



MERKINCH WELFARE  
HALL, INVERNESS  
*A former meeting hall of the  
Catch-my-Pal Union*



## CONSERVATION STATEMENT

*February 2010*

HIGHLAND BUILDINGS  
PRESERVATION TRUST

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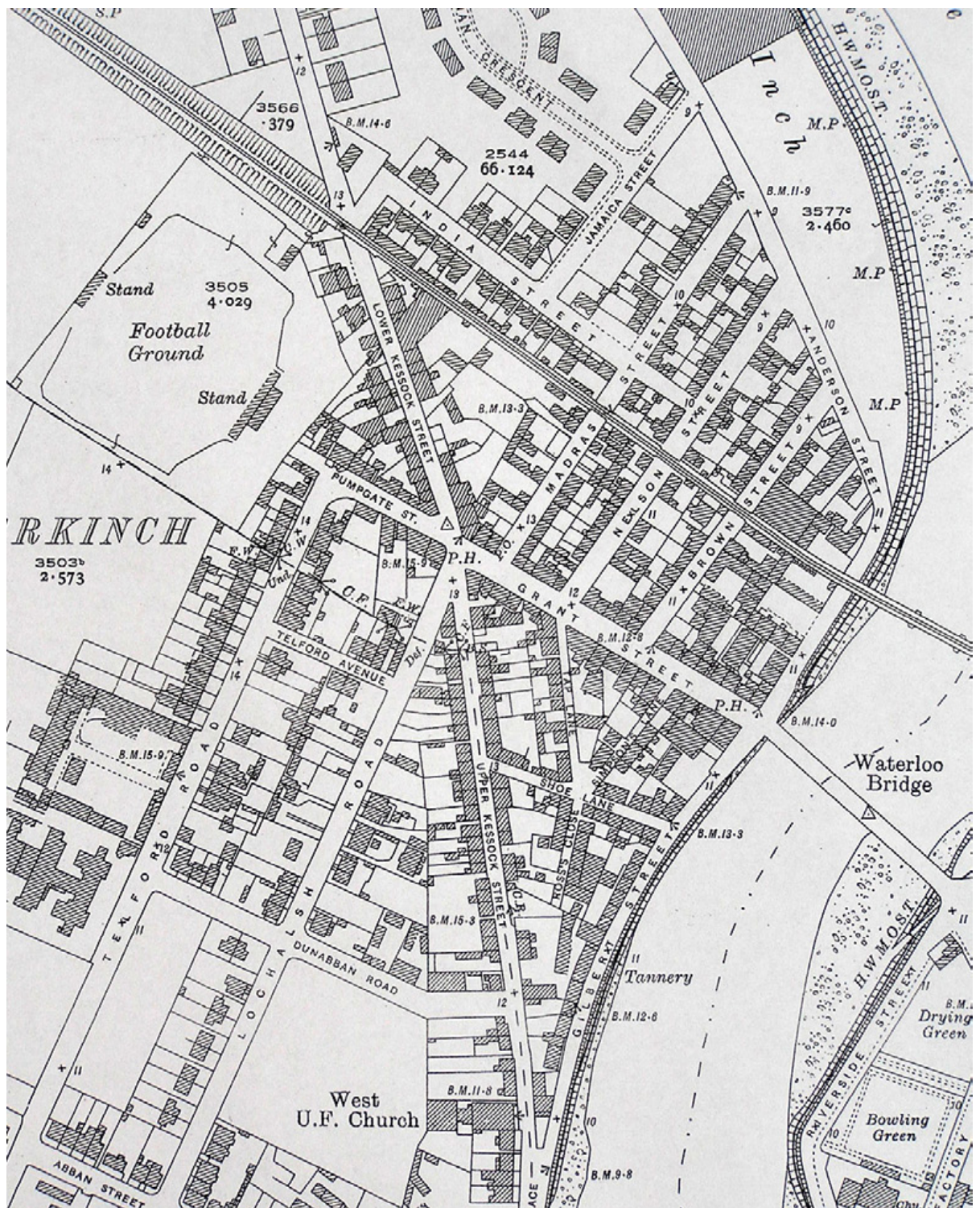
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Extract from the Ordnance Survey map of 1930 showing Grant Street at the heart of Merkinch, and the physical division created by the Highland Railway (then LMSR) line to the North. The Welfare Hall sits on the north side of Grant Street at the junction with Brown Street. The entrance to the Clachnacuddin Football Club, with which the hall had a long association, is at the west end of Grant Street  
 © National Library of Scotland (NLS)

## *Contents*

	Page Nos
<b>1 Preamble</b>	<b>1</b>
<b>2 Introduction and methodology</b>	<b>2</b>
2.1 Purpose of the document	2
2.2 Conservation planning: terms of reference	2
2.3 Statutory designations	3
2.4 Archival and other sources referred to	3
2.5 Site evaluation	3
2.6 Copyright	4
2.7 Author of the report	4
<b>3 History and evaluation</b>	<b>5</b>
3.1 Context: the development of Merkinch	5
3.2 The temperance movement and the Merkinch Welfare Hall	10
3.3 The Welfare Hall as a continuing focus for the community, and its decline in the late twentieth century	16
<b>4 Outline Statements of Significance</b>	<b>21</b>
<b>5 Outline Conservation Policies</b>	<b>24</b>
<b>6 References and bibliography</b>	<b>26</b>



## 1 Preamble



Grant Street seen from the east from the Waterloo Bridge, with the Drum Clock, added to the Welfare Hall in 1931, appearing prominently within the streetscape



The Welfare hall from the west

The Merkinch Welfare Hall stands on Grant Street, at the heart of the community in Merkinch for which it has, over the years, performed an important social role for the community for this historically deprived area of the city which grew up in the early nineteenth century, when the population of Inverness was expanding rapidly. Identified readily by the Drum Clock, added to the building in 1931 when a new clock was installed at the Town Steeple, it is the most important building within the streetscape.

It stands as a rare example of a purpose-built hall for one of the most successful, and short-lived, of the temperance organisations at work in the years leading up to the Second World War, the Catch-my-Pal Union which has been largely forgotten about today. The trustees of the Merkinch Branch were ordinary working men from the area, which makes their achievement all the more extraordinary. Their goal was that of attracting young men off the street to take part in planned activities which required those participating to take a pledge to abstain from drinking. The organisation had remarkable success for the short time over which it operated, before the First World War took away its reason for existing when young men across the whole of Britain enrolled for military service.

Although throughout its life the building has been a focal point for social events within the community, it has languished without proper management with successive organisations charged for its upkeep having become moribund. That should not detract from the useful service it provided for the community and, paradoxically, it has resulted in a building passed on which is substantially in an authentic state, particularly regarding the internal finishes. For a structure erected with a general shortfall of funds it was remarkably well built, and expresses its use and the confidence of the Catch-my-Pal Union at that time with a building having an idiosyncratic architectural presence in its design and appearance.

The building is currently in poor condition, but appears capable of being saved and of continuing to provide a valuable service to the community in which its history is intertwined.

## 2 Introduction and methodology

### 2.1 Purpose of the document

The conservation statement has been commissioned by the Highland Buildings Preservation Trust to arrive at an understanding of the history of the Merkinch Welfare Hall, its original function, how it has changed over time, and its architectural and townscape importance. It is one of a suite of documents under preparation for a feasibility study which will examine the potential of the structure to accommodate sustainable new uses which will benefit the community of Merkinch. Its primary purpose is to guide the design team over the development of the designs for the brief for the project.

The context for the preparation of the document is contained within Clause 1.15 of Historic Scotland's *Scottish Historic Environment Policy* (July 2009), which requires that the 'conservation of any part of Scotland's historic environment should:

- a. be based upon sound knowledge and understanding of the particular site, building, monument or landscape, and of its wider context;
- b. be founded on full awareness and consideration of its cultural significance and all phases of its development;
- c. be carried out in accordance with a conservation plan, which brings together all of the information and research necessary to guide the proposed action'

In relation to applications for listed building consent Clause 3.44 of the same document requires that:

'Knowing what is important about a building is central to an understanding of how to protect its special interest. Applications should demonstrate that in arriving at a strategy for intervention, the importance of the building has been clearly understood and those features which contribute to its special interest have been identified'.

