

Keigwins, Mousehole

(Keigwin and Little Keigwin and their relationship to adjacent and associated buildings including the Old Standard)



January 2007

By Eric Berry and Nick Cahill

Cover photograph: Keigwin and Little Keigwin

Keigwins, Mousehole

(Keigwin and Little Keigwin and their relationship to adjacent and associated buildings including the Old Standard)

A Report for the
Victoria County History, England's Past for Everyone project



Prepared by

ERIC BERRY Historic Buildings Consultant

Cathedral Cottage Busveal Redruth Cornwall TR16 5HH Tel: 01209 821274 Mobile: 07790 981 838

The Cahill Partnership

Conservation planning/historic buildings/research

Tel: 01376 333659

E-mail: njocahill@hotmail.com

Acknowledgements

This report is the result of an investigation in the field of an important group of buildings in Mousehole, combined with background historical research as part of a wider study of the whole of Mousehole. The authors wish to thank all those who have contributed to the research, to local historians (in particular Margaret Perry) to the owners and occupants of all the buildings inspected in detail and to the most helpful residents of the village of Mousehole whom the survey team met during their fieldwork.

Special thanks are due to the following:

- Brian and Greta Ashby of Keigwin for their exceptional hospitality on numerous occasions and invaluable involvement in discussion about the building
- John and Elizabeth Anderson, and on occasion their house guests, for allowing repeated examination of Little Keigwin
- Greta Lewis of the Old Standard for kind hospitality, supply of important historical information and access to the principal areas of the building
- Mr and Mrs John Dunhill for access to the western part of the Old Standard and for information about features discovered during building works

Thanks are also due to all those involved in the Victoria County History/England's Past for Everyone project with respect to Mousehole:

Dr Joanna Mattingly, Penwith Communities Study Coordinator

Coral Pepper, Penwith Communities Project Secretary

Matthew Bristow, Historic Environment research Manager Victoria County History/England's Past for Everyone.

Disclaimer and copyright

Should this report be intended for publication or public distribution, please note that copyright has not been sought for materials utilised in its production (maps, historic photographs and the Tremenheere sketch of Keigwins).

Notwithstanding the agreed contract assigning ownership and intellectual property rights to the University of London, the authors reserve to themselves the right to make use of the findings of this report and survey without prejudice or jeopardy to the assignment of those intellectual property rights.

Contents

Introduction.....	4
Project aims.....	4
The Context.....	4
Building Description.....	7
Development and Uses	7
Function	7
Date	7
Materials	8
<i>Figure 1 Phase plan of standing fabric</i>	9
Plan/development.....	10
Description of the Fabric	14
<i>Figure 2: early 19th century Keigwins</i>	14
Exterior	14
Interior.....	17
History.....	22
Discussion	26
Results.....	28
Bibliography and sources.....	29
Primary sources.....	29
Publications.....	29
Additional Figures	30
<i>Figure 3 Landline Map extract</i>	30
<i>Figure 4 1880 OS 6 inch map</i>	31
<i>Figure 5 Annotated ground-floor plan of Keigwins</i>	32
<i>Figure 6 Annotated first-floor plan of Keigwins</i>	33
<i>Figure 7 Annotated section through Keigwins</i>	34
<i>Figure 8 Photo location plan. Ground floor</i>	35
<i>Figure 9 Photo location plan. First floor</i>	36
<i>Figure 10 Photo location plan. Roof plans</i>	37
Appendix 1: Selected Photographs	38
Appendix 2: A3 Plans	61
A3 Plans: ground floor.....	61
A3 Plans: first floor.....	62
A3 Plans: section.....	63

Introduction

Project aims

The purpose of the survey is to investigate, identify and describe the interest and importance of Keigwins (a combination name used throughout this report to refer to the original building which has been subdivided into Keigwin and Little Keigwin) in its historical and architectural context.

A particular research question was to establish whether the reputed survival of Keigwins following the Spanish raid of 1595 is demonstrated in the historic fabric or features of the building. Also, whether there is any historical or functional relationship between Keigwins and the Old Standard and/or the other buildings that make up a large complex of buildings to the south. Although these buildings, and particularly The Old Standard, are described in some detail, only Keigwins was the subject of a detailed measured survey, reproduced in this report.

The Context

The former Keigwin Arms (3 and 4 Keigwin Place - photo 1) is reputed to be the only building to have survived the Spanish raid on Mousehole in 1595. It is adjacent to another early building, formerly the Old Standard (1 and 2 Keigwin Place - photo 2), both facing north onto Keigwin Place. These buildings are conspicuous in Mousehole for having retained their ancient character and interest in what otherwise generally has the appearance of an 18th and 19th century fishing village.

However, the Mousehole Survey, and further documentary research

suggests that other late medieval buildings may have survived into the 19th century, and perhaps even today. One early building for which evidence survives is in the south range of the Lobster Pot complex (photo 48); embedded in the wall adjoining the property to the south (Fisherman's Square) is a pointed-arched doorway.

In the particular context of Keigwins, an 1893 Frith postcard (photo 47) shows what appears to be a late medieval building with a pointed-arched doorway adjoining the south end of the Old Standard and facing the harbour. This was rebuilt circa 1900 as a 2-storey-over-basement house (Bay View). Gwylan House adjoining this to the south was re-fronted circa 1900 but retains much older fabric behind.

Keigwins is part of an irregular group of buildings that surrounds Wesley Square. This is bounded by Keigwin Place (photos 1, 2, 35-37) at its north side, Chapel Street at its west side, Old Quay Street (Portland Place) to the south (photo 45), and The Wharf (photo 44) overlooking the harbour to the east. Except for Keigwins and the Old Standard, most of these buildings superficially have a predominantly 19th century character. However, the survival of stone chimneys to No. 14 Keigwin Place and No 8 Chapel Street (photo 38) and No 4 Wesley Square (photo 42) indicates that these particular buildings are also of early date.

Number 8 Chapel Street is particularly instructive; its west gable end has been heightened

('recently overhauled and heightened' according to a c.1910 rental, ref: TNA) and has what appears to be a surviving kneeler stone indicating that the end was formerly coped and probably of some importance. The front wall of this house has clearly been rebuilt, perhaps as late as the 19th century, and the house to its east (14 Keigwin Place) has two pre-1700 chamfered granite fragments re-used as lintels over ground-floor openings. The re-used stonework has the small, dressed and coursed moorstone (but not quite ashlar) typical of high status 17th-18th century or earlier buildings elsewhere in the area; like the Old Standard, in its heyday it would have looked more up-to-date and architecturally sophisticated than Keigwins.

Altogether there is evidence that the whole row of houses facing north along this block including Keigwins and the Old Standard (plus a former house adjoining the Old Standard to the east) are 17th century or earlier, and apparently all of some status.

