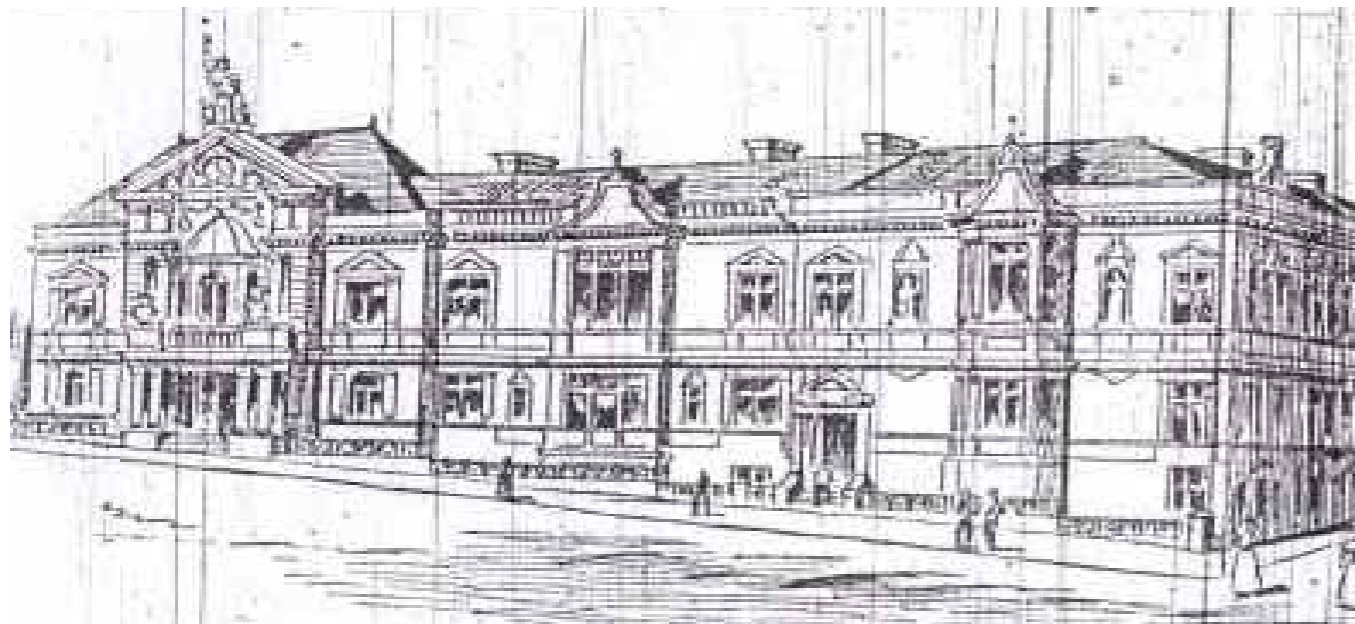


## HISTORIC ANALYSIS | HISTORIC MAPPING

The map opposite, provided by the National Library of Scotland, presents the site and its surrounding context around the time of the Municipal Building's construction in 1894. The following spread indicates the development of the site over time, including the pre-construction period of 1843 where the empty site stood adjacent to the site of an old coal pit.

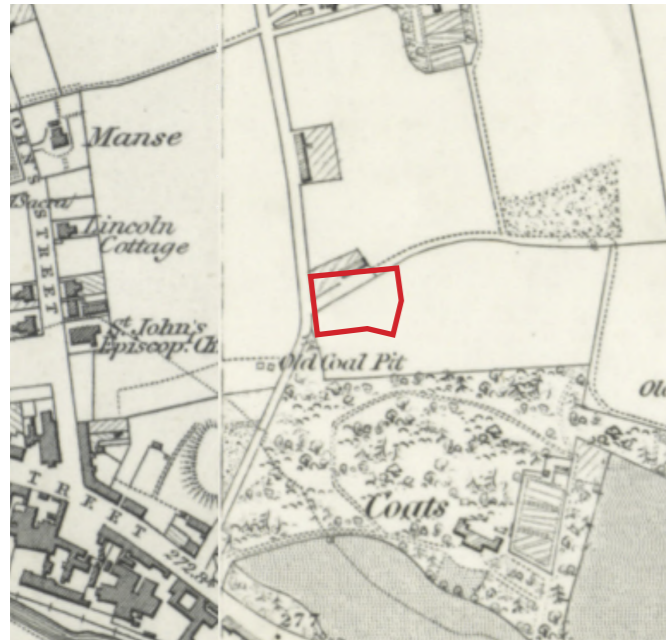
It can be noted that over time, neighbouring housing and developments and the school were demolished and replaced with large areas of car parking. This led to a somewhat sparse condition and significant reduction in density in and around the site of the Municipal Building, which the new design proposals seek to restore to some extent.