### 2.2 Conservation planning: terms of reference

The document has been prepared as a conservation statement, best defined as an abridged conservation plan, appropriate for the early stages of a project to establish significance based on limited knowledge of the site. It is in order for the findings of a conservation statement to be revisited at a future date as a project proceeds when more exhaustive examination of the documentary evidence, and the evidence of the building itself, may be commissioned.

A conservation statement will normally follow the basic format of a conservation plan, with the key sections within the document relating to Statements of Significance and Conservation Policies set out in outline form, based on a preliminary evaluation of the property from what is known from documentary sources and the evidence of the building itself. In the Outline Statements of Significance no attempt has been made at this early stage to set down values based on an assessment of *relative* significance. It should be noted that, of course, all matters listed cannot be assumed to have equal significance.

### *2.3 Statutory designations*

The property is not currently located within a Conservation Area.

It is currently listed Category C(S) under 30, 32, 34 Grant Street. Properties in this category are considered to be 'buildings of local importance, lesser examples of any period, style or building type, as originally constructed or altered, and simple, traditional buildings, which group well with categories A and B or are part of a planned group such as an estate or an industrial complex'<sup>1</sup>. The property entered the statutory list on 12 June 1996, with the following list entry description:

Built c.1914 by the Catch-my-Pal Union, a temperance organisation, as their local meeting hall. Flat fronted, but with an enormous and decorative projecting clock mounted outside at centre. 2 storeys, 3 bays, centre door with side-lights; large windows elsewhere, 3-light at 1st floor – and cut through eaves with pedimented dormer-heads – with timber mullions and single transom (outer ground-floor windows both presumably similar originally) with hopper-type top-lights. Harled, ashlar detailing, slate roofs; stump only of axial feature (ventilator) end stacks survive. Low rear wing.

The normally dry description notes give an indication of the relative complexity of the design and detailing of the principal frontage facing Grant Street.

### *2.4 Archival and other sources referred to*

Cartographic references for Inverness and the Merkinch area of the city have been sourced mainly from the online images of the Map Library of the National Library of Scotland (NLS). John Home's map of Inverness (1774) is in the possession of the Inverness Museum and Art Gallery and a copy of it has been sourced through the Highland Archive Centre.

Historic photographs showing the clock on the Town Steeple on Bridge Street, Inverness, have been made available from the Joseph Cook Collection. Only one image of the property has been sourced from the National Monuments Record of Scotland (NMRS), and is reproduced in accordance with the licence, for which the licensor is [www.rcahms.gov.uk](http://www.rcahms.gov.uk). The image is Crown Copyright.

Information on past ownership, copies of title deeds and of correspondence in relation to loans to trustees and constitutions for building users has been kindly provided by Kenneth Macleod, while oral history in relation to the property and the Merkinch area has been provided by both Kenneth Macleod and by Clair Pieraccini and his family. The author is indebted to all who have assisted with sharing their personal recollections about the site and its history.

All other photographs appearing in the report were taken by the author in May 2009. Literary sources which have been consulted are mainly from the author's own collections, with some material gleaned from the collections at the Local Studies reference section of the Inverness Library.

### *2.5 Site evaluation*

The fabric of the property was evaluated on 06 May 2009, when record photographs were taken. The exterior of the property has been viewed from ground level.

## *2.6 Copyright*

Copyright in this document is vested jointly in the author and in the Highland Buildings Preservation Trust. Sections or images contained within the document should not be reproduced without the consent of either, or of the principal copyright holder.

## *2.7 Author of the report*

An accredited conservation architect and architectural historian, Andrew Wright has prepared numerous conservation plans for complex heritage sites. He has also prepared conservation statements for historic properties, conservation management plans, heritage reports accompanying applications for the redevelopment of sites and heritage impact assessments as appropriate for each to meet conditions of project funding.

He acts in the role of conservation adviser to the Highland Buildings Preservation Trust, for whom he has prepared numerous conservation plans in recent years. In 2009 he undertook an evaluation of the properties in the Ardross Area of Inverness on behalf of the Inverness City Heritage Trust and, at the time of writing, he is carrying out a Conservation Area Character Appraisal for Dingwall for which he has been commissioned by the Highland Council. He is presently advising a private developer on the future of the former semi-detached villas falling within the Inverness Riverside Conservation Area at Nos 92 and 94 Academy Street, for which a heritage report has been prepared.



### 3 History and evaluation

#### 3.1 Context: the development of Merkinch

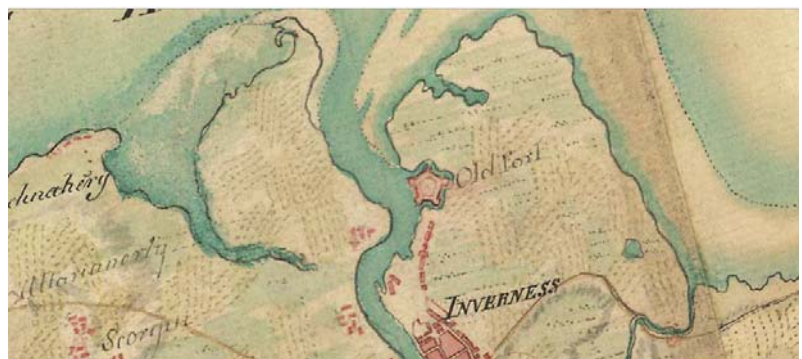


Slezer's engraving of Inverness shows the extent to which properties had been erected along the west bank of the river towards Merkinch by the late seventeenth century

*Alexander II's charter of 1236 granted privileges to the burgesses of Inverness in the following terms, translated from the Latin text:*

To all good men of his whole land (cleric and lay) greeting; know all present and to come that we have given, granted and by this our present charter confirmed to our burgesses of Inverness the lands of Merkinch for the support of our burgh of Inverness to be held by the said burgesses of us and our heirs for ever freely and quietly for sustaining the rent of our burgh of Inverness so that they may cultivate the said lands of Merkinch if they choose or deal with it in other way that may be for their advantage rendering therefore one pound of pepper at the feast of St Michael yearly.<sup>2</sup>

The name given to the area of Merkinch, meaning 'Horse Island'<sup>3</sup>, reveals that it had been an island originally, around which the River Ness flowed in two directions towards the firth. Several military maps of Inverness, of which the earliest were prepared in the first quarter of the eighteenth century, indicate that the course of the secondary flow of the river to the west of the island had either dried up, or had been diverted into the main channel of the river. Home's detailed map of Inverness (1774) reveals that the line of the old river course had survived until then as a sea inlet, which he noted as 'A Salt water Lake called the Nabon'. In the same map he identified where the road leading to the ferry at Kessock had crossed the former watercourse at the Bow Bridge, of which only a few stones seemed to have survived of the original structure. The lands of Merkinch were important to the burgesses in medieval times, over which they had been granted privileges in a charter dated 1236 by Alexander II (see left).



Extract from Roy's military map of Scotland (1747-1755) shows limited development on the west bank of the river where the Merkinch settlement was to be established  
© NLS/ British Library

Home's map, and Roy's military map prepared between 1747 and 1755, both indicate that there had been few dwellings erected in Merkinch, with the area given over largely to cultivation of cereal crops, gardens, orchards and nurseries. A few dwellings were clustered on the west bank of the Ness and at the ferry point at the north of the promontory. Those living in the area, or making their way