The overall block of buildings that includes Keigwins and the Old Standard, north of Chapel Square, face out of a densely-packed and highly complex group of structures that now cover most of the land within. Their tight density is relieved only by a number of narrow alleyways and small courtyards.

The wider group of buildings surrounds the garden (in the ownership of Keigwin) that is at the centre of Wesley Square. Many of these buildings are former fish cellars and net lofts including a good example (photos 33 and 34) at

the rear of the Old Standard. No 17 Chapel Street (photo 40) is a prominent example of fish cellar architecture in Mousehole, appearing as a 2-storey granite cottage facing Chapel Street but with overhanging upper floors above a basement floor (in the net loft tradition) at the rear. At the east side of Wesley Square is a large courtyard accessed via a large doorway from the Wharf (in what itself may be an 18th century or earlier range); this must have served a number of fish cellars, both on the Wharf and in Wesley Square, and may indeed be the site of the medieval/post medieval fish-tithe cellars which were in this area. These cellars, and all the foreshore area by the wharf, lie below a shallow cliff marked by the diagonal path along the east side of Wesley Square, which may be a fossilised medieval boundary.

There is now no obvious physical evidence that Keigwins land extended beyond its present land ownership by Keigwin and Little Keigwin. Although many of the properties here were in the same ownership in the early 20th century (especially on the north side of Wesley Square), this seems to be as much a result of land acquisition by the Humphries brothers, owners of Keigwins, and gives few clues as to the extent of more ancient property holdings. It is unclear, for instance, whether the connection between Keigwins and properties on the north side of Keigwin Place (the detached toilet adjoining Fairmaids, and indeed Fairmaids itself) is an ancient relationship, or dates only from this 19th century acquisition.

However, although the present Keigwin curtilage only includes a small courtyard and passage at the rear of the rear wing, and another smaller courtyard rear of the former through passage, it also includes the garden (at the centre of Wesley Square) beyond. Little Keigwin has simply a very small courtyard at the rear adjoining the smaller courtyard rear of Keigwin.

Ownership of the garden in Wesley Square is apparently long established - this may be where Borlase recorded a Great American Aloe (Agave) blooming in the garden of George Keigwin in Mousehole in 1758. There may therefore have been an extensive ownership of land by the Keigwin family in this area, subsequently developed in the 18th and 19th centuries as cottages and fish cellars.

A record of 1746 of rent and schedules includes: 'Capital messuage & malt houses, gardens, pier and cellars' belonging to George Keigwin, gent. The pier referred to is either the ancient south pier of the harbour or a more modest construction that once existed at right angles to the Wharf east of the Old Standard. Further evidence for an extensive historic curtilage is that the site of the 1783 Wesleyan chapel to the south-west was said to have been Keigwin

land used for kennels; this is probably not so, but the apocryphal reference may preserve a tradition of extensive land-holding in this part of Mousehole. The picture is confused since the Keigwins leased, and then owned, the manorial rights for this half of Mousehole belonging to Raginnis Manor in the later 17th/18th centuries. This would certainly account for a known connection between Keigwin and the Great Pier and 18th century harbour dues. The relationship between Keigwins and the slip, wharf and 'little low pier' at the north end of The Wharf may be a better indication of the extent of Keigwin property holding in the area.

Richard Keigwin's property was subdivided within the family when the 'the convenient and competent house' (probably the house that became the Standard) was built by John and Martin Keigwin as required in their father's will of 1632. The Standard seems to have included the earlier house (since replaced as 'Bay View'), possibly retained as a service wing, and other buildings attached to the rear (south) and probably also No 4 Wesley Square. This building may have been the one occupied by Elizabeth Wright 'a bakeress' in the 1881 census that refers to 'Nos. 1-5 Standard Street'.



Frith view: 1931

Building Description

Development and Uses

Function

Keigwins is generally considered to be the former principal house of the Keigwin family. This family lived in Mousehole from about 1550 to about 1750; they were merchants, trading in pilchards and other goods, with boats, cellars, seines, pilchard presses, wharfs; they were property owners, at various times held manorial rights in both Raginnis and Alverton manors (the two main holdings in Mousehole), were Cornish scholars, Royalist leaders and rebels and, at times, smugglers.

In 1726 the various manorial rights owned by the family, perhaps with some property, was sold by James Keigwin to Uriah Tonkin. However it may be that the old house was part of what was sold with other Keigwin property in Paul parish to the Veale family of Trevaylor in 1752. By the late 18th century the old house had become a public house known as the Keigwin Arms, a use that survived until at least the 1930s as shown in old photographs. In the early-mid 20th century Keigwins was extensively renovated by Harris Humphries. In 1952 a 'fourth' sale of land and buildings that had been owned by Harris Humphries including Old Keigwin, a store on the opposite side of the road to the north-west and a garden to the south, was sold to become two separate private dwellings. Also in 1952 Little Keigwin (the east part of Keigwins) was sold separately and the two properties have been used as private dwellings since then.

Date

Close examination of the building has demonstrated that Keigwin and Little Keigwin are probably the result of subdivision of a single house, but that that single house is in origin the result of a complex series of phases and developments. It is difficult to place any of these far back in the Middle ages, and analysis of townscape in the Mousehole Survey suggests a possibility that Keigwins, and even more so the Old standard, are a late medieval/early modern encroachment into a formerly open (market?) area.

The older architectural features of the front building range appear to be of a late 16th or early 17th century date; the moulding of joists in the hall, of fire surrounds, of the door surrounds to the front and back passage doorways are all of this rather ambiguous date, and help little with pacing the building around the locally significant date of 1595.

The parlour wing (rear of Keigwin) appears to be of slightly later date. The dating of the rear range (Keigwin) based on its surviving original roof structure in two phases (photos 19 and 20) may in its earlier part be coeval with the original build date of Keigwins, the later part built soon after. The pillared porch (photo 1) in front of Keigwin is probably mid-late 17th century. Much of the present rear wing of Little Keigwin appears to be of much later date than the front range of the building but its east wall clearly contains fabric from an earlier wing including the

remains of a 17th century fireplace (photo 28) in its rear room. The front projecting wing of Little Keigwin is probably early 18th century based on the surviving panelling (photo 26) in its upper chamber. These phases are summarised in Figure 1.

The dating of the various roofs within Keigwins is a matter of considerable difficulty. They all show a marked similarity in detail - with lap-dovetailed pegged collars, trenched purlins, pegged rafters, all in oak. Only the roof over Keigwins parlour appears to be a little later, the collars are pegged to the surface of the trusses, but this is still late 17th century in character. The unusual double collared roof over the Keigwin Kitchen range is even so constructed with the same details. In terms of dating, this presents problems. These roofs are all of the same type, broadly late 16th century to mid 17th century (examples occur elsewhere as early as 1579 at Trerice, although there the purlins are threaded through the principal trusses, an older form, and at Cullacot in Werrington parish, dated c.1579). They are also similar to the roof of the Old Standard, which is to be dated to the 1630s. Yet there is clearly a sequence of different phases to the Keigwin roofs; they may be some or all of them pre 1595, or as late as the mid-late 17th century remodelling of upper floors. In this context, it is significant that the projecting gabled and fleur-de-lis decorated lateral stack to Keigwin is typical of the 17th rather than the 16th century. A dendrochronology survey of the roofs is likely to take place and

may answer some of these questions.