Historic sketch



Historic Plan (1892-1914). Site boundary shown in red.



1843  
Historic map



1960  
Historic map



1888  
Historic map



1970  
Historic map



1944  
Historic map



2021  
Contemporary map

# MUNICIPAL BUILDING | HISTORIC LISTING

**Category B listed** (description from HES)

A McGregor Mitchell, 1894; block at corner of Dunbeth Road and Laird Street (demolished after fire in 1967) rebuilt 1991-92 (compatible with original design at Dunbeth Road, modern design at Laird Street). 2-storey and basement, and 3-storey, Renaissance-detailed municipal building forming U-plan on corner site, built on falling ground. Red sandstone ashlar, slate roof. Base course, moulded cill courses, string course at 1st floor, wall head frieze, corbelled and corniced part-balustraded parapet, ball-finialled and pedimented shaped gables to Dunbeth Road elevation. Cross-windows with pilastered margins and corniced lintel to ground floor, architraved and pedimented to 1st floor, out-of-character uPVC frames with single pane to bottom, multi-pane top-hoppers; bipartites to 6 eastern bays at Muiryhall Street, architraved to ground floor, cornice to 1st. Corniced ridge stacks, cornice and voluted parapet stack to Muiryhall street.

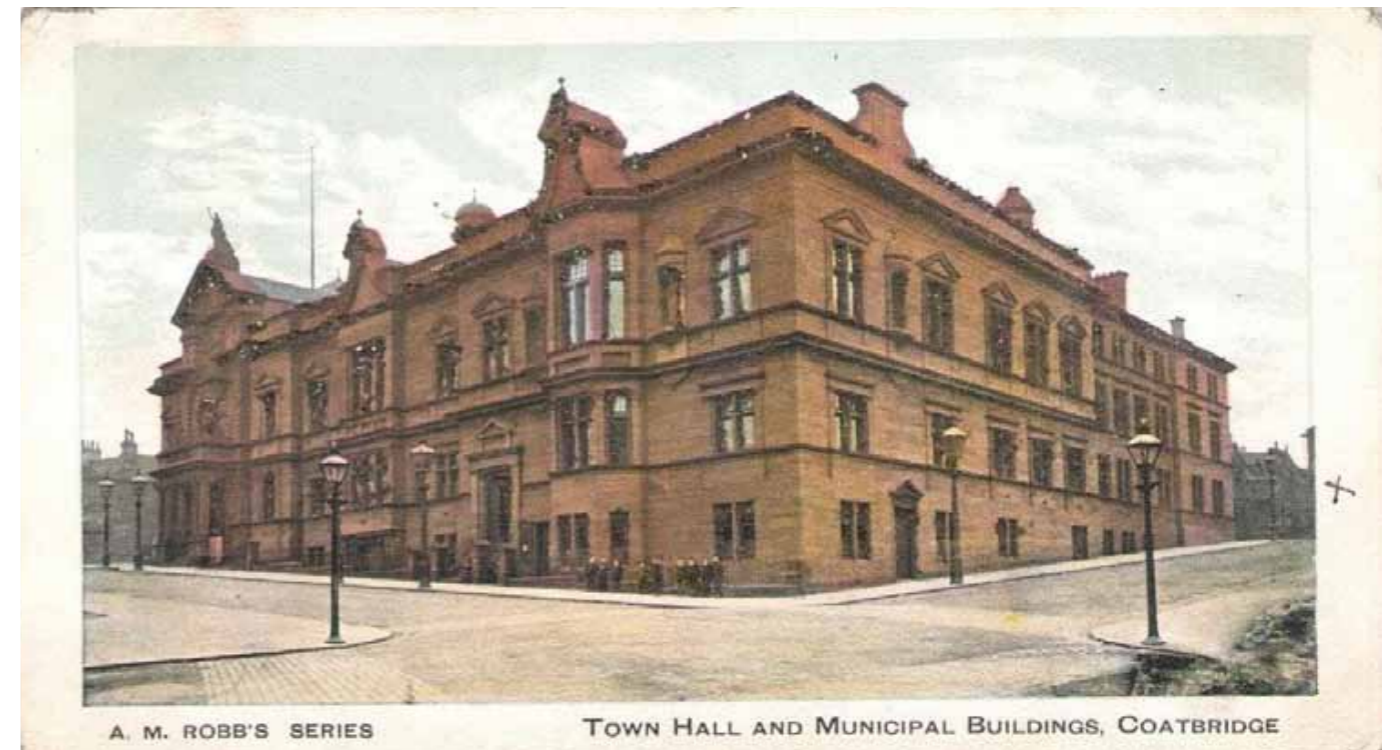
**DUNBETH ROAD ELEVATION:** 6 original bays to right consisting of 2 groups of 3 symmetrical bays. 3 bays slightly advanced to right; full-height canted window with shaped gable to centre, various basement windows, panelled door with pilastered doorcase and voluted pediment to ground floor left, bipartite window to right, canted 1st floor window flanked by statues