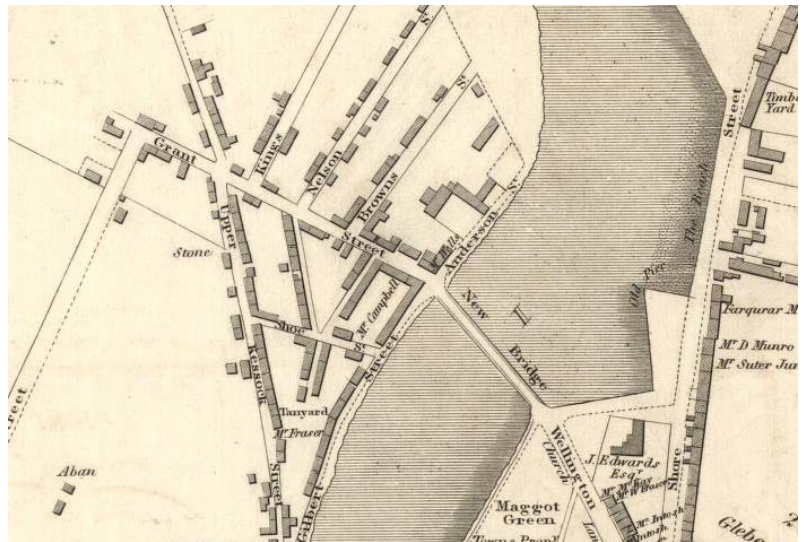
to and from the ferry, were bound to cross at the only bridge over the river which led, as today, directly to the heart of the medieval burgh at Bridge Street. The well established route cut through the planned grid pattern of the later streets on the diagonal, featuring on the later maps of the Merkinch district as Upper and Lower Kessock Street respectively. Only from the erection of social housing schemes in the Gilbert Street area in the latter half of the twentieth century was the importance of this historical thoroughfare denied. In reality, once the new wooden bridge had been erected in the early nineteenth century to connect Merkinch directly with the west end of the town, built to line up with Grant Street, the diagonal route through the area lost its importance. Grant Street became the major thoroughfare of the settlement that had grown up, and a focus for its commerce and recreational activity. The street was named after Major Alpin Grant, who owned a factory on the other side of the river at the Citadel<sup>4</sup>.



John Home's map of Inverness of 1774 shows the route of the road leading to the ferry at South Kessock, passing over the island of Merkinch, and the former secondary course of the river, by then tidal water © Inverness Museum and Art Gallery

The bridge was completed in September 1808, and not long thereafter it was given the name of the 'Black Bridge' on account of the dark colour of its timbers<sup>5</sup>. Although the construction of the bridge had been an initiative of the Town Council, the impetus for it came from the residents of Merkinch who contributed £2,000 towards the cost of its erection. It operated as a toll bridge, and in 1834 it made a contribution of £58 to the revenue of the Council. As shown on Slezer's engraving of c1693 the burgh had expanded from an early date westwards on the left bank of the river, around the southern end of the only bridge crossing, but the first planned development to the west of the river was at Merkinch, where the first building plots were feued in 1803. In the same year as the bridge opened for traffic the new village was absorbed into the burgh<sup>6</sup>. The old wooden bridge was replaced in 1896 by the present Waterloo Bridge.





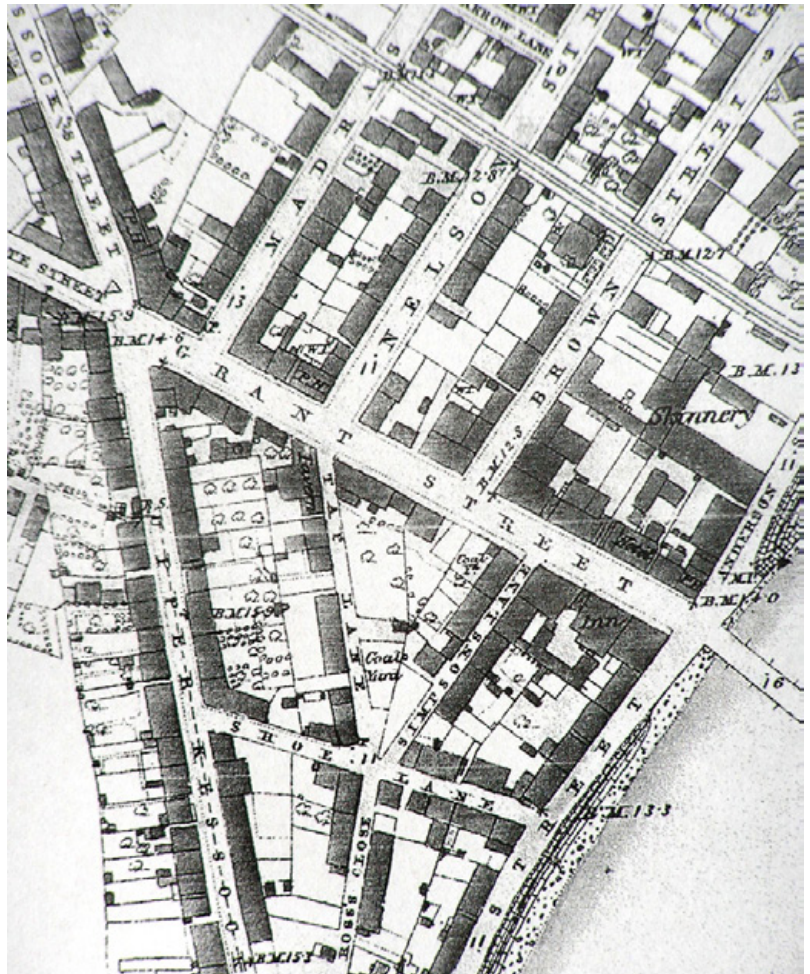
Comparison between John Wood's map of Inverness (1821) and the map prepared for the Great Reform Act of 1832 shows relatively little change between the two dates; the properties at the junction of Brown Street and Grant Street where the hall was to be located were erected by the date of the earlier of the two maps © NLS

Inverness was subject to rapid growth in its population from the end of the eighteenth century. Many of those flooding into the Highland capital from the rural areas were poorly housed, and disease was rife. Over a period of just thirty years, between 1801 and 1831, the population rose by 40 per cent, and in the ten years to 1841 it had risen by a further 17 per cent with the town having a population of 9,663 inhabitants. By 1822, the year that the Caledonian Canal opened to traffic, the population of Merkinch was estimated to be 1,000<sup>7</sup>. Much of this influx was focused on the peripheral areas of the town, with the parish ministers noting that the poorer classes were accommodated here, citing the Haugh, Merkinch, Lochgorm, the Green of Muirtown and Tomnahurich Street<sup>8</sup>. Joseph Mitchell, never one to hold back on expressing forthright views, remembered the scenes of poverty in the town from the time of his boyhood in 1810:

All beyond were rows of wretched huts. Petty Street, Maggot, and the west side of the river, consisted of huts of the worst class, inhabited by common people. Among them were a few good houses, but the outskirts of the town consisted chiefly of such wretched hovels as I have described.<sup>9</sup>

John Wood's map of 1821 provides a good indication of the extent to which Merkinch feus had been built upon by then. The triangle

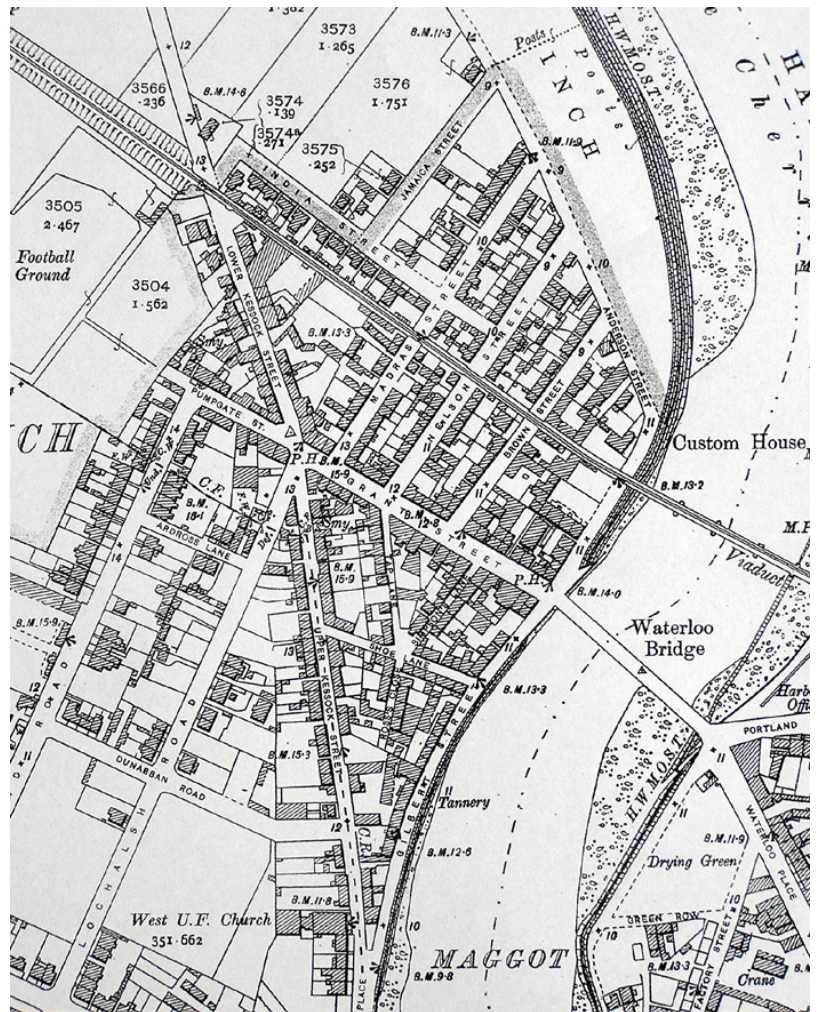
bounded by the old road to the ferry, Upper Kessock Street, and Gilbert Street at the riverside, seemed to have been more populous than the area to the immediate north of Grant Street where the feus on the three parallel streets noted as Brown's, Nelson and King's (later renamed Madras) Street were built upon only sporadically. The frontages on Grant Street had yet to be taken up fully. Despite the unrelenting pressure on housing from accommodating the country folk arriving in the town, there seemed to have been little change at Merkinch in the ten years leading up to when the map was published prepared for the Great Reform Act of 1832. On both of these early maps the sites of the properties that the Welfare Hall was to occupy some one hundred years later, on the corner of Grant Street and Brown Street, are shown as having been built by this time and could have been among the first of the properties to be occupied in the district.