Materials

The walls of Keigwins are constructed of predominantly granite moorstone and local metamorphosed slate/shale rubble. The granite is the relatively fine-grained brownish-pink stone of the locality, easily distinguished from the light grey Sheffield/Lamorna granite with its large crystals which only really became available after the 1850s and which typifies the 19th century work in the area. Granite is used for quoins and door and window dressings including the original front and rear doorways (photos 3, 7 and 8) and remains of two mullioned windows (the jambs lintels and hood-mould of the former 4-light hall window and the sill of a former 3-light window above - photo 4). Curiously, the 3-light head and right-hand jamb remains of a ground-floor window (photo 5), now the doorway of Little Keigwin, are cut from white freestone.

The roof was largely re-slatted in the mid 20th century with scantle slate. There is an original dressed granite chimney stack over each gable end (photo 1), interestingly of a less refined design to those of the Old Standard (photo 2).

The Old Standard is built of similar materials to those used for Keigwins. An interesting anomaly is that the larger (hall) window (and a small window in its west gable end) is cut from fine-grained granite or elvan in contrast with the coarse-grained local granite used elsewhere.

Figure 1
Phase plan of standing fabric



Plan/development

Some anomalies in the plan and the distribution of features within Keigwins make reconstruction of the precise original plan uncertain, and the same can be said of the rear wings. This is normal for such an old building where changes and extensions typically complicate interpretation. At Keigwins analysis is further complicated by its conversion into two houses.

The main range

The present building (Figures 1 and 4-6) is comprised of an irregular rectangular plan that encloses a small courtyard, with a 2-storey front porch in front of Keigwin and a small 2-storey wing in front of Little Keigwin. The rear cross wings are two rooms deep.

The original building was probably a two-room plan hall-house with a central through passage, now the main front building range. This plan form is common in Cornwall in the 16th and 17th centuries. Keigwins is built on a sloping site with its hall, originally heated by a front lateral stack of which the right hand (eastern) jamb survives, on higher ground to the right (west) end. This hall, distinguished from the rest of the house by finely moulded ceiling joists, has been subsequently split into two rooms, the stair hall and the front sitting room; the fireplace is a later (19th-20th century) insertion into the gable end wall.

A slight cranking of the front wall between the higher and lower ends of the building combined with a difference in the spacing of the roof trusses and the sequence of their erection (collars to the right or west face of the principal

trusses in Keigwin and to the left or east face in Little Keigwin) and a difference in window design and materials between the two ends of the building may indicate some phasing or at least partial rebuilding or remodelling.

The original through-passage space is defined by an original doorway at each end; apart from the fine moulded surrounds, a feature of considerable interest is the substantial draw-bar hole in the east return of the rear door, indicating that it led into an open area at one time. The partition between Keigwin and Little Keigwin is now a thin, doubled timber stud wall which over sails on the upper floor. This was almost certainly originally a thick stone wall, removed probably in the late 17th century when the barrel-ceilinged first floor room was created in Little Keigwin. The fact that the two roofs face away from this junction point, and that there is an unusually large spacing of the trusses in Keigwin to include the thickness of the lost wall also indicates that the stone wall probably went up into the loft space - another possible indication that the two halves of the building are indeed of different builds.

The passage wall to the hall in Keigwin would have been a plank-and-muntin partition; the relevant joist has been replaced (most recently in the 20th century), so no mortices or other evidence survive, but the two surviving old joists within the cross passage are simply chamfered and contrast notably with the fine moulded joists of the hall. The partition may have been

removed first to create a stair hall that appears to have origins in the 18th century.

The cross-passage with stone wall on one side, and plank and muntin partition on the other occurs elsewhere in Cornwall - at Methrose in Luxulyan parish and Truthall in Sithney for instance, both late medieval houses greatly altered in the late 16th/early 17th centuries. This evidence may alternatively show that there was a gable end wall east of the passage - a plan form also known elsewhere in Cornwall (see for instance the 16th-17th century end entry-passage houses of relatively high status discussed in Cheshire and Cheshire, p 57 ff)

The open porch with chamber over was added in front of the doorway probably in the mid to late 17th century, judging by the fairly crude mannerist detailing of the stonework, and the simple but accurately detailed cornice (which survive over the posts, the beams supporting the walls are later replacements scarfed in). Such porches were as fashionable in Cornwall as elsewhere at this time. However, the porch at Keigwin is particularly large, presumably to accommodate a decent sized chamber above. The original function of the small chambers above either closed or open porches is an interesting question. It is likely that many of these would have been the counting houses (offices) of merchant houses, later used as dressing rooms or small bed chambers.

Left of the passage, at a slightly lower level, is what appears to be a lower status room (now within

Little Keigwin). The lower-end room may have been originally unheated, or perhaps more likely was heated by a front lateral stack like the hall. Such a feature could well have been removed to create an opening into the porch room added in front, probably in the early 18th century. The main room now has an inserted fireplace (photo 23) in its end (east) wall, which has a well-formed flue by-passing the older flue from the upstairs fireplace, and leading up into a brick chimney attached to the old stone chimney. It would appear from this that this fireplace is indeed an 18th century insert cotemporary with the small projecting wing.

The wing at an earlier stage had a doorway in its right-hand wall but this is now partly blocked and converted to a window opening; the early 19th century Tremenheere illustration of Keigwins appears not to show any opening here at all; the whole of the building was still served by the single main door to Keigwin. The present doorway (photo 5) is cut through a possibly original mullioned window. However, there are material and design differences between this window and the original parts of windows that light the original hall and the floor above (Keigwin). This anomaly opens up the possibility that the windows fitted to the lower end are either of a different (presumably later) date to the hall window of Keigwin, or that the two ends of Keigwins were designed as separate houses but originally served by a common passage.

The upper floor appears to have been used mainly as two large bed chambers each heated by an end

stack with original fireplaces surviving. There may have been a small unheated chamber over the entry passage. Design differences to the chamber fireplaces in Keigwin and Little Keigwin may simply indicate a difference of status between the two ends of the building but might alternatively suggest a date difference or, again, that Keigwins was built as two houses.