in ogival-headed niches and bipartite windows. 3 bays slightly recessed to left; full-height 3-light projecting window with shaped gable to centre flanked by single and bipartite windows at ground floor, bipartites at 1st. 3-bays slightly advanced to left (1991-92) similar to those at right but without door and statues, 3 bays to left return. **MUIRYHALL STREET ELEVATION:** pedimented door and various windows to basement at left, 5 windows to principal and 1st floors, ogival-headed niche (no statue) at 1st floor 2nd bay from left; 3-storey 4-bay section slightly recessed at right with tall ogival-capped actagonal ridge ventilator, 3-storey 2-bay section slightly advanced at far right. **LAIRD STREET ELEVATION:** 4-storey, 8-bay modern building to left. **BOUNDARY WALLS, RAILINGS, GATEPIERS AND GATES:** low wall with 4 pedimented ashlar gatepiers and cast-iron railings to Dunbeth Road; 2 massive ball-finialled, ogival-capped ashlar gatepiers with decorative wrought-iron gates at Laird Street and Muiryhall Road.

**STATEMENT OF SPECIAL INTEREST:** The Town Hall portion of this building which was porticoed and pedimented to Dunbeth Road was destroyed by fire and demolished in 1967.



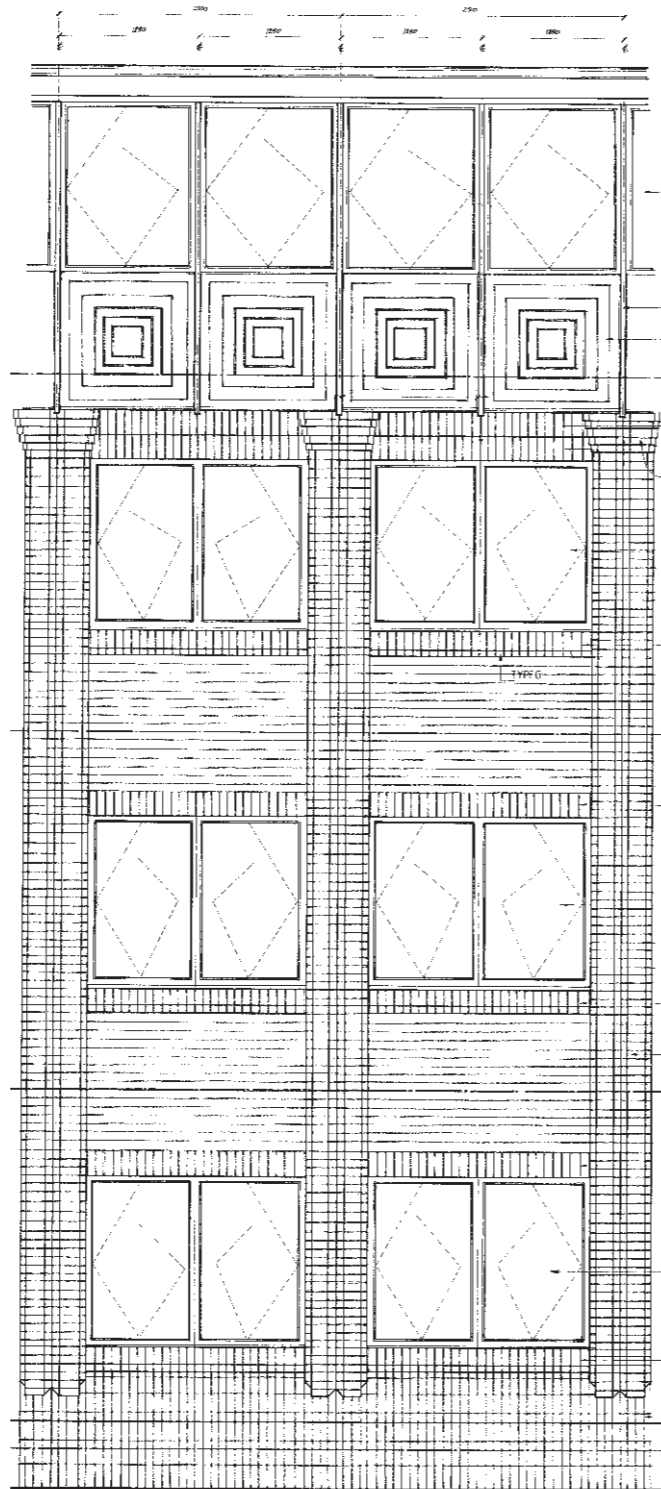
West Elevation, post-fire damage and demolition, 1981



