post-war, showing south face of engineering works

Larnach's shop, taking up the vennel between no. 14 and the works and the north part of the remaining open yard, is the last major change to the layout of the lot.

The different phases of building at Lot 12, with approximate dating, are: (Williamson Street is at the bottom, north to the left)



10. Plan of lot showing different phases of construction

Red, diagonal hatching: original post-1813 build, 4,6,8 Saltoun St, 12, 14 Williamson St, house on Telford St, south storehouse

Blue, diagonal hatching: 1848-1872 second, north store

Orange, Vertical hatching: 1872-1881, 16, 18 Williamson St, smithy on Telford St

Purple, diagonal hatching: post 1943 engineering shed

Green, horizontal hatching: Larnach shop infill , 1960s (?)

4.0 Building Survey and Photographic Record

The complexity of the site, consisting of 12 separate dwellings, stores or other buildings, means there is no logical method of presenting the results. Therefore the site is described clockwise and room by room, grouped into units which are historical more than actual. Each room, passage or stair has been allocated a number, which gives 44 'rooms'.

House, Telford Street (Photos 1-13)

General, exterior: The narrow single dwelling is the westernmost of the block of contemporary buildings along the south side of Telford St. Stones protruding west from the building end suggest they were intended to key in walling of any future development west, although this did not happen until the late 20th century. North elevation has one door and window on the ground floor, the door with a concrete lintel and the window reduced in size, probably to afford privacy to the modern toilets. Below the window a modern vent has been inserted into the stonework. Two identical windows in the first floor. Skewtabling

separates the slate roof from its neighbour; there is no chimney. Slates extend over skews at west gable. Modern plastic guttering and downpipe, exposed electrical cable attached to the wall.

Interior: The interior has been completely altered to allow ground floor toilets and first floor washroom, connected by a modern free-standing stair, all presumably contemporary with the engineering works in the late 20th century. There is therefore no indication of the original layout of rooms or position of the stair. There is no ceiling to the first floor. Original features include:

1. **Ground Floor:** doorway through west gable, appears to be original with stone lintel. Doorway through south wall to ground floor of north store, not original door is set into blockwork. East wall face is plaster over stone.
2. **First Floor:** section of south wall is blockwork containing door through to storehouse
3. **Second Floor:** fireplace in east gable wall (note no chimney) Diagonal grooves in this wall suggest an original much lower roof built against the full height neighbour. South wall removed, presumably to allow access to storehouse, roof frame is supported on this side on one E-W beam. Below this, open to store roof space, sides infilled with corrugated sheeting.

North storehouse (Photos 14-31)

General, exterior: The west elevation faces into the covered area of the engineering works. Whitewashed stonework. Paired doors to ground and upper floor north of centre, with a possible second ground floor doorway, now a window, south of centre. These are flanked by paired windows. No trace of external stair, probably wooden, to allow access to upper floor

4. **Ground floor:** Single room, 2.26m high and 3.52m wide with fireplace in south wall and flagstone floor. North wall is partially blockwork with doorway access to Telford Street house. Ceiling joists slotted into the walls, set 0.5m apart. Infill of former doorway south of centre is clearly visible
5. **First Floor:** single room with wooden floor. North wall is partially blockwork with doorway to Telford St house. Two skylights in west side of roof. Roof frame exposed: A-frames of slightly offset beams sit on wallhead

South Storehouse (Photos 15-46)

Exterior: West elevation, north part is concealed behind Larnach shop infill. South part is open to small yard. The stonework is pointed. Two doorways and one window on ground floor, the south door opening onto the yard, the north door bisected by the south wall of the Larnach shop infill. This doorway has an iron bar in place of its lintel and has been infilled on the south side with breezeblock. The north, open side provides access to the Larnach shop. The window at the north end is now obscured by the Larnach shop. Two windows visible on first floor, originally the same size but northern, centrally located, window is reduced with breezeblocks to allow construction of Larnach shop infill. A third, north window is concealed by the engineering works. The roof is slated and the iron brackets remain of former guttering

6. **Ground floor, north:** small room formed by a hardboard partition and narrow wooden door, used for storage of shop goods. Contains the interior of the north ground floor window, this west wall is lined with horizontal slats from fish boxes, as is the ceiling. The floor is wooden. The SE quarter of the room is taken up by the understair, which was originally boxed in.
7. **Ground floor, centre.** The west side of this room is taken up by the aperture of the original doorway, widened to the north allow access to the shop but blocked off to the south. The blocked off section is 1.9m wide. The floor is wooden under lino. The boxed off stair, 1.2m wide, protrudes into the NE corner of this room by 1.5m; the partition wall and door of the stair appear to be hardboard. The ceiling joists are partially exposed but have been covered by slats from fishboxes, these covered by wallpaper.
8. **Ground floor, south.** The west wall, which is bare stonework, contains the doorway to the yard. The door, which is off its hinges, may be original. The other walls, including the north partition wall, are lined with fishbox slats and the floor is flagstone. Black ceiling joists are exposed, set into the wall. South stone wall is broken through roughly to provide access to 11.
9. **Stair.** The boxed in stair rises north along the east wall. It is unlikely to be an original feature
10. **First floor.** One room extending the full length, three windows, the northernmost blocked off and the middle reduced in size. The ceiling is hipped. Walls and ceiling are lined in plasterboard and papered, but sections have been removed to reveal the stonework of the east wall, the roof frames set onto the wall head but with the wall of the neighbouring building behind, and the sarking.