Anomalies in the floor structure at the rear of the hall (Keigwin) may be evidence for an original staircase in this position; the joist ends of one joist in the hall overlaps with that of one in the rear parlour, suggesting a space within the thick wall that once divided the two wings (removed probably in the 17/18th century alterations). Addition of the present parlour wing at right angles to the rear of the hall, probably in the 17th century, may have also involved the replacement of this simple narrow stair with a larger framed staircase, most likely in the approximate position of the present staircase; although this stair replaces an early 19th century straight flight of similar proportions, an area of disturbed floorboards east of the stair (with wide, early-looking boards) and a remnant plank and muntin screen at the head of the stairs suggest that there was an early 18th century dog-leg stair in this position.

Rear wings - Keigwin parlour wing

The parlour wing has an original fireplace (photo 14) to the ground-floor room. Alterations to the fireplace wall in the 20th century revealed an inserted fireplace feature to the right of the present

fireplace, perhaps and oven or possibly used at some time for smoking fish. The external wall of this wing shows considerable disturbance at this point, the thick rear wall with the fireplace is distinct from the flank wall, which appears to have been rebuilt.

The chamber above the parlour (parlour chamber) has no fireplace visible within the room but a hearth structure visible in the floor structure from below (photo 4) proves its existence to the west end of the south wall. It is likely that this was blocked when the extra fireplace was added to the ground floor, making use of an existing flue in the chimney breast within the chamber above.

The relationship of the original front roof structure to the roof over the parlour proves that the parlour roof has been added later, probably in the late 17th century, the most likely date of its plaster barrel ceiling.

Probably at about the same time a plaster barrel ceiling was added to the chamber over the main hall but was later removed; the original barrel ceiling over the lower-end (Little Keigwin) bed chamber may well date from the same phase of work - all three principal rooms being treated in the same manner. The Little Keigwin ceiling, once ornately decorated, has been reconstructed (photo 24), but the new plaster ceiling is fastened to the original timbers (curve members attached to the underside of the earlier collars).

Keigwin Kitchen wing

A range parallel to the front building range, at the rear of a small courtyard, also runs behind

the parlour wing. This range may have been originally single storey; the stack is strongly battered on the upper floor - it clearly only served a ground floor fireplace; a lightly smoke-blackened truss (photo 19) at the west end of this range near the stack suggest it was open to this ground floor fireplace, yet there is old lime plaster in the loft space (which is unlikely to have been usable living accommodation at any stage due to the nature of the trusses). This end may originally have been a detached kitchen, or possibly an open hall, and of a similar build date to Keigwins itself; this may have also or alternatively been a smoking house for the smoked pilchards (fumadoes) which were the main product of post-medieval Mousehole fish trade before the rise of pilchard pressing in the later 17th-18th centuries.

Extension of this range to the east has roof timbers with similar carpentry joints but with two tiers of collars and with no smoke-blackening. The ground floor of this wing is largely 20th century in character, the joists are machine-sawn bowtell moulded beams; a stair formerly ran along the rear wall of the adjoining parlour wing (a trimmer joist still runs counter to the main direction of the joists).

Little Keigwin rear wing

The date of the rear wing relating to Little Keigwin is uncertain. The earliest dateable feature is a stone-built oven (photo 28) probably constructed in the 18th century from an otherwise removed 17th century fireplace structure in the left-hand (east) wall of the rear room.

It is notable that the external masonry of this wing lower down in the part facing the courtyard rear of the Old Standard appears to be of an earlier date than the masonry above suggesting that the upper part of the central portions of the present rear wing is a rebuilding of an earlier wing.

The internal decoration of the rooms and the roof structure point to an 18th/19th century rebuild. This may be evidence that the large oven was originally in a free-standing building, joined by a later insert wing; the lack of any visibly old fabric over the oven room may also indicate that it was originally a single storey structure.

Description of the Fabric

Figure 2: early 19th century Keigwins
(H. P. Tremeneheere watercolour)



Exterior

The front elevations

The front elevation of Keigwins is the combined result of survival of original features, alteration and addition.

The early 19th century Tremeneheere drawing, supplemented by old photographs show that prior to mid 20th century 'restoration' timber sash or casement windows (with thick glazing bars) had been set in many of the openings. It is difficult to know how accurate Tremeneheere's drawing is in terms of what was there, rather than being an imaginative reconstruction, but it does suggest that much of this change only took place during the 19th century. The present glazing is entirely 20th century. One old picture shows the front of Keigwin with its lateral stack surmounted by a dressed granite gable coping with fleur-de-lis finial, now re-set in the wall lower down.

Though much altered, the original front wall contains some important original and/or early features.

The most complete feature of this elevation is the original moulded granite doorway (photo 3), central to the whole front but left of Keigwin.

The cyma section inner moulding is the only example of this detail seen in Mousehole but the recessed architrave panel on the face of the frame seems to follow a similar design theme to panelled features of fireplaces in Keigwin and the Old Standard (photos 12 and 32)

The old oak door at Keigwin is double-planked and has diagonal planking to the inside. The doorway is now framed by a large open porch (with chamber above) carried on square-plan granite columns (with roll chamfers to the corners) with square capitals both midway to the columns and at the top (rather like two-tier staddle

stones). The general design of these columns suggests a mid or late 17th century date for this porch and chamber. They are reminiscent of columns supporting openings in the 1651 Cromwell's Castle on Tresco, Isles of Scilly.

The porch is rendered on a presumed timber-framed structure surmounted by a gable with a weathering at the bottom to resemble a triangular pediment. A 3-light casement window to the front elevation and a 2-light window to the left-hand return wall approximately replicates late 18th century or early 19th century windows. Partly within the porch is a small window opening to the right inserted at some time to light the entrance hall. This replaced a small 19th century inserted brick stack known from earlier illustrations; the whole of the intervening stone pier between this window and the porch shows signs of rebuilding.

Right of the porch is a much-restored (and deepened) original window (photo 4) with restored king mullion under an original square hood-mould. Old photographs show this window as being partly blocked and fitted with a sash window. The wall below cill level has been removed to the ground and rebuilt at some stage, perhaps to form a large doorway.

Left of this window is a re-sited gable coping that originally surmounted the later stack directly above. The original sill of a former 3-light window opening centred immediately above the hall window has rebuilt jambs and head. Left of this is an inserted window opening

directly adjoining the porch chamber.

Much of this front shows signs of rebuilding (the taking down of the lateral stack and re-setting of its gable stone, for instance). One reason why the join, if there is one, between the two halves of Keigwins is difficult to discern is because it is either hidden by the entrance porch or disguised by rebuilding.

Left of the porch is the present doorway to Little Keigwin (photo 5). This is cut through a former 3-light mullioned window that is of different materials, design and construction to the hall window and may be later in date. The window opening above has no remains of stone mullioned window construction.

Left of the door to Little Keigwin is a small 2-storey wing with a former doorway in its right-hand return; this may or may not be of the early 18th century, depending on whether Tremenheere's drawing of Keigwins is to be trusted. Transomed 3-light casement windows at the front of the wing replace former 18th century timber mullioned windows with casements with thick glazing bars as shown in old photographs). The present alignment of the upper-floor window directly above the ground-floor window is the result of 'restoration'. Old pictures (photo 49) show that the earlier 2-light ground-floor window opening was off-centre to the left and spanned by a timber lintel, also that the upper floor was clad with weatherboard at this time; like the Keigwin entrance porch, the upper floors have also been slate-hung in the past (photographic evidence).