Extract from the Ordnance Survey map of 1867 shows Merkinch to be densely populated, and the elevated railway line first opened to traffic in 1862 © NLS

Those choosing to live within Merkinch were often engaged in work associated with the emerging industries of the district. There were shipbuilding yards on the west bank of the river beyond the Waterloo Bridge and 'a considerable number of inhabitants' were given employment by them according to an account of 1847<sup>10</sup>. Many of those living in Merkinch, South Kessock and Shore Street areas of the town would be associated directly with the sea and with maritime trade, and included among their numbers shipowners, captains, seamen of the merchant navy, ferrymen, shore porters and stevedores<sup>11</sup>. The earliest edition of the Ordnance Survey map (1867) shows tanneries, coalyards, a smithy, public houses and hotels embedded within the fabric of the streets to either side of Grant





Extract from the OS Map of the Merkinch district in 1904 shows the Clachnacuddin Football Club ground at the west end of Grant Street (off Pumpgate Street) and marginally greater density when compared with the 1867 map © NLS

Street. The density at which the dwellings on the street frontages had been introduced, and the activities going on in the back courts behind them, suggested a bustling, vibrant community with its own growing sense of identity within the town. The artisans' dwellings on Brown Street were neat but unprepossessing, mainly single storey or of one and a half storeys, with dormer windows set in the roof. It was a community not entirely deprived of facilities, although places of worship were few in number initially, with only the West Free Church on the west bank of the river close to the fork in the road at the southern end of the district. The shortfall in the number of places of worship was to be rectified later, but only marginally, when the Scottish Episcopal Church on Abban Street was erected in the early years of the twentieth century as a mission church to serve the spiritual needs of the expanding community. An endowed school, one of the beneficiaries of Dr Bell's generous grant to the town, was erected for poor children in 1838<sup>12</sup> at the end of Madras Street. It was, by the standards of the day, a large institution, having a generously sized playground overlooking the river. Absorbed into the system as a Board school following the 1872 Act, it appears to have fallen out of use by the beginning of the twentieth century.

The extension of the Highland Railway network to serve the North of Scotland opened in 1862 as far as Dingwall<sup>13</sup>. The elevated track scythed through the fabric of the planned streets and, over time, it has segregated one part of the community from the other. The full impact appeared first on the 1867 map and, in the years thereafter,

terraced rows of cottages were built to reflect the new geometry, some of which would have been erected by the railway company for housing its own workers. Social housing appeared in the area in the years following the First World War to the north of the railway line<sup>14</sup>.

Historically the sense of relative isolation of the communities of the west bank of the river contributed to a growing sense of community. As early as the 1840s, there had been regular skirmishing between the boys of the 'Big Green' and Merkinch<sup>15</sup>. The 1880s saw the rise of Association Football teams in the Highland capital, with as many as four teams playing in the Highland League (founded during the 1893-4 season). Two of these teams were born from the intense rivalries that existed within communities that were in most other respects from the same area – from the area bounded by Abban Street and Telford Street the Inverness Caledonian club was established in 1885, while in the following year Clachnacuddin Football Club grew out of the local Merkinch team<sup>16</sup>. The club acquired land at the end of Grant Street for its ground, and has remained at the heart of the community of Merkinch ever since. It fostered a strong association with the Welfare Hall in the middle of the twentieth century when its social club was accommodated in the building.

### *3.2 The temperance movement and the Merkinch Welfare Hall*

Such had been the widespread revulsion to the problems of drinking that, by the end of the nineteenth century, temperance movements were bound into the threads of Scottish Society at all levels. Temperance Hotels had sprung up in every major city and town. There were several operating in Inverness around the turn of the twentieth century, but they had all but disappeared in the aftermath of the First World War. While drunkenness was perceived primarily as a problem afflicting the major urban conurbations of the industrialised Central Belt, Inverness was tarnished by being seen to have acquired a reputation for it, one which was viewed as being widespread throughout the Highlands. The Rev John Wilson, writing of Inverness in his *Imperial Gazetteer of Scotland* in the late 1850s, gave the harsh impression that the affliction had been by no means restricted to the poorer classes in society:

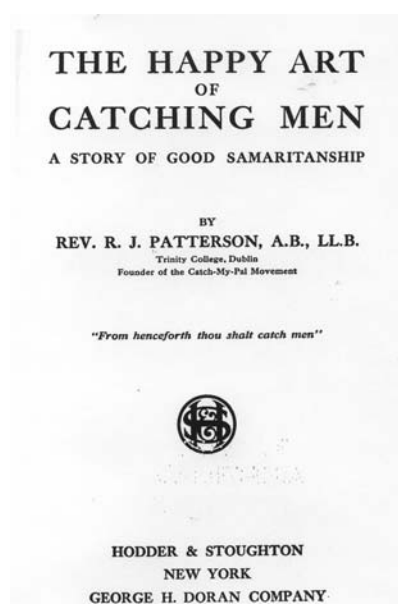
At a comparatively late date, intemperate drinking is understood to have been practised, even among the most polished classes, with such horrific defiance of all moral obligation and all social decency, that a guest would be thought discourteous or perhaps insulting to his entertainer, who did not drink until he became insensible, and had to be carried away like a mass of carrion.<sup>17</sup>

In Inverness women had always been prominent in promoting the temperance movement. A Total Abstinence Movement had been set up in the town as early as 1840<sup>18</sup>. At an evening organised by the Young Men's Christian Association in 1866, convened specifically to focus on the plight of the poor of the town, the rector of the High School, Joseph Robertson, drew the attention of his audience to what he perceived to be the four principal causes of poverty: 'idleness, intemperance, improvidence, and the sickness or death of a breadwinner'. He linked the widespread problem of intemperance with improvidence, and backed up his address with the results of statistical research which revealed that there were 'besides licensed grocers and wholesale dealers, 125 licensed dealers in intoxicating drinks ..... one dramshop for every 180 or so of the inhabitants'<sup>19</sup>. Gradually it dawned on the Victorians that the problem of drunkenness was as much a symptom of intolerable living and working conditions as the cause of them<sup>20</sup>.