No 4. Saltoun St (Photos 47-51)

Exterior: Single doorway onto Saltoun St

11. **Ground floor:** single small room, flagstone floor 250mm higher than floor in 8. North stone wall roughly broken through top provide access to 8 and Larnach shop premises. Aperture contains 2 rusting H-section iron support bars. Pink plastered walls and wood lined ceiling To the east of the entrance is a shallow 970mm wide cupboard with three surviving shelves and varnished double door, possibly original. Set into the west wall is what appears to be a blocked-off doorway to No. 6

No 6. Saltoun St (Photos 55-81)

Exterior: frontage onto Saltoun St. Ground floor entrance, three original windows and one small later inserted window on first floor, modern dormer window extending full width on second floor. Harled chimney on east gable end and harled skewers, tile roof, plastic guttering and downpipes, cast iron foul drain pipe down centre with two outlets from building. North elevation one window on first floor. Walling harled or concrete screed. Rainwater and wastewater collect in single modern downpipe

12. **Entrance:** spacious area, 3m deep, giving access to stair, understair and shallow cupboard, 0.9m wide, in west wall. Plastered east wall, lath and plaster visible behind fuse box set into south wall west of door

13. **Stair:** attractive original stair, supported by brick pillar visible in understair: 24 courses of old brick to a height of 1.8m, forming a quarter circle. Wooden risers rest on slabs visible in understair, where the walling is bare stonework. The first stair is 1.23m wide to hold the octagonal newel post, otherwise the risers are 0.99m wide and ascend anticlockwise, lit by a window in the north wall
14. **First floor landing and passage:** the top of the stair is boxed in, modern doors give access west to the next flight of stairs. A thin modern partition also divides the landing E-W. There is direct access from the passage to rooms 15, 16 and 17, but room 18 is only accessed through 17. These partitions and doors appear fairly modern and probably date to the division of the dwelling into multiple occupancies
15. **First floor east room:** large, featureless room lit by one window set in the south wall but awkwardly in the corner with the west wall. This suggests the west wall is a more recent partition, probably to enlarge 16 and accommodate water tanks
16. **First floor east centre room:** bathroom with modern fittings, lit by small square inserted window
17. **First floor west centre room.** Kitchen with modern fittings, lit by single window in south wall, provides thoroughfare to 18
18. **First floor west room.** Spacious room lit by single central window in south wall. Otherwise featureless apart from wall cupboard in NW corner, half height and containing 4 shelves
19. **Stair:** wooden stair giving access to second floor, offset west of first flight of stairs, 13. Supported by brick wall visible in understair space where stonework of north wall is also exposed. Two wood beams separate the courses of brickwork into three sections vertically. Stairs rise clockwise and are probably original, with delicate banister. Lit by skylight in north roof
20. **Second floor landing.** Central passage gives direct access to 21, 22 and 24. Trapdoor access to roof space
21. **Second Floor east room.** Spacious room lit by section of dormer window which runs the full length of this floor. West wall is modern partition taking part of original room to give to 22. Small walk-in cupboard accessed by door adjacent to main door
22. **Second floor east central room:** bathroom, modern partition walls and modern fittings, lit by part of dormer window
23. **Second floor west central room:** kitchen, modern fittings, accessed from 24 and lit by dormer window
24. **Second floor west room:** spacious room of original dimensions, lit by dormer window but otherwise featureless and giving access to 23.

25. **Roof space:** accessed via trapdoor from landing passage, shows details of roof beams, sarking and stone wall gables at each end

Pend

Exterior: shallow-arched broad entrance of typical Lower Pulteneytown design, infilled with stone leaving one window of the same dimensions as its neighbours other than that the arch takes the place of a lintel, the sill is of stone. The stonework is pointed, as is the whole frontage. There are a number of similarly infilled pends in the neighbouring streets, also some which still serve as access to the yards. It seems that a pend was of standard design during the initial 1813 build, despite access to the no 12 yard being from Telford St, and it is possible that the infilling is early. None of the available street plans indicate that the pend was open. Cast iron drain pipe from no. 6 is set into east side of arch



11. Infilled pend and entrance to no. 6 Saltoun St

26. **Interior:** the single room within the pend space is accessed through a wall 520mm thick from 27. It has been converted into a kitchen with 20th century fittings, no earlier features are visible

No 8 Saltoun St

Exterior: two ground floor windows, of which the east is an infilled doorway. Dimensions of windows are the same as the rest of the frontage of no. 6, as is the stonework

27. **Interior:** one single room, accessed via a narrow doorway, 920mm wide, set in a wall 1.09m thick, from 28. Apart from the two window openings, plasterboarded and featureless. This appears to have been a single room dwelling, but, curiously, there is no evidence for a chimney above to allow a fireplace in this room. It is

possible that the chimney was removed, as others around Lower Pulteneytown appear to have been.