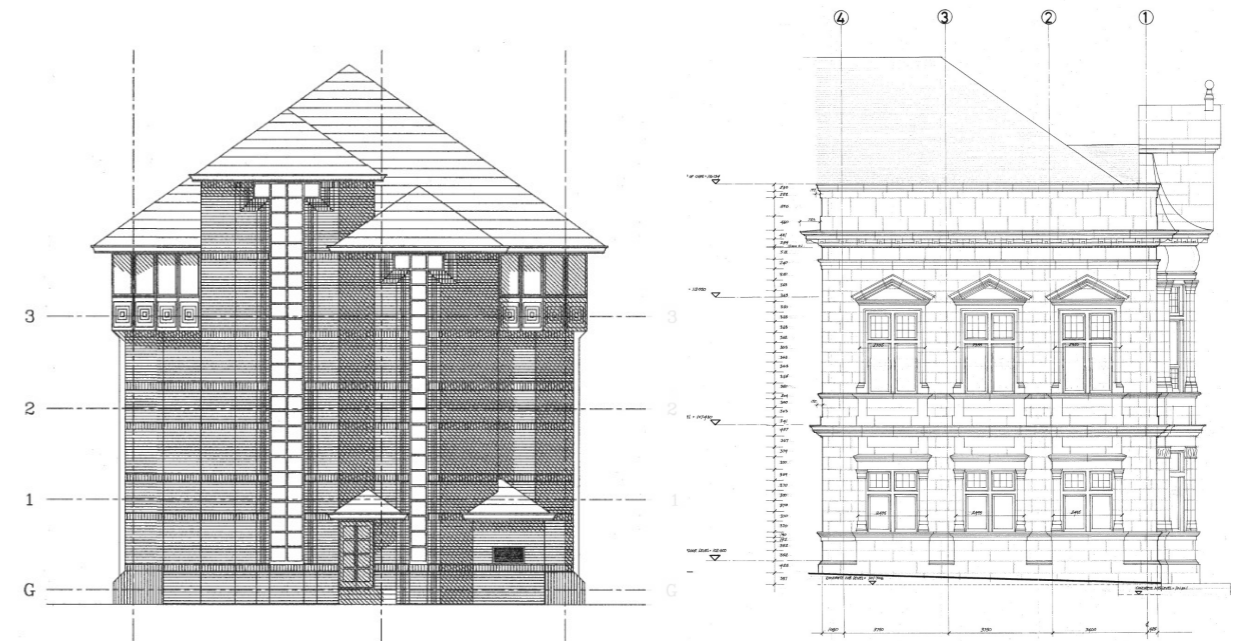
Historic photographs and postcards, pre-fire damage, c. 1910

# MUNICIPAL BUILDING | POST-FIRE RECONSTRUCTION

As a result of a fire in 1967 a portion of the building was subsequently demolished and rebuilt circa 1992. This more modern building is 4 storeys along the elevation fronting on to Kildonan Street and 5 storeys to the rear.