The leading pioneers of the Scottish temperance movement were a Greenock lawyer and philanthropist, John Dunlop, and the publisher

*The founder of the Catch-my-Pal movement, the Rev RJ Patterson, claimed that the ongoing success of his organisation in each of the towns where branches had been set up lay in the following:*

We believe that there should be counter-attractions to the saloon in almost every street in our towns, and we have opened many in Ireland. Men do not love the drink so much as they love the fellowship they get in drinking with their friends. If the Christian community would provide up-to-date Temperance saloons, more comfortable in every way than the licensed saloons, these would be patronised in a way that would surprise the most hopeful of us. Men and women say they go to the saloons because they have no other places to go to. If other places were provided in such a way as to attract, instead of repel, as is often the case, people would be ashamed to be seen going into the drink-shops. If they passed a temperance saloon to go into a saloon, it would be known it was for alcohol they did so, and the sense of shame would assert itself. Public opinion would then have a method of making itself felt. And, after all, it is *public opinion that does the work*.<sup>21</sup>



The title page from RJ Patterson's book, published in 1914

William Collins. After a visit to France during which he had been impressed by what he perceived to be a higher sense of social morals, Dunlop set up the first Temperance Society in 1829, ahead of anything happening in England at the time. On a broader stage similar initiatives were underway in the industrial cities of England, with the first of the Total Abstinence Societies having been set up by Joseph Livesey in Preston in 1832. His initiative resulted in a temperance and friendly society run on Masonic lines being set up in Salford in 1835 and given the name of the Independent Order of Rechabites. It took its name from an obscure sect mentioned in the 35th Chapter of the Book of Jeremiah, in which Jonadab, the son of Rechab, forsake the temptation to drink wine<sup>22</sup>. The first Rechabite 'tent' was set up in Scotland in 1838, and the singing of specially composed temperance hymns were found to be a highly persuasive way of propagating the message<sup>23</sup>.

As the century progressed temperance movements proliferated. Their influence increased, while the living conditions of the working classes improved only marginally, if at all in some of the industrial cities. The Scottish Temperance League was set up in 1844, and pressure for the introduction of legislation to curb the problems of excessive drinking led to the Forbes-Mackenzie Act of 1853 in which Sunday closing was enforced and a weekday closing time of 11pm imposed. There was at the time no equivalent in England. Increasingly the leading Church denominations became involved. As early as 1839 a Catholic Total Abstinence Society had been set up in the West of Scotland and, more than anything else, the social problems associated with intoxicating liquor saw a common approach in which Protestant and Catholic groups were united, often holding joint processions<sup>24</sup>. Later in the century the League of the Cross reflected a membership of those with Catholic persuasions, while in the Protestant denominations children in the Sunday schools signed up to the Band of Hope. In 1871 there were only seven branches of the Band of Hope, and yet by 1908 the number had increased to around 700. Another popular and influential movement, imported from America in 1869<sup>25</sup>, was the Independent Order of Good Templars which appealed to the whole family in its activities.

Under growing pressure from the temperance movement, the reforming Liberal Government conceded to political pressure, passing the Temperance (Scotland) Act in 1913. The act permitted local referenda to be held over the question of limiting the sale of intoxicating liquor or of prohibiting it altogether. Several dry areas resulted across Scotland when the referenda were eventually carried out, but more generally outright prohibition was resisted<sup>26</sup>.

Given the plethora of organisations dedicated to the cause of temperance, it might seem surprising that another organisation should emerge in the years leading up to the outbreak of the First World War, spreading like wildfire through each of the urban centres of Great Britain in quick succession. It had also had some success abroad. The name of the Catch-my-Pal Movement is little known now, and with the outbreak of the war it proved to be a relatively short-lived phenomenon, at least in Britain. It seems that there were three branches of the Catch-my-Pal Union engaged in the movement in Inverness, on Huntly Street, Academy Street (where a Catch-my-Pal Hall stood for a number of years), and the Merkinch Branch for which purpose-built premises on Grant Street, which is the subject of the conservation statement.

The movement was founded by the Rev RJ Patterson, an Armagh minister of the Irish Presbyterian Church, and developed along ecumenical lines. Patterson sets out the objectives and origins of the Catch-my-Pal Union in his book *The Happy Art of Catching Men: A*



*Story of Good Samaritanship*, published in New York in 1914. In Ireland the movement had been inspired by the Pioneer Movement backed by the Catholic Church, which promoted total abstinence. Patterson saw that nothing had been achieved thus far for the Protestant faith and so based the name of his organisation, which he founded in 1909, on the manner in which the disciples were brought to Jesus. Patterson's approach was to conduct mass meetings at which those subscribing to the cause were asked to take a pledge for total abstinence. In that first year in Ireland 140,000 men and women joined the Union, and within two years there were no less than 500 branches<sup>27</sup>. He claimed that the success of his organisation – and where others may have failed – lay in the recognition of the fact that the 'greatest drinkers are fitted to be the best workers'<sup>28</sup>.

## CATCH-MY-PAL CRUSADE

### WORKER'S PLEDGE

Let every man and every woman willing to

### DO

something to save our land from drink, sign the pledge on this card.

*"For God and Home and Native Land, I promise, by God's help, to abstain from all intoxicating drinks as beverages, and to do all that in me lies to promote the Cause of Total Abstinence by getting at least one drinker to sign the pledge and join the Anti-Drink Crusade."*

BEFORE YOU SIGN, ASK YOURSELF THREE QUESTIONS:

- 1.—Did I LIFT UP a fallen one during the past year?
- 2.—Did I TRY to lift up a fallen one during the past year?
- 3.—Did I PRAY that I might be able to lift up a fallen one during the past year?

Even though you are already a Total Abstainer, sign this pledge and become a

### WORKER

Name .....

Address .....

Congregation .....

**WE-WILL-SEE-THIS-THING-THROUGH!**

The 'Worker's Pledge', at the heart of the Catch-my-Pal Crusade, from Patterson's *The Happy Art of Catching Men*

Patterson's astonishing success in galvanising interest in a long debated social issue led to him receiving several invitations to address audiences beyond Ireland. In the first week of 1910 he had addressed an audience of 1,500 in Glasgow, and another in Edinburgh. On his second visit to Scotland he addressed an audience of 2,000 at the Music Hall in Aberdeen at an event organised by the British Women's Temperance Association<sup>29</sup>. It can be seen now, looking back on the organisation, that it capitalised on the evangelical mass gatherings promoted by the Americans Moody and Sankey in the 1870s, and on the Methodist Central Hall movement popular in the early twentieth century. Many of Patterson's events took place in the newly erected Central Halls in Britain's towns and cities.

In November 1911 a branch started up in Inverness by taking over a public house and converting it into a Catch-my-Pal café, with three hundred pledges taken in the café in the ensuing weeks. The success of the crusade led to two other branches being set up in the districts of the town. Of the palpable results from this initiative, *The Highland Times* reported:

Judging by the scarcity of drunks the Catch-my-Pal movement is doing really effective work. It has, in fact, worked a miracle which the most effective police court in the country has tried to perform and tried in vain.<sup>30</sup>



It is almost certainly the case that the nucleus of the Catch-my-Pal movement in Inverness had its spiritual home in Merkinch, from which the other branches had grown in quick succession. The Inverness Valuation Rolls record that both before, and during, the time that the new hall was building on Grant Street, the organisation had as its headquarters premises at No 40 where it was listed as tenants first in 1912-3. The site occupied by the hall had been at Nos 30, 32 and 34, and so it is conceivable that the former public house on the corner of Nelson Street and Grant Street had been taken over temporarily as a meeting place and temperance saloon in the manner described by Patterson (see page 11). The premises had appeared as a licensed public house on the 1867 Ordnance Survey map, but this use must have lapsed as it is no longer recorded as such on the 1904 map. This omission may not be wholly surprising – from other sources it is known that some of the properties on the street were no longer habitable and had fallen into a state of disrepair. The extract reproduced from Patterson's book could easily have been the brief for the new building on Grant Street.

It is known who the trustees of the Merkinch Branch of the Union were at the time that the properties on Grant Street and Brown Street were acquired at a public roup in April 1914 for the sum of £50, for the purpose of building the new hall. They were all working men, and presumably of the immediate area, as their occupations might suggest: two of them, James Walker and Joseph Cook Junior were timber merchants, John Macgruther was a coal merchant, William Elliot a flesher, Norman Smith a stevedore, and James Sinclair a signal fitter. In order to finance their new building, the trustees of the Merkinch Branch of the Catch-my-Pal Union took out a bond of £400 with the Inverness Investment and Permanent Building Society in the autumn of 1914. Other funding for the erection of the hall, and for fitting it out, is believed to have been raised locally<sup>31</sup>.