No. 10 Williamson St (Photos 90-98)

Exterior: one door and window in Williamson St, one window on Saltoun St, all on the ground floor, also ground floor window in the east wall. This is the ground floor part of the harled and white painted frontage which separates these units from no 6 Saltoun St. The door and windows have white painted surrounds, which differentiates them from the other windows and doors in this block, which are painted brown. The Saltoun St window is reduced in size by the insertion of two breeze blocks and a wooden sill.

28. **Passage:** L-shaped passage, lit by the Saltoun St window, which leads to 27 and 26, which are now both part of this unit, and turns north to provide access to 29 and 30. The passage is 1.6m wide as it runs E-W, but as it runs N-S is only 8.9m wide. Here the southern part is angled then steps in by 80mm and runs straight to the doorway to 30, where there is a step down. It is unclear what this indicates. Plasterboarded and ceiling tiled, but the top of the window surround is exposed to the original lath and plaster.

29. **South room.** Access via a door from the passage into the NE corner of the room, featureless box, plasterboarded, wallpapered and ceiling tiled. Central window in the west wall.

30. **North room.** Access at the north end of the passage with a step down. This room is behind the stair access no house no. 12 but appears to have always been a part of no. 10. It has one window in the east wall. Now a bathroom with 20th century fittings. Some ceiling joists exposed, these beams are black stained and very roughly shaped.

No 12, Williamson St (Photos 100-119)

Exterior: Block which includes nos 10 and 14 Williamson St and no. 8 Saltoun St all white-painted and harled. Window frames painted mustard brown. This unit includes ground floor door, first floor three windows on Williamson St and one window on Saltoun St, second floor two dormer windows and one skylight on Williamson St, one dormer window on Saltoun St. No chimneys, tiled roof, iron gutters and downpipe. One first floor window in east wall, which has concrete screed.

31. **Entrance:** small area giving access to stair and understair. Painted tongue and groove lining. Blocked shallow cupboard or doorway set into north wall

32. **Stair:** narrow wood stair of 14 risers, rising anticlockwise. Central pillar is woodwork, narrow cupboard space, the lower part has a door and two internal shelves; the upper part is open. Understair is accessed through a doorframe

33. **First floor landing and passage:** landing runs N-S to provide access to 34 and 36 and turns east, running to the back of the building to give access to 35. Front passage is lit by single central window. There is a doorframe and a step up to the E-W part of the passage
34. **First floor south room.** Spacious room occupying corner of buildings, with two windows, facing south and west. Plasterboard and wallpaper, modern ceiling tiles.
35. **First floor east room.** Bathroom with modern fittings, lit by window in east wall. Plasterboard and wallpaper, modern ceiling tiles.
36. **First floor north room** Featureless room lit by a single window set awkwardly at the north end of the west wall. SE corner boxed off, probably for water tanks. Plasterboard and wallpaper, modern ceiling tiles. Probably concealed fireplace in north wall.
37. **Stair.** Rising anticlockwise occupying same stairwell as first rise. Plain wooden banister
38. **Second floor landing.** Narrow passage providing access to 39 and 41, lit by skylight in west
39. **Second floor south room** Spacious room occupying corner of building and lit by two narrow dormer windows, facing south and west. Angled ceiling and NE corner is occupied by rising corner of roof. Second, east door in north wall provides access to 40. Plasterboard and wallpaper, modern ceiling tiles bare wood floor. Doors shaped to fit angle of ceiling.
40. **Second floor east room** Access only via 39, unlit storage space with only feature a water tank
41. **Second floor north room** Lit by one central dormer window in west room, otherwise featureless. Plasterboard and wallpaper, modern ceiling tiles. Door shaped to fit angle of ceiling.

No 14, Williamson St

Exterior: Shop window takes up almost the entire width of the frontage. This is offset from the first floor window, but the harling obscures the stonework and the original layout cannot be determined. If this was a separate dwelling, the frontage is likely to have consisted of a door and window.

42. **Interior:** access to the single room is through the original gable end from within the Larnach shop. Apart from the window, the room is featureless. The plasterboard is likely to conceal a fireplace in the north wall, as there is a chimney above in the 1890s photograph. The first floor room above here appears to always have been accessed from No. 12, so this appears to have been a single room dwelling.

Larnach shop (Photos 121-122)

Exterior: the Larnach shop frontage consists of a door and shop window, above which is a barge board inscribed 'W Larnach'. The south wall extending beyond the existing house is of Blockwork, the north wall is the face of the engineering shed and the east wall is the face of the south storehouse. The roof is partly made up of the corrugated roof of the engineering shed, and partly low, flat and of uncertain material

43. **Interior:** the interior appears to have been roughly made to fill in the gap between buildings in a way that was fit for the purpose of a shop but to no great expense. It is broader at the back by 0.6m where it extends behind no. 14; this narrow strip forms a gentle ramp down to the doorway into the south storehouse. The style of building and decor is suggestive of the 1960s-70s, with partitions, shelving and counters for display.

Northern Refrigeration unit including cottages nos 16 and 18, smithy (Photos 123-138)

Exterior: The frontage onto Williamson Street consists of the west elevations of the former cottages and the lower part of the west gable of the smithy, all brown harled. The wallhead is capped with stone slabs. Built onto this is the blockwork and corrugated sheeting of the engineering shed.