The rear elevations

The external rear elevations retain no in-situ early features such as stone mullioned windows, but the rear wings of Keigwin incorporate re-used dressed stone fragments. The original moulded granite rear doorway to the cross passage, similar in the details of its rather flat ovolo moulding to the original front doorway of the Old Standard, is now within a small 20th century toilet extension. Two early 19th century sash windows survive to the east side of the rear wing of Little Keigwins (photo 29) but otherwise the windows are late 19th century and early 20th century replacements.

There is much evidence of openings having undergone substantial alterations in the elevations facing the internal courtyards -almost all reveal at least one, sometimes a whole sequence of straight joints buried in the surrounding masonry.

The Old Standard

The front elevation of the Old Standard is much more complete than Keigwins and retains its original moulded granite doorway and two ground-floor window openings (with mullions removed) under square hood-moulds, and three first-floor window openings. All have lowered sills except the squat 3-light complete and unaltered window curiously located at extreme far left of the first floor. This may have served a specific function relating to its position overlooking the harbour, although the curiously high position of these upper windows may simply be related to artificially keeping the eaves line of the Standard to that of Keigwins, emphasising their relationship as Keigwin properties.

The ground-floor window to the right of the doorway, constructed of finer-grained granite or elvan than the other windows, is wider and originally had a king mullion, presumably denoting that the original hall was at this end. An extra doorway, fitted with re-used chamfered right-hand jamb and lintel, was cut right of the original doorway when the house was divided into two cottages (an 1860 Cornish Guardian article noted the loss of a fine old studded door when the house was converted into tenements in about 1840). A small chamfered window to the right-hand return is made of granite/elvan similar to the hall window. The windows in the let return gable are 19th century in origin - they cut through what was originally the main flue; a large lintel-like stone below the ground floor window may mark a blocked cellar opening.

Elevation details within the rear courtyard of the Old Standard (photos 30 and 33) display 19th century and c1900 construction and features. The rear wing parallel and attached to the front building range is 19th century.

The wing at right angles to the east end of the house is at least partly on the site of the presumed former 15th century house included in an 1893 Frith postcard that was rebuilt c1900, now called 'Harbour View'. An adjoining building to the right (south) of this, now called 'Gwylan House', has a very low eaves line, and, with clear evidence of the front wall being a re-facing of earlier fabric revealed in the south gable wall seems to

incorporate remains of an early house.

Interior

The interior of Keigwins has been considerably renovated in the latter half of the 20th century but some important original or early fabric and features have survived including floor structures, roof structure and fireplaces.

Roofs

Original (or early 17th century) oak roof structure (photo 17) survives over the front building range and over the rear range (photos 19 and 20). The front building range has four narrow bays of trusses over Little Keigwin and four wider bays over Keigwin. The trusses have halved lap-dovetailed (or fish-tail) collar joints (photos 17 and 19-21) and halved apices. The collars are straight and the principal rafters and collars are slightly chamfered; some original rafters pegged to the purlins remain. Some surviving plaster at the west end of Keigwin is possible evidence that the front range of the building may have been originally open to the roof, although it might equally show use of the loft space for storage - not unlikely given that the Keigwins operated a major merchanting business from the house. The easternmost truss has a much wider space between it and the (20th century) party wall to Little Keigwin; the extra space is the same width as the building's main walls, and indicates the removal of a stone wall east of the cross passage that ran up into the roof, and may even have been a gable end wall.

The roof over Little Keigwin has good survival of original purlins and

also some original rafters pegged to the purlins. Carpenter's marks match at the joints and follow in sequence along the roof. Arched timbers under the trusses are original to the barrel ceiling at this end (but later than the main roof structure) but the plasterwork has all been replaced. At the higher end (Keigwin) arched timbers (photo 17) under the trusses demonstrate the former existence of a plaster barrel ceiling here as well.

The roof of the Keigwin kitchen wing (photos 19 and 20) has two phases of construction, both with similar carpentry detail to the front building range. However, the 2-bay (1 smoke-blackened truss) west end of this wing has one tier of collar joints whereas the 2.5-bay east end has three original trusses, each with two tiers of collar joints, perhaps a precautionary constructional detail stimulated by failure of the west truss that now has a broken rafter to its south side. There are three chimney breasts projecting within the roof space, the one to the north-west serving the parlour and chamber above, the one to the south-west corner serving the fireplace(s) in the west wall of the rear range and the one in the south-east corner relating to the attached house to the south (No 8 Wesley Square).

The roof over the parlour wing appears to be coeval with the probable late 17th century date of the plaster ceiling underneath (part of which has been replaced).

The roof structure over the Keigwin porch was replaced in the later 20th century.

The small projecting front wing of Little Keigwin has the sawn-off remains of two original steeply-pitched trusses but has otherwise been replaced.

Fireplaces

Original chamfered granite fireplaces survive in Keigwin in the hall (photo 11), the room over the hall (photo 12) and the room over the lower end (photo 24) in Little Keigwin. Of the lateral fireplace in the hall only one tall chamfered monolith jamb-stone is visible but the scale of this suggests a large, mostly hidden, fireplace. The fireplace in the chamber above the hall is complete and has carved motifs within four square sunk panels to its lintel. One of these appears to be a rebus based on the name Keigwin (with a keg forming the central motif) (photo 12). The fireback is made from a single piece of granite and there is extensive survival of lime-wash to the stonework.

A stone fireplace in the east gable end of the main ground floor room of Little Keigwin (photo 23) has clearly been inserted, probably originally in the 18th century as part of the building of the projecting wing, which may have removed a lateral stack. The well-made flue cuts past the fireplace in the room above and exits in its own brick chimney attached to the older stone chimney that serves only the upper room. The front wing is unheated.

The fireplace in the grand chamber above projects slightly into the room space and its hearth is carried on chamfered oak corbels in the room below. Altered stonework at its base suggests that

there was once a monolith hearthstone that may have had an integral fender originally.

The Keigwin rear parlour fireplace is similar in its general detail to the others but the parlour wing appears to be slightly later in date to the front and rear building ranges and therefore the fireplace, and a presumed blocked fireplace in the room above, may have been cut into the former external north wall of the rear range. However, the chimney breast above these fireplaces visible within the roof space of the rear range appears to be coeval with the old roof structure. Perhaps the fireplace position(s) in this part of the building have been changed.