The properties, it would seem, had been advertised first for sale by public roup in 1911, but they had not sold. The sale was conducted on behalf of the Town Council in respect of a bond granted in its favour by the owner of the property, Donald MacDonald, latterly a bookseller. Macdonald had clearly fallen on hard times, for in the Valuation Roll for 1912-1913 the properties he owned were in the possession of the Inspector of the Poor. There had been three houses on the site, one of which comprised a shop, and there had been a pend leading to a rear court. A Search of Incumbrances over the properties revealed that the plot had been feued originally by the trustees acting for the late Captain William Mackintosh, a fascinating character who had amassed a fortune as the commander of the 'Hindustan', an East Indiaman. Mackintosh died in 1803 and had left a bizarre legacy to the Inverness Academy. His trustees, following his death, invested in property which included land at Merkinch. In 1850 the properties had belonged to Colin Macdonald, a cabinetmaker, who on his death had passed the property to his son Donald, the bookseller who, it seems, had operated originally as a grocer.

The layout of the building and the relative sophistication of the design of the street frontage all point to the fact that the trustees must have engaged the services of a local architect whose identity has not been traced. It would be reasonable to assume that the building of the hall would have commenced after war had been declared with Germany either late in 1914, or early in 1915. How the work was managed is not known, but from what happened to the organisation after the War it is not unreasonable to assume that at least some of the trustees signed up for military service and, perhaps, not all of them returned home. The plan allowed for flexible space at the ground floor, with the front meeting room having been subdivided so that the partition could



(Upper) the opening between the front room and the hall to the rear, which at one time would have had a folding partition and (Lower) the corbels and arched braces to the open trusses of the hall; the detailing of the corbels has an Arts and Crafts flourish



The long meeting room at first floor

be folded back for those times when the use of the larger space was merited for public gatherings, or possibly concerts. With the greater height of the room to the rear, with the open trusses supported on corbels with arched braces it might be assumed that this space was suited to recreational use, or as a billiards hall. It would have been an airy space, well-lit by natural lighting originally, with three sets of rooflights on the long walls of the space and a single rooflight on the piended (hipped) end. The intention behind the front meeting room at ground floor, which had its own fireplace on the west gable, might have incorporated the temperance saloon so favoured by the organisation to attract passers-by off the street. At first floor a large room, with fireplaces at each end, would have provided further meeting space, or possibly space for planned activities.



Evidence of openings of former buildings on the site, of which the walls have been adapted for the new hall at the rear of the site; the boundary gutter arrangement is makeshift



The staircase at the entrance lobby, and sophisticated architectural detailing to panelled doors, dado panelling and fireplaces



The room would have had good daylight, with the three sets of wide dormer windows.

If indeed savings were consciously made, they find expression most obviously in the external walls surrounding the room to the rear, which would have been largely hidden from view by the surrounding properties. For this roof a West Highland slate has been used, and it is highly likely that the material had been salvaged from the earlier buildings on the site. The walls of older properties to the rear of the site were retained (and are still visible with the wall openings infilled)





Central bay of the elevation, with refined architectural detail in the hooded canopy over the front door and in the scrolled ends to the dormer posts at first floor

and a makeshift boundary wall gutter was fitted to the wallheads. The roof to the street frontage is clad in a contemporary slate supplied to a more regular face size.

If the trustees of the Union were cash-strapped when building the hall, it is not reflected in the quality of the finishes throughout the interior. The stair leading to the first floor rooms is well detailed, as are the five-panelled doors and the fireplaces, all supplied to the same plain, but elegant, pattern. A particularly neat detail is the termination of the dado rail in the principal spaces of the ground floor, which lines through with the mantelpieces to each fireplace. The same detail is used for the long room at the front of the building at first floor. Apart from the varnished finish to the structural timbers of the roof over the hall to the rear, there is no obvious sense of hierarchy in the rooms of the building. The spaces and finishes are functional, but are far from being spartan.

Of the building's exterior much the same might be said. The public function of the hall stands out within the streetscape of Grant Street, where the majority of the surrounding buildings within the street blocks are of a fundamentally domestic scale. The floor-to-ceiling heights of the hall are, in contrast, generous. However, it is not just the scale of the building which distinguishes it from its neighbours: the window openings of the façade are generous in width, and the architect has devised a relatively sophisticated system of advanced and receding bays in which horizontal unity is provided with the string course coinciding with the first floor window cills.



Refined detailing of the central dormer, and showing the Drum Clock brought to the site in 1931, or shortly thereafter



Façade to Grant Street

Further modulation of the façade is given with the projecting hooded canopy over the front door, a device used extensively in Inverness from the last quarter of the nineteenth century in which the details are invariably plain, but robust. The hood is given an arched opening, a motif repeated in the curved heads to the outer sashes at first floor (no longer visible from the street as the windows are boarded over). The focus on the central bay of the façade is attenuated through the use of the scrolled ends to the panel surrounding the window at first floor. All of the sandstone for window dressings, chimneyheads and skews is of good quality, and worked to smooth surfaces with sharp profiles. These qualities, in both workmanship and in the selection of materials, are unusual in a town where so much of the fabric of the nineteenth century has weathered and decayed.

There is a mild Arts and Crafts feel to the design of the principal street elevation, but it is not strong. It is found in the treatment of the pediment to the middle dormer which is swept up into an elegant



Decorative cast iron rainwater hopper and ogee gutter to the principal street elevation

finial to complement the flattened scrolls, avoiding the nineteenth century tradition in the town of embellishing dormer pediments with elaborate cast iron finials. A related idiosyncratic detail is that of the raised crescents, appearing rather like hoods, at the skewputts to the pediment of the middle dormer. A further embellishment to the street façade is in the provision of the decorative cast iron rainwater hoppers, of which the majority have survived, and the ogee pattern gutter. As might be expected for a building of the second decade of the twentieth century, the design is transitional – had it been erected in the years after the First World War the design might have been expected to be less rooted in traditional construction, with dressings perhaps of precast concrete. In this respect it might be regarded as having feet in both camps – anticipating the change that was to come, while being detailed of traditional materials.

What happened exactly after the hall had been built, when so few servicemen returned home from the theatre of war, is not altogether clear, other than for the fact that the organisation had become financially embarrassed. The Catch-my-Pal Union had lost some of the initiative of the years immediately preceding the war, and the Merkinch Branch soon became moribund. In the 1918-1919 Valuation Roll the property is listed, perhaps curiously, as a 'Hall, Store, and Baths', suggesting that it could have fulfilled a desperate short term need for the local community or, more probably, as a result of the war requisitioning. Other branches of the organisation seemed to have fared somewhat better, particularly the Academy Street Branch under the leadership of the prominent Inverness baker, William Anderson, who was President of that branch for many years. There is also a record of a mechanical organ having been gifted to the Catch-my-Pal Huntly Street Branch by the Town Council in 1921<sup>32</sup>.

### *3.3 The Welfare Hall as a continuing focus for the community, and its decline in the late twentieth century*

Even before the outbreak of the War, there was evidence in the various newspaper reports that the branches of the Catch-my-Pal Union were active in attracting speakers to Inverness to address their numbers. In December 1914, Paddy Black, well known in temperance circles, was making a return visit to Inverness in which he was accompanied by a well-known professional footballer, Dan Hume<sup>33</sup>. Once completed in 1915, the immediate need for which the Merkinch Branch premises had been built must have been held to be in question as the young men it was supposed to attract would have enrolled and gone to war. One source has stated that the hall had been requisitioned during this period for the war effort<sup>34</sup>. After the War, the Union saw something of a revival, and there were regular concerts given in various venues across the town by the Catch-my-Pal Minstrels which were always well patronised<sup>35</sup>. These events carried on until at least 1930, but they seem to be associated mainly with William Anderson's Academy Street Branch.

One way in which an organisation charged with the task of persuading 'youths to join and keep them from the temptations of drinking', and to 'keep young men off the street'<sup>36</sup>, would be to involve them in sporting activities. In the mid-twenties one of the more successful football teams in the amateur North Caledonian Football League had been a team playing under the name of 'Catch-My-Pal'. They were league champions in the season 1924-5<sup>37</sup> and must have been a talented side as theirs was the only Inverness team known to have played in the Scottish Junior Cup in the 1920s<sup>38</sup>. As noted above, it is reasonable to assume that indoor games took place in the hall itself for the time that it was administered by the Catch-my-Pal Union.