12. Williamson Street: frontage of former smithy and cottages

It is assumed that the north window and door belong to the smithy, then one door and two windows of no. 18, two windows and a door of no. 16. However, the third and fourth openings both appear to be blocked in doorways, as is the southernmost opening. The walling of the smithy returns into Telford Street for 3m.

44. **Interior:** The shed is one large covered open space, with a concrete floor apart from in the SW corner where an area of flagstones 2.76m by 4.2m survives, presumably the original flooring of no. 16. The east side of the shed is formed by the frontage of the north storehouse and the west gable of the Telford St house, but the roof is actually supported on iron pillars. The inside face of the west elevation, 2.74m to the original wallhead, shows the windows and doors, but there appears to

be no trace of internal divisions or partitions. It is assumed that the north window and door belong to the smithy gable end, and that each cottage had a door and two windows, but it is possible there were modifications during the lifetime of the cottages, as there are too many doorways. The gap between the openings varies, from 1.05m between the smithy window and door to 0.89m between the cottage windows, where a dividing wall would be expected. The widths of aperture vary from 1.32m for the smithy door and 1.25m, 1.25m and 1.15 for the three infilled doorways to 1.02m-1.06m for the definite windows. The smithy doorway is 1.32m wide. The smithy window has two broad wood safe lintels, but the other openings have three narrow safe lintels. There are a variety of nails inserted into the stonework, which may have attached the framing for wood lining, and random pieces of attached wood which may be the remains of the frame. The smithy wall returns east for 2.87m.

5.0 Discussion

It would appear that 6, Saltoun St and 12, Williamson St were designed for slightly superior living on the first and second floors, accessed by stair, while simpler, smaller dwellings were on the ground floor and accessed directly from the street. The precise date of the alterations, notably the addition or blocking of doorways, cannot be ascertained, nor was this building survey able to investigate the fabric of the buildings behind the almost uniform lining of plasterboard to see whether further features such as fireplaces and flues survived.

Lot 12 demonstrates the evolution over almost 200 years of a group of buildings constructed for one specific industry: onshore work associated with the fishing industry which grew through the first part of the 19th century then declined, leaving the fish curing works and cooperages redundant and the housing stock, originally consisting of superior dwellings for the wealthier owners and merchants and simpler, small units for a fluctuating transient population of seasonal workers also needing to change to accommodate different professions and classes. The decline continued through the 20th century, only the need for cheap rented accommodation for benefit claimants deferring the dereliction until the end of the century.

The many alterations to internal layouts, addition and removal of doorways, amalgamation and division of units demonstrate the dynamic use of the buildings as needs altered through time. Unfortunately, this has resulted, in the case of Lot 12, in the removal or obscuring of many original features, although the frontages remain basically unchanged.

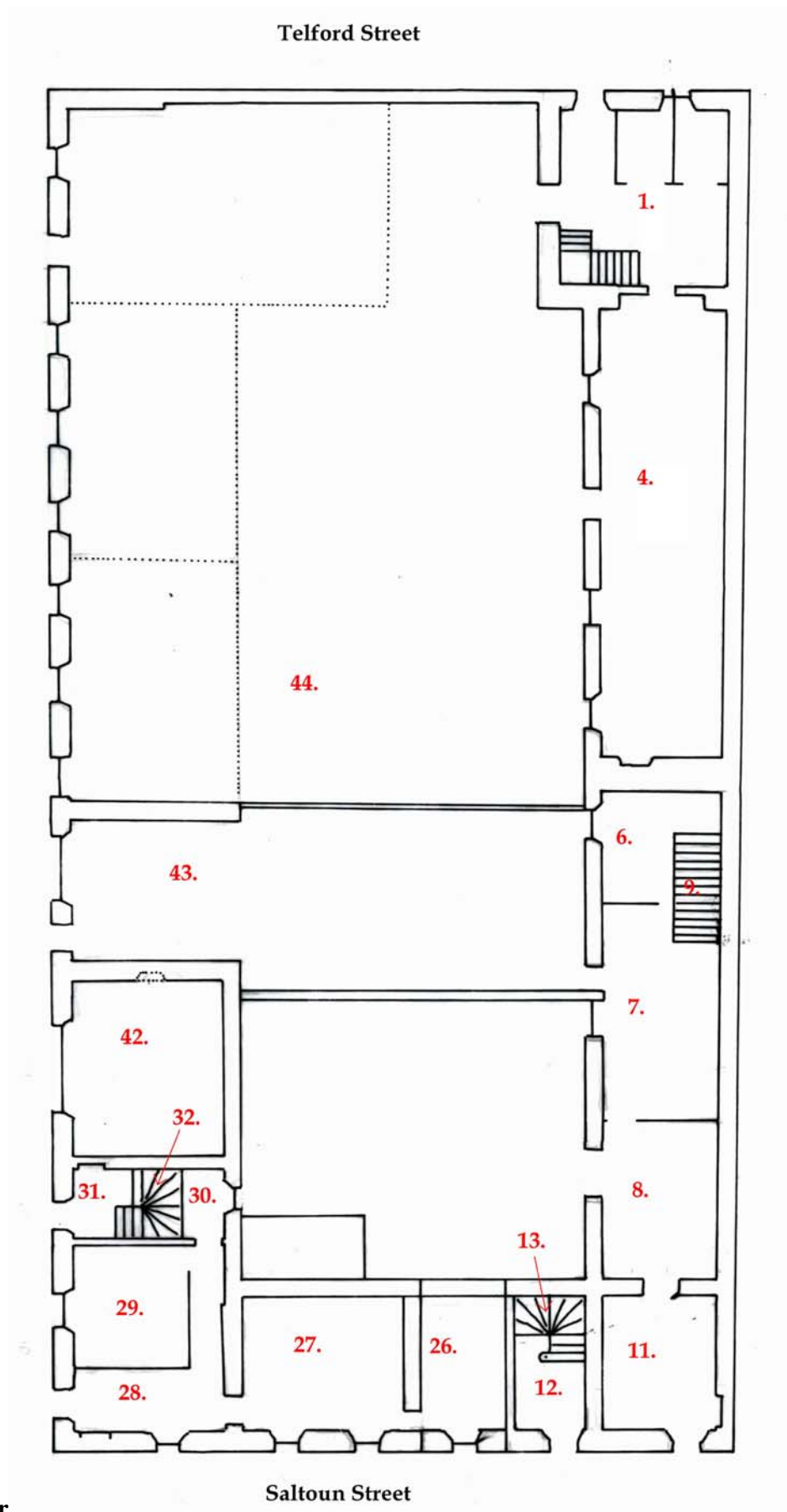
The renovation and conversion of the buildings for which this evaluation has been commissioned is the latest in the process of change and is to be welcomed as a means of bringing life back to an historic area and preserving the essence of the built heritage.