Other fireplaces appear to be later in date, hidden behind chimney-pieces or concealed by plaster. The most interesting remnant is in the rear ground floor room of Little Keigwin. This room has the 18th century stone bread oven (photo 28) cut into the remains of a former very large 16th/17th century fireplace with remains of an oak lintel in its east wall; this may be the commercial oven known on the site from at least 1577; there is a blocked door or hatchway from here into what is now the utility room attached to Keigwin. This is accessed by the rear passageway into Wesley Square, and may indicate how public access to the 19th/20th century bake-house was arranged.

There is another large fireplace built within the thickness of the north wall of the central room on the ground floor (the kitchen of Little Keigwin) but its construction is hidden by render. However, it is

possible that it was cut into the original rear wall of Little Keigwin when the rear wing was first added or more likely when the present wing was rebuilt. A doorway cut through the original rear wall to its west incorporates some chamfered fragments to its flat-arched head. A brick chimney above the rear wall appears to be nineteenth century.

Fireplaces in the bed chambers of the rear wing of Little Keigwin have 19th century chimney-pieces with late 19th century iron register horseshoe grates, the stripped pine Regency period surround in the central chamber possibly architectural salvage. Each of these fireplaces is located on the south (rear) wall of the room space (on a different wall to those on the ground floor). The window position in the rear chamber tucked right in the south-east corner and accessed by a mini flight of steps is clearly a design compromise.

Keigwin has a small fireplace in the chamber over the porch, presumably, cut into the front wall either when the chamber was added and/or when the present early 18th century bolelection-moulded panelling and chimney-piece (photo 25) were fitted. The stack has been removed - it was in the position of the small window immediately west of the porch.

In the Keigwin parlour wing a fireplace in the south wall of the upper chamber is blocked and plastered over but is sited near the south-west corner of the room as demonstrated by a hearth support structure visible in the parlour below (photo 14). An inserted fireplace to the right of the present

parlour fireplace was discovered during renovations in the 1990s; it had probably utilised the flue from the chamber fireplace above.

The large fireplace in the west wall of the rear wing may have early origins. The original roof truss above the chamber above is slightly smoke-blackened, possibly from being a detached kitchen, or possibly an open hall, or former use as a smoke-house for curing fish. Old lime plaster on the chimney breast visible in the roof space above seems to prove that this part of the house was once open to the roof and functioned as a service room.

Timberwork and joinery

Original oak ceiling joists survive in the front part of Keigwins. Those in the hall are finely moulded with deep cavetto-mouldings and have tongue stops, announcing the higher status of this room. The moulded joists have all been cut into and notched for cross-set joists for a lowered ceiling at a later date, probably when in use as a public house. The cross-passage joists are not affected, so the timber partition to the passage was presumably still in existence at the time. The joists in the cross-passage part of the entrance hall and in the lower end (Little Keigwin) are chamfered with simple stops. Interestingly, there are similar joists in the presumed slightly later parlour. The joists in each of these rooms run north-south. Notches in the central joist in Little Keigwins' main ground floor room indicate a former partition pre-dating the conversion of the window into the present front doorway, but otherwise of uncertain date.

It is clear from other surviving features that the house was the subject of a major make-over in the early 18th century and many 2-panel doors with bolection-moulded or simple fielded panels (and evidence of H-L and cockspur hinges) survive. Important early 18th century bolection-moulded panelling survives in the chamber in the front wing of Little Keigwin (photo 26) and in the chamber above the porch in Keigwin (photo 25). Some anomalies in this panelling seem to suggest possible re-use of this panelling. However, spreading of the framed structure of this wing and associated displacement of the timbers must have caused gaps in the panelling and therefore successive repair may be a more likely explanation for irregularities. It is likely that the panelling in these rooms is the remains of a much more extensive scheme of panelled rooms in Keigwins.

A surviving early 18th century window seat with raised and fielded panelling in the chamber over the through-passage may be evidence that former panelling was detailed to represent the different status attributed to different room spaces as was common practice in good houses in Cornwall and elsewhere. A good example of this is No 1 Cross Street, Helston where the three general panelling types are used: bolection-moulded panelling in the most important room; raised and fielded panelling in the entrance and stair hall, and ovolo-moulded panelling in the second parlour.

The remnant 18th century plank and muntin panelling at the head of the

stairs might also be mentioned in this context.

One interesting feature of Keigwins, especially noticeable in Little Keigwins, is the amount of substantial timber re-used as lintels over doors and windows, and in the opening into the projecting wing. Not only are they of some scale, and some appear to be of some age, but many are clearly genuine ships timbers, the numerous and apparently random peg-holes relating to boat construction rather than buildings. There are also examples of re-used building timbers - notably the large beam over the side door from the Little Keigwin oven room into the yard, a beam formerly over a stud partition (elsewhere), and now laid 90 degrees to its original plane.

Plasterwork

No decorative plasterwork now survives in Keigwins, but there is much historic evidence of a substantial scheme in at least one barrel-ceilinged chamber (local tradition says that of Little Keigwin), probably 17th century in date:

1840. AD. Keigwin Arms. The roomy and massive dwelling of the last surviving member of the old family (the ceiling of the principal room is ornamented with shields containing men's heads with dolphins and escaloape shells. In one of the compartments is the Keigwin crest.) The only grandee of the place had not very remotely become the chief Inn of the village, yet the faded portraits on the walls, the gloomy air of many of spacious apartments and above all the decaying walls, on part of which ivy had grown, and the ancient but now neglected garden proved that the possessor had been

*a man of opulence in the village
almost equal to a feudal chieftain.*

Ref: GPJC p81. Tales of the West.
J. Carne.

*'ancient and somewhat dilapidated
hostelry, which has so very
certainly seen better days...though
nothing more interesting than a
rather curiously ornamented
ceiling was found'*

1886, May 13, Penzance Natural
History society

The current ceiling in Little
Keigwins upper chamber room is
modern, the thin cornice is likewise
a modern replacement, but the
outline of a much deeper cornice
can still be made out along the
west wall of the room.

There is also possible evidence for
a plaster overmantel in the Old
Standard.

The Old Standard -interiors

The Old Standard retains its
original 7-bay roof structure (photo
31) with similar carpentry detail to
the earlier roofs of Keigwins.

At the higher end of the former
hall (west room) there is a very
interesting and impressive large
ovolo-moulded granite fireplace
(photo 32) with a fireback made of
two dressed granite monoliths.
Three recessed panels (within an

overall rectangular panel) in its
lintel resemble those of the
fireplace in the chamber above the
hall in Keigwin, but holes drilled in
the lintel may relate to a former
plaster over-mantle. The fireplace
moulding is similar to that of the
front doorway and also similar to
the original rear doorway of
Keigwins. This is strong evidence
for the two buildings being of
similar date, the more pronounced
moulding of the openings in the Old
Standard, together with its more
ordered design suggests that the
Old Standard is slightly later in
date. However, some caution must
be applied with respect to whether
the hall fireplace of the Old
Standard is in its original location.
Poor fit between the right-hand
jamb and the lintel may indicate
that it has either been rebuilt or
re-sited.