As in other towns in Scotland, in the years following the First World War Inverness was badly affected by a rising tide of unemployment. In the autumn of 1923 there were around 500 unemployed<sup>39</sup>, and the numbers improved little as the decade progressed. By the autumn of 1927 the figure stood at around 800 and a maximum of around 1,200 were reckoned to be unemployed by 1933<sup>40</sup>. In that same year, 1933, the Inverness bakers met in the hall to discuss strike action over a dispute in relation to midnight baking at the Telford Bakery<sup>41</sup>. Against this background, and with the management of the hall by the Catch-my-Pal Union appearing to have lapsed in the preceding years, late in 1925 the responsibility for running it fell to the Merkinch Ward Welfare Association, a local organisation established in 1921. The Association had been invited by the surviving trustees of the Catch-my-Pal Union to take over the running of the hall and most of the outstanding debts<sup>42</sup>, with possibly some of the debt having been settled by the trustees personally<sup>43</sup>. Having taken over the running of the hall the association carried out a number of improvements to its interior at a cost of £100 to make it fit for occupation once more<sup>44</sup>. It redeemed the bond from the Inverness Building Society with a loan of £200 from the Salford based temperance friendly society, the Independent Order of Rechabites. When the request for the loan was made by the Association, the value of the security of the building, together with its fittings, was stated as being £1,500. The interest of the Association in the building was recorded in the 1924-1925 Valuation Roll under the name of George Davidson, and the loan had been settled in full by 1933<sup>45</sup> with the money raised from the members of the Association and from social functions<sup>46</sup>.



David Lloyd George arriving at the Town House in September 1921 for the meeting of the Cabinet: the Drum Clock is visible protruding from the Town Steeple © Highland Photographic Archive, Joseph Cook Collection

Even though the Merkinch Branch of the Catch-my-Pal Union had been merged with the Welfare Association, the hall building remained in the name of the original trustees, and it took until 1939 for the anomaly to be rectified when Donald G Fraser (at some stage a Baillie of the Town Council) and James D Shand were appointed trustees, responsible for the administration of the hall. Once again, with the intervention of the Second World War, interest in the activities surrounding the hall waned with the building being requisitioned yet again, on this occasion by the Royal Air Force, under which it operated as a dental surgery for all of the troops in the area<sup>47</sup>. Shortly after war

had been declared the hall was identified as one of four air raid shelters within the town, to be protected by sand bags<sup>48</sup>. The property fared badly during this period: although the trustees received a rent for the use of the building, from which surplus funds were invested in Defence Bonds, the chairs and crockery were largely destroyed. The cabinet holding the records of the Catch-my-Pal Union and the Welfare Association was broken into, and the records were never fully retrieved with most of them having been destroyed<sup>49</sup>. There were no meetings of the Association from 1938 until around 1950, after Donald Fraser had recommended reconstituting the Association and appointing new trustees with the intention that the hall should continue to serve the local community of Merkinch.



Detail of the photograph, right



An earlier photograph of Bridge Street, taken during Queen Victoria's Jubilee celebrations of 1897, shows the Drum Clock as seen from street level © Highland Photographic Archive, Joseph Cook Collection



The Drum Clock within the streetscape of Grant Street

In 1929 a candidate at the local elections for the Town Council, Donald MacIennan, used the hall for his address to a packed gathering. After winning a seat on the Council, in September 1931 he proposed a motion that the redundant Drum Clock on the town steeple on Bridge Street should be relocated on the Welfare Hall on Grant Street. The motion was carried<sup>50</sup>. The clock in its original position appears on photographs of Bridge Street taken by Joseph Cook, one of which records the arrival of the Prime Minister, David Lloyd George, at the Town House for the cabinet meeting held in the Council chamber on 7 September 1921. In overhauling the clock the dial must have been changed as it appears to have been black with white, or possibly gold, numerals in the 1921 photograph, but the earlier 1897 photograph by Cook shows the dial much as it is now. The account accords well with the date when the new clock was installed at high level on the steeple, for which the chassis was made in 1931 in Inverness<sup>51</sup>. Attached to iron posts fixed between the cill and lintol of the middle window at first floor, the Drum Clock stands out prominently from the face of the building, and makes a strong contribution to the townscape qualities of the street.

During the interwar years the hall was in constant use, with meetings or social events arranged to take place there during each night of the week. A guide company under the charge of Eveline Barron, a former editor of the *Inverness Courier* met there regularly<sup>52</sup>, and the Merkinch Women's Guild was also a regular user before, and after the war, paying an annual sum of £20 for the use of the rooms<sup>53</sup>. The upper floors were leased to the Post Office Recreational Club<sup>54</sup>. In the post-war years it was used frequently for dances, concerts and talent

contests<sup>55</sup>. In the 1950s the building was used as a bingo hall on two or three occasions each week by the Clachnacuddin FC, under the auspices of George Rodgers, a director of the club who was later to become President of the Merkinch and District Welfare Association. In 1969 the Association letter heading listed two trustees, George Rodgers and A Kesson, and a Secretary, JG Robertson. The strong links with the football club, which had continued through the Social Club, were broken in 1974 when a new Social Club building was erected in Wyvis Place<sup>56</sup>. When used as a bingo hall it is understood that the folding doors to the middle partition may have been discarded. Apart from that, with the building being in such a poor state of repair, the only other known use was for jumble sales on Saturdays for local charities<sup>57</sup>.

With the death of George Rodgers in 1982, the future of the hall and its management was hanging in the balance yet again. A key user of the building was the Inverness Judo Club, which had first leased the long room at first floor at the front of the building in 1961. As the club expanded, needing more space the use was relatively short-lived, and the club had to leave for other premises in 1968. As the hall was no longer used by the Social Club the Judo Club returned in 1978, having agreed terms for the use of the whole of the building. A former office bearer of the club, Kenneth Macleod, has continued to have an interest in the building, and in 1982 he noted in a memorandum that, at that time, the poor condition of the structure merited repairs of the order of £25,000 to £30,000<sup>58</sup>. By that time the Welfare Association had effectively ceased to exist.



Photograph taken probably in the late 1970s shows the building carrying the name of the Inverness Judo Club, with the building in a fairly dilapidated state © Crown Copyright RCAHMS

A photograph, taken probably in the late 1970s, shows the building close to its original state. The ventilator on the ridge had been removed by this time, leaving the stump visible today, and in most other respects the building looked in poor condition with broken downpipes and weeds growing out of the gutters. Remains of the original rendered finish of the building are visible to the rear, although some of the areas of walling had been given a dry dash cement render to match the new properties of the social housing scheme on Brown Street for which the earlier properties were demolished. The adjoining dwelling on Brown Street, which was attached to the rear wall of the hall and had disguised the hall to the rear, was taken

down, and the evidence of where it had stood can be seen still on the exposed north facing wall.

The Judo Club tackled a first phase of dry rot repairs in the late 1990s, but ultimately it could not afford the upkeep of the building<sup>59</sup>. After the Judo Club vacated the Welfare Hall the Merkinch Enterprise Company has continued to take an interest in securing the future of the site, and it is through that body that the present feasibility study is being carried out. Through funding arranged by the Enterprise Company the exterior of the building has been painted to brighten up the streetscape. Although changes have been made to the building, they have been relatively few, and the property has an unusually high level of authenticity in its current state, in no small part due a protracted shortage of revenue for its upkeep for the time that the building has been standing.