However, the revelation of the survival of concealed structures such as the south storehouse and original internal features such as the stair in No 6 Saltoun St, emphasises the present lack of recording and investigation of the built heritage of Lower Pulteneytown. While conversions into modern housing units such as the present project are laudable and

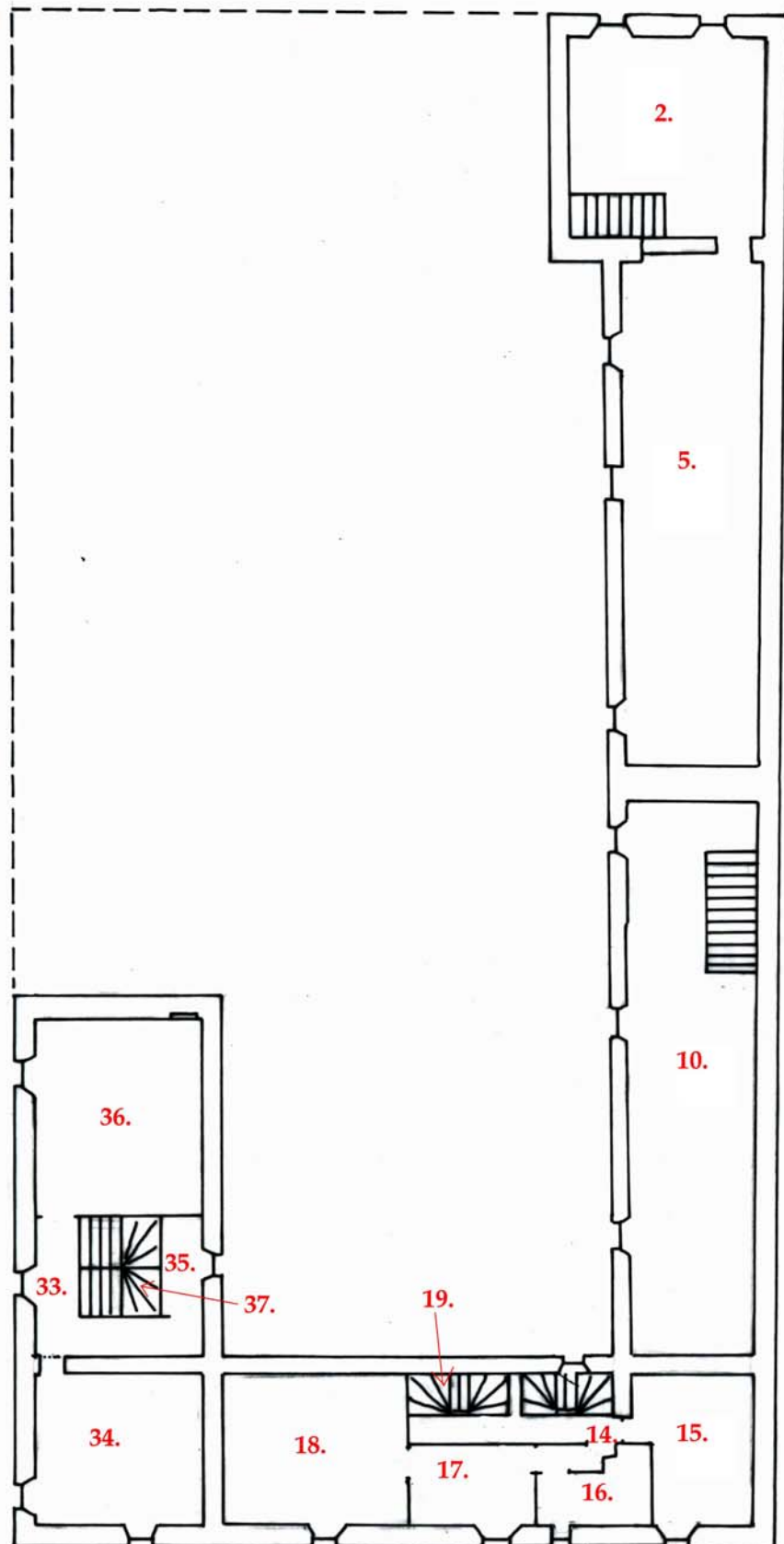
necessary, it may be desirable to retain the best-preserved examples of storehouse and dwellings. There is therefore an immediate and urgent need for a complete audit of the original buildings, which will then be available to inform decisions on future work. This is an opportunity for a community project, which will engage local residents in an understanding and appreciation of this unique area.