North elevation, contemporary extension detail, 1991

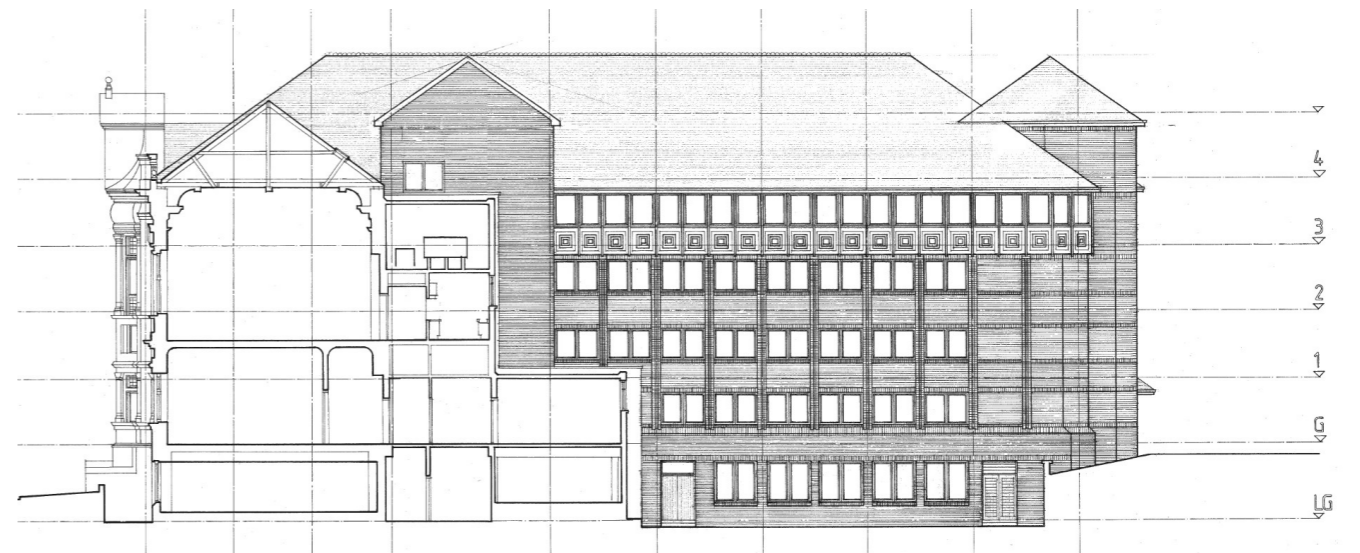


East Elevation extension, 1993

North Elevation, post-reconstruction, 1991

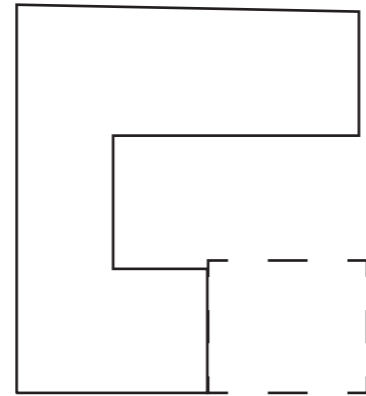


West Elevation, post-reconstruction, 1993



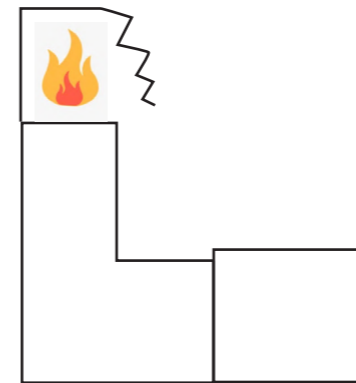
South Elevation and Section, 1991

## TIMELINE



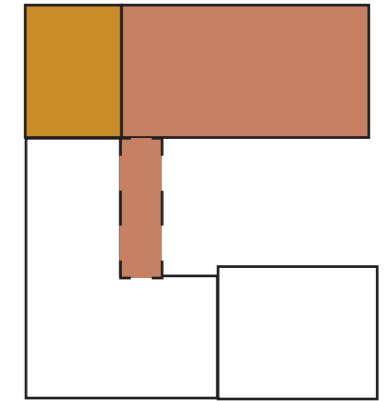
1894

- Completed in 1894
- Police wing assumed to be built at a slightly later phase (but within a short period)
- Civil, cultural and judicial activities



1967

- Building badly damaged by fire and areas demolished
- Concert hall lost to damage



1991-2

- Replacement wing built
- Corner junction to Kildonan/Dunbeth Road re-instated in a sympathetic architectural style to match existing
- A more contemporary 5 storey extension added of lesser quality
- Assumed annexes to courtyard added in this period.

## CHARACTER ZONES

As mentioned, the building is divided into three parts, which will be illustrated separately in the following pages of this report. The three parts are highlighted on the page opposite, and denote the 1992 contemporary extension to Kildonan Street, the original Victorian building to Dunbeth Road, and the Police Station wing on Muiryhall Street.

It is also important to note that the section of the original building to the North-west, which was destroyed by fire, was re-constructed in the 1990s in the style of the original Victorian building externally, but which has since been refurbished internally in a similar manner to the contemporary extension along Kildonan Street. This is highlighted in following spreads.



Character zone 1 | 1990s contemporary extension



Character zone 2 | Original Victorian wing



Character zone 3 | Police Station wing



Municipal Building aerial image with 'character zones' highlighted