

## Case information

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|---------------------------------|-----------------------------------|------------------------------------|---|
| <b>Case ID</b>                  | 300017495                         |                                    |   |
| <b>File Reference</b>           | HGH/B/GD/82                       |                                    |   |
| <b>Name of Site</b>             | Adams Cottage, Marykirk, AB30 1UT |                                    |   |
| <b>Local Authority</b>          | Aberdeenshire Council             |                                    |   |
| <b>National Grid Reference</b>  | NO 68586 65726                    |                                    |   |
| <b>Designation No. (if any)</b> | LB16310                           |                                    |   |
| <b>Designation Type</b>         | Listed Building                   | <b>Current Category of Listing</b> | B |
| <b>Case Type</b>                | Amendment                         |                                    |   |
| <b>Received/Start Date</b>      | 18/09/2015                        |                                    |   |
| <b>Decision Date</b>            | 10/03/2016                        |                                    |   |

## 1. Decision

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In our current state of knowledge, Adams Cottage continues to meet the criteria for listing. The statutory listing address and the listed building record has been amended. The category of listing has been changed from B to C.

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|-----------------------------------|--|
| <b>Previous Statutory Address</b> | Adams Building (J Gourlay) Marykirk Village                                |
| <b>Amended Statutory Address</b>  | Adams Cottage, excluding single storey outbuilding to rear, A937, Marykirk |

## 2. Designation Background and Development Proposals

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### 2.1 Designation Background

Adams Cottage was listed at category B on 18/06/1972.

### 2.2 Development Proposals

There are no known development proposals.

## 3. Assessment

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### 3.1 Assessment information

Adams Cottage was visited on 03/11/2015, and the exterior and interior of the building were seen at this visit.

### 3.2 Assessment against designation criteria

The building was found to continue to meet the criteria for listing.

An assessment against the listing criteria was carried out. See **Annex A**.

*The designation criteria are found in the Scottish Historic Environment Policy (SHEP), pp. 71-85. <http://www.historic-scotland.gov.uk/shep-dec2011.pdf>*

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## Elizabeth McCrone

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|----------------|---|
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## **ANNEX A – Assessment Against the Listing Criteria\***

Adams Cottage, excluding single storey outbuilding to rear, A937, Marykirk

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### **1. Description**

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Adams Cottage is an early 19th century, 2-storey, 3-bay rectangular plan house on the main road through the village of Marykirk. In accordance with Section 1 (4A) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the following is excluded from the listing: the single storey outbuilding to the rear (east).

The entrance door, which is to the left of the centre, has a moulded doorpiece with three masonic symbols to the lintel. There is a central nepus gable (wallhead gable). The building is harled with painted margins. The openings to the rear elevation are irregular. The windows are 12-pane glazing in timber sash and case frames. There is a pitched roof with grey slates and straight skewes with moulded skewputts. The end and central chimney stacks have been replaced in brick. The central chimneystack has polychromatic brickwork.

The interior, seen in 2015, has been altered. There are some panelled windows shutters and panelled timber doors.

### **2. Assessment Against the Listing Criteria (SHEP, 2011) pp74-75**

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Criteria for determining whether a building is of ‘special architectural or historic interest’ for listing under the terms of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 [[www.legislation.gov.uk/ukpga/1997/9/contents](http://www.legislation.gov.uk/ukpga/1997/9/contents)]

*To be listed, a building need not meet all the listing criteria. The criteria provide a framework within which judgement is exercised in reaching individual decisions.*

#### **2.1 Age and Rarity**

Adams Cottage, likely dating to the early 19<sup>th</sup> century, is part of row of similarly dated buildings that are not shown on William Garden’s Map of Kincardineshire (originally surveyed in 1774, published 1794). This map shows the village of Marykirk as a cluster of buildings around the church, and to the south of the principal access road to the former mansion house of Kirktonhill (now known as Kirktonhill Road). On stylistic evidence, the architecture of Adams cottage, with evenly spaced windows and first floor windows set close to the eaves, also indicates the building likely dates to around the early 19<sup>th</sup> century and likely before 1840.

The Old Statistical Account of 1791-99 states that the population of the village of Marykirk at this time was 208 and there were 49 dwelling houses. It describes the streets as “narrow and irregular”. Although it notes that a few houses have been built recently, these houses “do not appear to add to the regularity of the place”. The

regularity of the row of buildings, which Adams Cottage is part of, suggests that these buildings were constructed after this account.

This row of buildings is also not shown on Thomson 1822 map, where the village is depicted similarly to Gardner's map. However, Adams cottage is first shown on the 1<sup>st</sup> Edition Ordnance Survey Map of 1863. On this map an L-plan building adjoins the rear elevation and this no longer survives. Also shown on this map is a rectangular plan outbuilding that runs the width of the feu. (Only half of this outbuilding survives [2015] and it is not considered to be of special interest in listing terms and is proposed to be excluded from the listing.)

In the 18<sup>th</sup> and 19<sup>th</sup> centuries Marykirk was an agricultural parish, with much of the population employed in farming and its associated industries, including saw mills, a flax spinning mill and weaving although the latter was largely confined to the village of Luthermuir. The masonic symbols to the door lintel suggest that Adams Cottage may have been built by or first occupied by a mason.

In the 20<sup>th</sup> century the village of Marykirk expanded with small clusters of housing developments to the north and west, as well as opposite Adams cottage.

Buildings erected before 1840 which are of notable quality and survive predominantly in their original form have a strong case for listing. Houses dating from the late 18<sup>th</sup> and early 19<sup>th</sup> century can be found across Scotland and those that survive with a notable lack of exterior alteration are increasingly rare. While there has been a degree of alteration to the interior, Adams Cottage is relatively unaltered to the street elevation and it is one of the most prominently positioned early 19<sup>th</sup> century buildings in the village. The scale and architectural detailing of the principal elevation are indicative of a house some pretention in the village (see Architectural or Historic Interest below).