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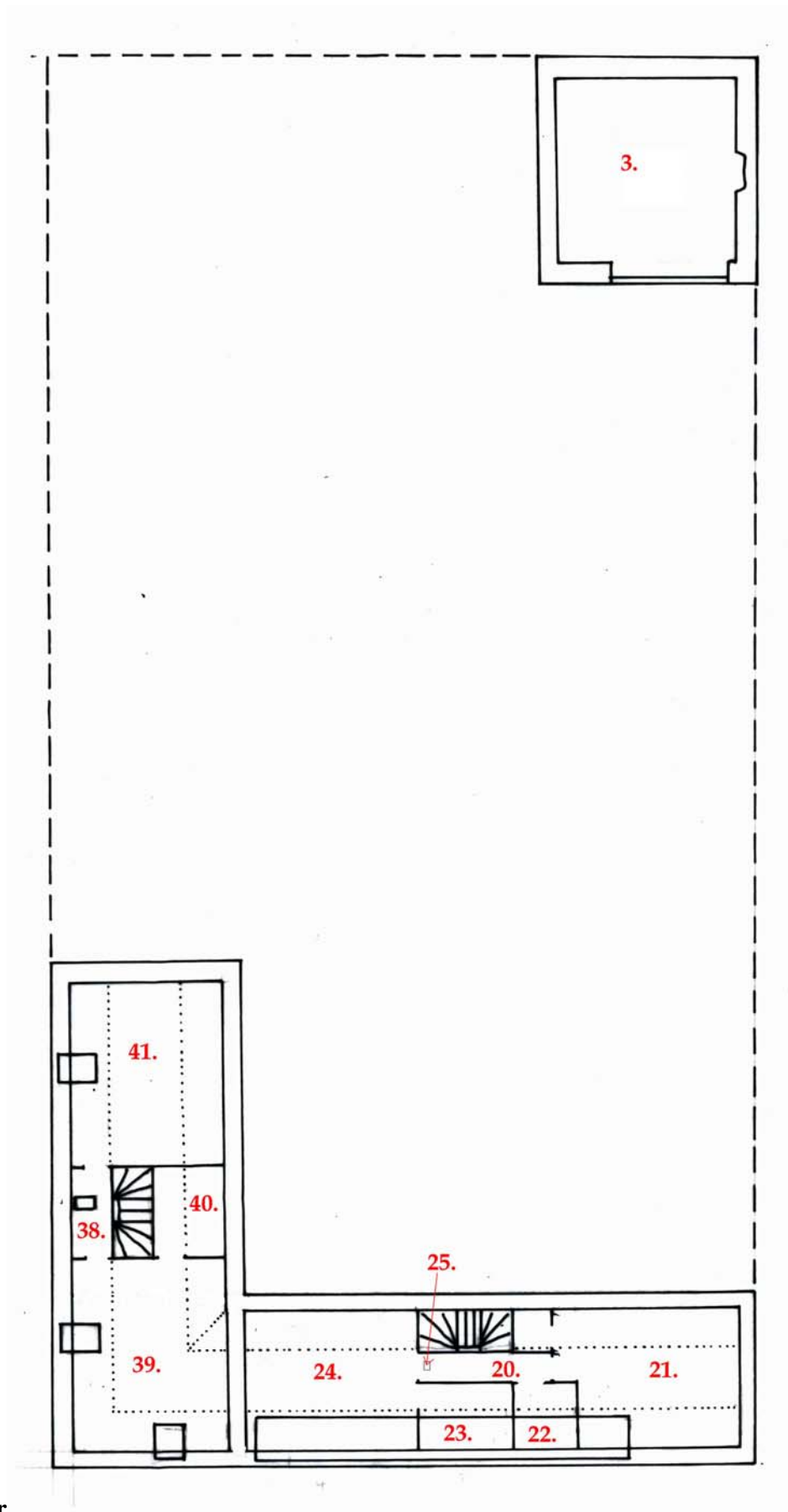
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13. Ground Floor



14. First Floor



15. Second Floor

Appendix 1. Data sources and Bibliography

Wick Archive:

Census return 1881

Valuation rolls 1850-1910

Register of Sasines

Early maps available online from SCRAN

Dunlop J 1978: *The British Fisheries Society 1786-1893*

Appendix 2. Photographic Record (digital)