An overhanging shelf (photo 34) in
the rear range (photo 33) of the
Old Standard is a good example of
the type of beam shelf used to
lodge the beam ends used during
the pilchard pressing that was once
the staple industry in Mousehole,
and is an indication of the later
19th century decline in the status of
the complex.



Postcard view, late C19

History

Research notes of the history of the Keigwin family and Keigwins by Dr Joanna Mattingly, Victoria County History researchers and John Scantlebury were made available to inform the assessment of the building. Dates and information that may be helpful in trying to understand the building have therefore been extracted and quoted or paraphrased from these notes plus comment where appropriate as follows:

1519-20: John Keigwin is recorded as being involved in trade in Mounts bay (research by John Scantlebury).

1522: John Keigwin is described as having 13s land and £20 goods (Stoate 1985, p12). At this time there are only three wealthier men in Mousehole.

1536: John Keigwin is the master of Margaret of Mousehole and there are references to his activities with this vessel until 1538.

1540: John Keigwins is the master of the John of Penzance.

1569: yeomen status is suggested in 1569 when John Kyegwyn is asked "to provide a bow and sheaf of arrows at the muster".

1569: reference in a rent return of the Manor of Alverton to 'Jenkin Keigwin's oven at Mousehole' appears be the first mention of a building relating to the Keigwin family.

1588: John Keigwin's death and his burial at Madron (rather than Paul) might suggest that Jenkin Keigwin was his son and continued to live in Mousehole after John had been living outside Mousehole.

1595: an eventful year according to the records. 'On April 8th Richard Keigwin (presumed son of Jenkin), master of *Le John* of Mousholl, returns from Weymouth with barley, hemp, and stone ropes'. On July 1st Richard Keigwin had returned from Bristol on Mounts bay boat with cargo of lead, iron, grinding stones, trenchers, iron pots and 6 cases of glass (TNW, E1390/1019/33). On July 23rd Jenkin Keigwin is killed by Spaniards and buried in Paul the next day (cannon ball that is reputed to have killed him is preserved as a relic). This is the Spanish raid that is reputed to have resulted in the destruction of all the buildings in Mousehole except for the (subdivided) house now known as Keigwins.

1616: Jenkin Keigwin's widow, Thomasine, died.

1636 Richard (presumed son of Jenkin and Thomasine) died, survived by his widow, Elizabeth. Richard is succeeded by her son, John, who married Dorothy Borlase of Sithney.

1639: Martin Keigwin married for the second time

1642: William Keigwin was a royalist leader (and also the first Keigwin to be described as a 'gentleman').

1642: John Keigwin born (probably at the Old Standard). He was 'a great master of ye Cornish tongue'. Though a native Cornish speaker he also knew Greek, Latin, Hebrew and French, as well as English of course with a 'new work'.

1644: John Keigwin fortifies the coast on the cliffs by Gwavas Lake.

1662: first real mention of a house that may be the present Keigwins 'In ye house of William Keigwin, gen[tleman] in Mowshall -10 hearths all stopped up; Mr Martyn Keigwin 5 hearths'. At this time William Keigwin is living at St Kew parish. In the parts of the present building that may have existed in 1662 are 6 possible pre 1662 hearth positions in Keigwin and two in Little Keigwin. Possible further early hearth positions in Little Keigwin are a probable former fireplace served by a lateral stack in the front wall plus any other stacks that may have existed in the rear wing. There are now six fireplaces in total, including an 18th century oven surviving from a former large 16th/17th century fireplace.

1664: Martin Keigwin's house (probably what became the Old Standard) was described as one of the largest houses in Mousehole. Martin was educated at Oxford University.

1694: reference to 'Mansion house in which James Keigwin, senior, did then inhabit in Mousehole, orchards & appurtenances (RIC, HH 17/33) is the first really confident mention of Keigwins.

1674: Keigwin family (including John Keigwin, gent), owned 14 boats in drift fishing.

1692: John Keigwin living in 'the higher house', presumably Keigwin and Little Keigwin. He later lived in the 'lower house', presumably what became the Old Standard.

1699: it is recorded that James Keigwin of Paul parish sold 86 hogsheads of fumatoe (smoked) pilchards. Unfortunately James was never fully paid for this due to the

death of George Richards, the agent for Robert Corker.

1701: and for many years the references to the pilchard and herring, and trade with other fish species, become numerous and impressive in the scale of production and export together with numerous imports of salt for preserving the fish. It appears that by this time the fishing activity in Mousehole with its fish processing and associated exports and imports is on an industrial scale. (However, by the late 19th century the activity appears to have proliferated and pervaded the whole village but the pilchard-processing by then more as a cottage industry based on small family businesses rather than dependence on a major enterprise).

1710: the death of James Keigwin seems to mark the end of the expansion of the Keigwin family's fortunes.

1726 the main part of their estates (including Paul lands and the lordship of Alverton) is sold to Uriah Tonkin (Perry p 23).

1733: letter sent from Keigwin 'Manor' House by Sarah Keigwin to sister Dorothy Borlase of Castle Horneck shows that not only are Keigwins still in occupation but that the house is considered to be of importance.

1738: James Keigwin junior died without issue and his brother George occupied the 'mansion house', presumably Keigwins.

1746: an entry says that rent and schedules include: 'Capital messuage & malt houses, gardens, pier and cellars' sent to George Keigwin, gent. This seems to

suggest ancillary buildings related to the old house (some of these buildings possibly later rebuilt as the houses that bound part of Wesley Square)

1752: the remaining Keigwin property has been sold to the Veales (Perry p. 23), and by this time the old house must have been occupied by others.

1758: Borlase records the Great American Aloe blooming in the garden of George Keigwin in Mousehole.

Mid 18th century: John Wills acquired Keigwins when sold by the uncle of the present Keigwin, gent.; kept it as an Inn.

1764 John Harvey, Cooper one of the founders of Methodism in Mousehole, is said to have held early meetings in his house near Keigwins - possibly the Old Standard - once part of the manor house, 2 lofty upstairs rooms, spacious kitchen and parlour (although the Lobster Pot is an alternative site).

1783: Methodist chapel built on land supposedly originally dog kennels for the Keigwin family.

1800 John Wills died in 1800 'kept an inn in the ancient mansion of the Keigwins'

1812: the house and garden are described as being in ruins and are sold at auction by Veales.

1839: survey of the property.

1840: the roomy and massive dwelling of the last surviving of the old family: (the ceiling of the principal room is ornamented with shields containing men's heads with dolphins and scallop shells. In one of the compartments is the Keigwin crest).

1845: description by Courtney similar to the previous entry.

1849: Keigwin Arms put up for sale; continues in use as an inn.

1860: interesting reference to the Standard when it had recently been divided into small tenements 'and unfortunately the ponderous iron studded oaken door removed'. Before this the Keigwin Arms had been one of five inns in Mousehole (Perry pp 26-7).