## **2.2 Architectural or Historic Interest**

### ***Interior***

Although some traditional detailing is evident, such as some panelled window shutters and panelled timber doors, these are typical for a building of this date. The interior has been incrementally altered and there is no special interest known at present.

### ***Plan form***

The footprint of the building has been altered by the loss of the L-plan outbuilding that adjoined the rear elevation, which is shown on the 1<sup>st</sup> Edition Ordnance Survey map of 1863. Internally there has been some later subdivision of rooms but the early 19<sup>th</sup> century plan form is largely intact and is typical for its date and building type.

### ***Technological excellence or innovation, material or design quality***

The building is distinctive in the village because of its classically proportioned street elevation. The moulded doorpiece with masonic symbols and nepus gable add grandeur and interest to this elevation and are suggestive of a house of some status. This elevation is largely unaltered retaining an intact roofline and traditional glazing.

The nepus gable is a Scots term for a type of wallhead chimneystack with no windows and is an architectural feature common to Scotland – it is also known as a tympany gable. Wallhead chimneys are a feature of Baronial buildings from the 14th century, but became increasingly popular from the late 15th century possibly as a consequence of the fuel used, marking a shift from wood to coal, as well as chimney sweeping methods. It is seen in urban buildings from the mid-17th century, and was the first type of wallhead chimney to become popular in the construction of traditional vernacular buildings in towns and villages from the mid to late 18th century. However by the early 19th century it became more of an aesthetic design feature rather than a technical and practical one.

### **Setting**

Positioned on the main road through the village of Marykirk and directly opposite the junction with B974, Adams Cottage is particularly prominent in the streetscape. This road is the historic core of the village, with much of the late 18th and early 19th century buildings in the village located on this road including Auldhouse and Rose Cottage with neighbouring cottages. These are listed at category C (LB16275 and LB16309). Some 20th century houses have been built on this road, including opposite Adams cottage, but the property remains part of a run of early 19th century buildings which has not been significantly altered.

### **Regional variations**

There are no known regional variations.

## **2.3 Close Historical Associations**

None known at present

## **3. Working with the Principles of Listing (SHEP 2011, p76)**

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In choosing buildings within the above broad headings particular attention is paid to:

- a. special value within building types*
- b. contribution to an architecturally or historically interesting group*
- c. the impact of vernacular buildings*
- d. authenticity*

When working with the principles of listing Adams Cottage has particular interest under a and d.

- a. Adams Cottage is as a good survival of a traditionally constructed, early 19<sup>th</sup> century domestic building, with distinctive architectural detailing such as doorpiece and the tympany gable, the latter a particularly Scottish feature.
- d. The house is relatively unchanged to the street (west) elevation.

## **4. Summary of Assessment Against the Listing Criteria\*\***

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Adams Cottage is as a good survival of a traditionally constructed, early 19<sup>th</sup> century domestic building, with a distinctly Scottish street frontage with the inclusion of the nepus gable. The classically proportioned street elevation is largely unaltered and the moulded doorpiece and gable are good stonework details that add grandeur and interest to the building and are suggestive of a house of some status. Located in a central position within the village and of the main road this property contributes to the historic architectural streetscape of Marykirk.

In our current state of knowledge it continues to meet the criteria for listing.

Whilst likely to be contemporary with the construction of the house, the single storey outbuilding to the rear (east) of Adams Cottage has been significantly altered and it is not considered of special interest in listing terms at the time of this review. It is proposed to be excluded from this listing.

## 5. Category of Listing

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Categories of listing are non-statutory and buildings are assigned a category (A, B or C) according to their relative importance following the assessment against the criteria for listing.

Category definitions are found at: [www.historic-scotland.gov.uk/heritage/historicandlistedbuildings/listing](http://www.historic-scotland.gov.uk/heritage/historicandlistedbuildings/listing)

Category C denotes buildings of local importance; lesser examples of any period, style, or building type, as originally constructed or moderately altered; and simple, traditional buildings that group well with other listed buildings. The interest of Adams Cottage is as a good survival of a traditionally constructed domestic building with a distinctly Scottish street frontage and which contributes to the historic architectural streetscape of Marykirk. Although the principal street elevation is largely intact the building has been altered, particularly to the interior and therefore category C is considered the appropriate category of listing.

## 6. Other Information

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N/A

## 7. References

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Canmore: <http://canmore.org.uk/> CANMORE ID 35909.

Old Statistical Account (1791-99) Marykirk, County of Kincardine. Volume 18. p.643.

Garden, W. (surveyed 1774, published 1797) A Map of Kincardineshire. London: A. Arrowsmith.

Thomson, J. and Johnson, W. (1822) Kincardine Shire. Edinburgh: J. Thomson & Co.

Ordnance Survey (surveyed 1863, published 1868) Kincardine Sheet XXVI.8 (with inset XXVI.7) (Marykirk). 1<sup>st</sup> Edition. 25 inches to 1 mile. London: Ordnance Survey.

\* This assessment is based on our current state of knowledge and has been prepared for the purpose of consultation or to provide a view on the special interest of a building. This assessment is a consultation document and will form the basis of any new or updated listed building record should the structure be listed. The content of this assessment may change to take into account further information received as a result of the consultation process.

\*\* A building may be found to meet the listing criteria but in some circumstances may not be added to the list. See 'When might Historic Environment Scotland list a building' at [www.historic-scotland.gov.uk/historicandlistedbuildings/whatwelist](http://www.historic-scotland.gov.uk/historicandlistedbuildings/whatwelist)