Photo no.	Unit	room no.	Description	Viewpoint
1	Telford St	exterior	North aspect of house, with brickwork of Northern Refrigeration shed attached to right. Note concrete lintel to door and reduced size of ground floor window	From NW
2	Telford St	exterior	North aspect of house	From N
3	Telford St	exterior	Detail of west end of building showing stones protruding from quoins to allow keying in of future extension	From N
4	Telford St	exterior	Roof and west gable end	From NW
5	Telford St	exterior	West gable end, on left of image, with central doorway	From W
6	Telford St	exterior	West gable end, detail of central doorway	From W
7	Telford St	exterior	South aspect, west end, centre, with stones protruding from quoins	From S
8	Telford St	3	Fireplace in east gable wall on third floor	From W
9	Telford St	3	Former lower roof line. A-frame and sarking of present roof (flash)	From SW
10	Telford St	3	Former lower roof line. A-frame and sarking of present roof (natural light)	From SW
11	Telford St	3	SE corner, showing present roof and line of former, lower roof (Natural light)	From NW
12	Telford St	3	SE corner, showing present roof and line of former, lower roof (flash)	From NW
13	Telford St	3	Roof support beam and corrugated partition with north store beyond	From N
14	North store	exterior	West aspect of north store behind metal support pillars of Northern Refrigeration shed	From W
15	North store	exterior	West aspect with Telford St house attached to left	From W
16	North store	exterior	West aspect	From NW
17	North store	exterior	West aspect	From SW

18	North store	exterior	North pair of windows	From W
19	North store	exterior	Paired doors	From W
20	North store	exterior	Central single ground floor window, possible former doorway	From W
21	North store	exterior	South paired windows	From W
22	North store	4	View north to doorway through to Telford St house	From S
23	North store	4	View south to fireplace in south gable end	From N
24	North store	4	Fireplace in south gable end	From N
25	North store	4	Central single ground floor window, possible former doorway	From W
26	North store	5	View south	From N
27	North store	5	View north to doorway through to Telford St house	From S
28	North store	5	Inside of north window	From E
29	North store	5	Roof timbers: detail of join of A-frame	
30	North store	5	Roof timbers: detail of join of A-frames and cross-pieces	
31	North store	5	A-frames resting on wall head	From W
32	South store	exterior	South doorway	From NW
33	South store	exterior	South first floor window	From NW
34	South store	exterior	West aspect of store, with attached breezeblock walling of Larnach shop	From S
35	South store	exterior	Walling of Larnach shop truncating doorway, lower part of which is infilled with breezeblocks	From SW
36	South store	6	Window, now facing into Larnach shop. Note fishbox lining	From E
37	South store	7	Interior view of doorway, (see photo 35), blocked in on left and widened to provide access to Larnach shop on right	From E
38	South store	7, 9	View of boxed-in stair with modern door, and partition between 6 and 7	From S
39	South store	8	Door, probably original, giving access to courtyard	From E
40	South store	8	Partition between 7 and 8, external door, slab floor and wood joists	From SE
41	South store	8	Partition wall, constructed of fish box timber	From S
42	South store	8	Ceiling joists set into exposed stonework of east wall	From W
43	South store	10	View to south end of room	From N
44	South store	10	Detail of exposed roof frame set into wall and sarking	From W
45	South store	10	Exposed east wall and roof frame	From W
46	South store	10	Exposed section of east wall	From W
47	4 Saltoun St	11	View to break through dividing wall into south store 7	From S
48	4 Saltoun St	11	Detail of iron support bars in break through to south store	From S
49	4 Saltoun St	11	Cupboard doors, east of entrance, closed	From W

50	4 Saltoun St	11	Cupboard east of entrance, open	From W
51	4 Saltoun St	11	Doorway or cupboard west of entrance	From E
52	Saltoun St	exterior	Infilled pend with doorway to no. 6 on right	From S
53	Saltoun St	exterior	Infilled doorway to no. 8, infilled pend	From S
54	Saltoun St	exterior	Doorway to no 4, upper windows east of no. 6, chimney	From S
55	6 Saltoun St	12	Doorway, inside view	From N
56	6 Saltoun St	13	Stair, general view on ground floor	From S
57	6 Saltoun St	13	View of stair and banister rising from ground floor	From above
58	6 Saltoun St	13	View of stair and banister rising from ground floor	From above
59	6 Saltoun St	13	View into understair, with brickwork pillar on right, stone risers behind	From S
60	6 Saltoun St	13	Understair, detail of brick pillar and stone risers	From SW
61	6 Saltoun St	13	Understair, detail of brick pillar	From SW
62	6 Saltoun St	13	Understair, stone north wall of building and risers of stair, brick pillar.	From W
63	6 Saltoun St	13	Stair and banister approaching first floor	From SW
64	6 Saltoun St	15	Window and more recent partition wall	From S
65	6 Saltoun St	16	Inserted small window	From SE
66	6 Saltoun St	18	window	From S
67	6 Saltoun St	18	Cupboard in SE corner	From W
68	6 Saltoun St	19	Understair, detail of wood risers	From N
69	6 Saltoun St	19	Understair, brick partition wall	From NE
70	6 Saltoun St	19	Understair, brick partition wall	From E
71	6 Saltoun St	19	Stair and banister rising to second floor passage	From SE
72	6 Saltoun St	19	Banister rail rising to second floor	From below
73	6 Saltoun St	19	Skylight lighting stairwell	From S
74	6 Saltoun St	20. 21	Second floor passage, doorway and cupboard in room 21	From E
75	6 Saltoun St	21	Cupboard, detail of door	From E
76	6 Saltoun St	23 24	View to passage and room 23 from room 24	From W
77	6 Saltoun St	25	Roof space, looking east	From W
78	6 Saltoun St	25	Detail of join of A-frame roof timbers	From W
79	6 Saltoun St	25	Roof space, view to west gable end	From E
80	6 Saltoun St	25	Detail of roof A- frame	
81	6 Saltoun St	25	Roof space, joist	
82	Saltoun St	exterior	View of south elevation of buildings	From SE
83	Saltoun St	exterior	repeat	
84	Saltoun St and Williamson St	exterior	View of south and west elevations	From SW
85	Saltoun St	exterior	View of south elevation of buildings	From SW
86	Saltoun	exterior	View of south and west elevations	From SW