## 4 *Outline Statements of Significance*

The Merkinch Welfare Hall is considered to be of significance for the following reasons:

- SS01** It is linked directly to the temperance movement, the roots of which can be traced to the industrial cities of Britain in the early nineteenth century; while the growth of the movement can be attributed to religious revival and the role of the friendly societies its sphere of influence culminated in the Temperance (Scotland) Act passed by a reforming Liberal government in 1913 and in the local debates surrounding prohibition in the 1920s
- SS02** Within this context the Catch-My-Pal temperance movement was established in Ireland in 1909 by an Irish Protestant minister the Rev Thomas Patterson; it overcame the religious divide in the communities it served and, spreading rapidly, it arrived in Scotland in 1910 with three branches set up in Inverness after Patterson's visit there in 1911
- SS03** The Merkinch Branch of the Catch-my-Pal Union appears to have been the spiritual home of the movement in Inverness, in conjunction with which a temperance saloon had been set up in a former licensed public house, through which the other branches in Huntly Street and Academy Street were established
- SS04** The Merkinch Branch had its headquarters on Grant Street before the trustees of the organisation acquired premises on the same street, which were in a dilapidated state and demolished in order to build the new hall; the trustees were living and working in the Merkinch area as skilled tradesmen and raised the funds for the building of the new hall from the membership and financial bonds
- SS05** The facilities within the hall were devised to attract young men in the area to meetings to encourage them to continue to attend, having taken the temperance pledge; from the start it appears that the movement encouraged participation in sporting activity and a Catch-my-Pal football team saw success in the mid-1920s in various leagues in the North
- SS06** It appears that the movement in Inverness flourished until the late 1920s, but the timing of the building of the hall premises was inauspicious, coinciding with the outbreak of the First World War; shortly after the War the Merkinch Branch was moribund and financially embarrassed, and responsibility for running the hall premises and overcoming the outstanding debts of the organisation were taken over by the Merkinch Ward Welfare Association whose aim was to provide support to the local community
- SS07** It is likely to be, therefore, a rare survival of a temperance meeting hall for young working men, associated with the short-lived and, now, relatively unknown Catch-My-Pal Union
- SS08** During the tenure of the Welfare Association the hall became a focal point for the social life of the area but, in turn, this organisation also became moribund before the outset of the Second World War, during which time the premises were requisitioned as a dental surgery by the RAF

- SS09** In the post-war years the hall continued to fulfil the social needs for the area, used for a wide variety of recreational purposes and for meetings; latterly it has been used in conjunction with sports clubs and, in particular, with the Clachnacuddin FC Social Club and with the Inverness Judo Club
- SS10** Situated prominently on Grant Street the Welfare Hall has, throughout its existence, been a focus for the community life of the area
- SS11** The building makes a strong contribution to the townscape; on a street corner and with generous storey heights it is of a greater scale than most of its neighbours, adding to the variety to be found in the street frontages
- SS12** The prominence of the building in the streetscape is increased by the elaborate Drum Clock projecting from the face of the building, erected on the building in 1931, having been beforehand on the Town Steeple on Bridge Street in which location it has appeared in a number of historic photographs
- SS13** The rear walls of the building are of some interest in that they appear to reuse and preserve former structures on the site, the plan form of which can be established from historic maps, and in which evidence of former wall openings can be observed; these structures will relate to the early nineteenth century after the street plan of Merkinch was laid out after 1803
- SS14** While the architect of the building has not been identified it is clear that it had been erected to a carefully contrived architectural programme: the frontage is symmetrical with the window bays receding while other details, such as the carved finial to the central dormer, the scrolls to the face of the dormer, the blocked portico above the entrance door, and other embellishments suggest a mild Arts and Crafts influence on the design of the exterior of the building
- SS15** While the design reflects a contemporary architectural idiom for Inverness in the first decades of the twentieth century, it might be regarded as being transitional from the influence of rationalising traditional construction techniques and materials, for instance in the long spans of the lintols to the window openings
- SS16** The layout of the building reflects its original uses, and has proved adaptable for the wide range of social and community activities that have taken place within it; it appears that the flexibility in the use of the spaces had been taken into account from the outset
- SS17** The most significant of the internal spaces is the hall to the rear of the building, with a roof of open trusses not unlike contemporary churches or church halls; the stone corbels and arched braces are well detailed
- SS18** Internally the building is consistently well finished and detailed, with timber lined dados, contemporary five-panelled doors with original ironmongery and fireplaces to each of the spaces, most of which appear to have survived, the mantelpieces of which line through with the dado panels

**SS19** The stair is a well detailed feature of the entrance hall

**SS20** Despite its current dilapidated condition it is a building that the local community would wish strongly to see retained

**SS21** Despite its current dilapidated condition it has been passed down with a substantial amount of the original fabric in an authentic state

**The following matters are considered to be detrimental to the significance of the Merkinch Welfare Hall in its current state:**



**DS01** Its poor current structural condition, with advanced timber decay from conditions of prolonged dampness from defective external finishes

**DS02** Lack of current uses, together with the boarded up windows to Grant Street create reinforce an impression of neglect in an already deprived area of the city

**DS03** The primitive construction of the north and west rubble walls surrounding the hall to the rear of the building, which appears to have adapted earlier structures on the site, and in particular the makeshift arrangement at the wallheads for rainwater disposal

**DS04** The application of the dry-dash cement rendered finish to the rear of the building where the dwelling on Brown Street had been taken down

**DS05** The dilapidated state of the internal finishes, resulting from prolonged water penetration

**DS06** Disfiguring soil and vent pipework to the east gable

**DS07** Missing ridge ventilator and missing octagonal chimneycans

**DS08** The loss of one decorative cast iron rainwater hopper

**DS09** The application of paint on the sandstone dressings of the frontage

**DS10** Internal finishes not having been reinstated where dry rot repairs have been carried out at the front of the building



## *5 Outline Conservation Policies*

The Merkinch Welfare Hall, together with any surviving finishes and fittings should be preserved, repaired and adapted in accordance with the following:

- CP01** Seek to remove all sources of water penetration from the fabric of the building by carrying out repairs to defective materials and finishes and adopt conservation-led approaches to the eradication of dampness and the repair of timbers
- CP02** Give strong consideration to restoring lost townscape values through reinstating the missing building to the rear of the gable on Brown Street, noting the evidence that the building had been of a more domestic scale than the Welfare Hall and had been two storeys in height
- CP03** Seek uses that are compatible with retaining the maximum amount of surviving historic fabric of the interior of the building and which preserve the principal room areas and layouts
- CP04** Further, seek uses that are sustainable and which reflect the community uses for which the building was erected and for which it has been used throughout its history so far as it is possible to do so
- CP05** Commission an archaeological report on the walls of the former ruined structure incorporated within the north and west walls surrounding the hall at the rear of the site
- CP06** Seek to establish through analysis by specialist advice, and recreate, the original external finishes of the building
- CP07** Renew slating in matching materials having regard to the colour, coursing and texture of the existing roofs, retaining as much of the original material as is possible for reuse in preference to the use of new replacement slate; it should be noted that the slate to the hall roof to the rear of the building differs to that used on the two storey structure
- CP08** The Drum Clock affixed to the frontage of the building on Grant Street should continue to be associated with it; there should be a presumption to retain the symmetry of the elevation by preserving it in its present location subject to confirmation that the present fixings are causing no long term problems for the fabric of the building
- CP09** Commission a specialist conservator's report on the condition of the clock and its workings and on any repairs that may be needed to preserve it
- CP10** Commission a specialist conservator's report on historic paint finishes and give consideration to reverting to them in any decorative scheme for the building
- CP11** Retain the external openings to the front elevation to Grant Street without change, preserve all historic glass where this has survived (including the coloured leaded lights behind the clock barrel) and preserve all window and door joinery with all surviving ironmongery in preference to installing replacement units



**CP12** Preserve the cast iron rooflights to the roofs of the hall to the rear of the building and overhaul and re-glaze as required

**CP13** Give urgent consideration to propping the trusses on the east side of the rear hall where damaged by dry rot to avert the risk of collapse in the short term

**Regarding those elements of the fabric listed as being detrimental to the significance of the building:**

**CP14** Give consideration to improving the construction of the north and west walls surrounding the hall to the rear of the site in order to reduce the risk of water penetration: note that there should be a presumption in favour of preserving these walls (see also CP05 regarding an archaeologist's report) (DS03)

**CP15** Remove the dry-dash cement finish in poor repair to the walls to the rear of the building and replace with harled surfaces or finishes to match the remaining external walls of the building (note: this policy will not apply if the area occupied by the demolished structure is to be built upon as part of any new scheme for the site) (DS04)

**CP16** Remove unsightly soil and vent pipework to the east gable (DS06)

**CP17** Seek to establish the original profile of the ventilator on the main roof ridge from site evidence and seek to reinstate; in addition reinstate missing octagonal chimneycans to match existing patterns (DS07)

**CP18** Reinstate the missing decorative cast iron rainwater hopper to match the surviving examples (DS08)

**CP19** Remove the paint finish to the sandstone window dressings of the principal elevations (DS09)

**CP20** Reinstate the missing finishes where the dry rot repairs have been carried out, having regard to the evidence of the historic finishes that had existed previously (DS10)



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