	Stand Williamson St			
87	Williamson St	exterior	View of west elevations, including Larnach shop and Northern Refrigeration frontage	From SW
88	Williamson St	exterior	View of west elevation of nos.10-14 and Larnach shop frontage	From NW
89	Saltoun St	exterior	South elevation of no 10, Williamson St	From S
90	10, Williamson St	28	Passage and doorway through supporting wall to 27	From W
91	10, Williamson St	28	South facing window, detail of lath and plaster exposed at top of frame	From N
92	8 Saltoun St	27	Interior view of former doorway (left) and original window (right)	From N
93	8 saltoun St	27, 26	View from 26 through supporting wall to 27	From E
94	10 Williamson St	28, 30	Exposed ceiling joists	From N
95	10 Williamson St	28	Exposed rough hewn ceiling joist	From N
96	10 Williamson St	28	Exposed rough-hewn ceiling joist and lath and plaster ceiling	From N
97	10 Williamson St	30	Window in east elevation	From SE
98	10 Williamson St	29	Window in west elevation	From E
99	10 Williamson St	exterior	East elevation, window of 30, ground floor and 35, first floor	From E
100	12 Williamson St	31, 32	Entrance and stair from doorway	From W
101	12 Williamson St	31	Interior view of doorway	From E
102	12 Williamson St	32	Stair and understair shelves	From W
103	12 Williamson St	32	Detail of stair and understair	From NW
104	12 Williamson St	32, 33, 37	Stairs rising to and from first floor landing	From SW
105	12 Williamson St	33, 34	View from room 34 across passage 33	From S
106	12 Williamson St	34	Window in west elevation	From NE
107	12 Williamson St	34	Window in south elevation	From N
108	12 Williamson St	33	Passage: window in west elevation	From E

109	12 Williamson St	36	Window in west elevation	From E
110	12 Williamson St	35	Window in east elevation	From SW
111	12 Williamson St	37	Stair rising to second floor	From above
112	12 Williamson St	37, 38	Second floor landing and top of stair	From NW
113	12 Williamson St	39	View of doors into passage, 38 and room 40	From S
114	12 Williamson St	39	NE corner of room, showing angle of roof, and doorway to 40	From SW
115	12 Williamson St	39	Dormer window, pitch of roof and doorway	From SE
116	12 Williamson St	39	Dormer window in south elevation	From E
117	12 Williamson St	38, 39	View through doorway of 39 along passage, 38	From S
118	12 Williamson St	38, 41	View through doorway of 41 along passage 38	From N
119	12 Williamson St	41	Dormer window in west elevation	From E
120	Williamson St	exterior	North gable end of Williamson St block showing absence of chimney	From NW
121	Larnach shop	43	General view of interior of Larnach shop	From W
122	Larnach shop	43	Interior of shop, passage from doorway to south storehouse, 7	From E
123	Northern Refrigeration	44	Interior of west elevation, windows and doorways of former cottages 16 and 18 and doorway of smithy (open)	From NE
124	Northern Refrigeration	44	West elevation, door and two windows of cottage no. 16, left, and windows of no 18, right	From E
125	Northern Refrigeration	44	West elevation, probable doorway and window of cottage no. 16	From E
126	Northern Refrigeration	44	West elevation, windows, probably of no 16, left and no 18, right	From E
127	Northern Refrigeration	44	West elevation doorways or door and window of no 18	From E
128	Northern Refrigeration	44	West elevation, doorway of smithy	From E
129	Northern Refrigeration	44	West elevation, door and window of smithy gable end	From E
130	Northern Refrigeration	44	North elevation, surviving stone wall of smithy with blockwork wall of engineering works, right	From S
131	Northern Refrigeration	44	South elevation, blockwork wall of engineering works. Note surviving area of slab floor	From N
132	Northern	44	Slab floor in SW corner of area	From N

	Refrigeration			
133	Northern Refrigeration	44	Smithy window, detail of wood safe lintels	From E
134	Northern Refrigeration	44	Smithy window, detail of concrete sill	From E
135	Northern Refrigeration	44	No 18 north window or door, detail of wood safe lintels and nails	From E
136	Northern Refrigeration	44	No 18 south window or door	From NE
137	Northern Refrigeration	44	No 18 south window or door, detail of wood safe lintel and nails	From E
137	Northern Refrigeration	44	No 16 window, detail of safe lintels and nails	From E