1873 a Mrs Elizabeth Warren is landlady of the Keigwin Arms

1874 the licence is transferred to John Edward Trezize

1880 it is licensed in Mrs Warrens name again

1881 census: still Mrs Warren, when she is described as a widow with four daughters and a fisherman lodger, Robert Warren (a relative). Next door was Elizabeth Wright, a bakeress and grown-up son and daughter, then 1-5 Standard Street. It would be good to know whether 'next door' included Little Keigwins (that has an oven) or the Old Standard and its then ancillary tenements.

1895 W.H. Humphries, school master, of Lynwood, Mousehole, and his brother, a carpenter, acquired Keigwins and many other properties nearby and elsewhere in Mousehole over many years in the late 19th/early 20th century.

1898: there is mention of A Keigwin Arms restaurant run by Henry Pomeroy. Is this part of the Keigwin Arms, or within Little Keigwin?

1913: application to Paul Urban Council in November includes plans to replace or build partitions in the Old Standard and approved subject to 9 inch partitions rather than

proposed 4 1/2 inch brick partitions being constructed. In December of the same year the Council were unable to compel Mr W H Humphries to comply with their

suggestion about the thickness of partition walls.

Humphries estate sold off plots piecemeal 1920s onwards until finally selling remainder of estate 1952.



**Postcard
view,
1931**

Discussion

Attempted interpretation of the building based on its historic fabric and features has added more questions that demand answers. This is a common outcome of any analysis of such an early and interesting building. Keigwins has been subject to a considerable number of phases of alteration and has also been the subject of successive extension. None of these phases has left a complete record of their effect on the appearance of the building. Generally there are vestigial clues that provide approximate dating and changes of function. Even the good survival of historic roof structures and granite fireplace, doorway, and window features present anomalies within what might otherwise be safely considered to be phase 1, the 'original' building.

Historical evidence provides clues about prosperity, function and occupancy. By 1662 it is clear that the house had become a substantial residence with '10 hearths all blocked up' in the part occupied by William Keigwin (a gentleman) and 5 hearths in a house occupied by Martyn Keigwin. The blocking of hearths was often carried out to avoid hearth tax that prevailed at this time, though it is a surprise that 'all' the hearths are blocked except that the house appears to have been unoccupied at this time. Keigwins could have had ten hearths if the parlour wing had been built by this time and also if there was a rear wing to Little Keigwin.

The further five hearths in the house of Martin Keigwin perhaps refers to the house that became

'the Standard Inn', now the 'Old Standard'. Based on the assumption that this was also a Keigwin house then the land ownership relating to the two properties might well have extended to include the whole block now bounded by Keigwin Place, Chapel Street, Old Quay Street, and the Wharf, and presumably the Old Quay. This would have given effective control over a substantial area of present day Mousehole and control over the southern half of the harbour.

An alternative candidate building that is likely to have existed when Keigwins was constructed and close enough to have been under Keigwin ownership are the two houses separated by only a narrow alleyway west of Keigwins. They were remodelled in the early 19th century but the survival of an early gable end and the re-use of chamfered features provide strong evidence for this being yet another survivor. Further, the survival of an early house south-east of the Old Standard until circa 1900 adds to the number of probable pre-1595 buildings that had survived the Spanish raid. Further afield are the remains in the Lobster pot, possible the Mouse Hole in Quay Street, and many other buildings in the village which appear to have at least 17th century fabric in them, if not earlier. Based on this evidence it is clear that the received wisdom that Keigwins was the only building to survive the Spanish raid of 1595 must be challenged, even though Mattingly et al have made a convincing case for the level of destruction and slow recovery in Mousehole, the burning of thatch

roofs over stone buildings need not be a completely destructive event – the long years of ruin were perhaps as much due to economic decline as the direct effects of the Spanish raid.

With or without coastal raids the survival of early secular domestic buildings within Cornish towns and villages is extremely rare. Towns and villages and their buildings (totals in brackets) that retain probable pre-1600 fabric are listed below (named where information available):

Blisland (1): Old Manor House

Boscastle (4): At least four houses in Fore Street

Falmouth (1): Arwenack House

Fowey (3): 'Food for Thought' restaurant (medieval); Place House; the Ship Inn

Helston (1): Angel Hotel (the town house of the Godolphins)

Launceston (4): No. 5 Castle Street; No. 4 High Street; 11, 13 and 13A High Street; Dockacre House; Nos 5-9 St Stephens Hill

Lelant (1): 'The Abbey'

Liskeard (1): Stuart House

Lostwithiel (1): Taprill House

Looe (5): Surcouf Hotel and Restaurant/Albatross Guest House, Lower Chapel Street; Smuggler's Restaurant and Hotel, Middle Market Street; The Jolly Sailor Inn, Princes Street; Ye Old Cottage, Middle Market Street; Ye Old Cottage and Weehouse

Padstow (2): Abbey House; Prideaux Place

Penryn (6): No 5 Broad Street/Nos 1-4 Eason's Yard; Nos. 19 and 21 Higher; Market Street; Nos. 27 and 27A Higher Market Street (rear

wing); Nos. 8 and 10 Lower Market Street; No 31 Higher Market Street; Nos. 36 and 38 Lower Market Street.

Saltash (1): Mary Newman's Cottage

Stratton (1): One house

Tintagel (1): the Old Post Office

Week St Mary (1): Burdenwell Manor Farmhouse

This list of about 34 buildings does not include houses that relate to hamlets like Morval House, next to Morval Church, or estate houses relating to churches like Boconnoc. If these figures can be considered to be an approximate guide to the survival of pre-1500 houses Mousehole fares really well with a possible survival of three houses.

It seems that coastal raids are a contributory factor in the poor survival of early buildings within certain larger settlements in Cornwall but more effective generally have been changing fashions and aspirations combined with the ravages of the Cornish climate, particularly with buildings of less substantial construction. In Mousehole, if the pace of change and extent of development during the 17th and 18th centuries came close to that known to have taken place within the village during the 19th century it is not surprising that so little survives from the 16th century or earlier even if the 1595 raid had not taken place. The relatively good survival of early buildings in Mousehole may in part be due to iconic status being attributed to buildings that had survived the raid thus preventing their replacement, at least for a long time after the event.

Results

The survival of at least three other early buildings after the Spanish raid brings into question the received wisdom about the uniqueness of Keigwins. Also, unfortunately, close examination of the building fabric has failed to prove conclusively that Keigwins is definitely pre-1595. However, some of its architectural features comfortably fit a late 16th century to early 17th century date, and extensive alterations to its front wall and other anomalies present the strong possibility that some of the building fabric pre-dates its earliest architectural features.

On balance it is entirely possible that Keigwins was extensively remodelled at about the same time as the Old Standard, built in about 1632 if this is the house described as 'the convenient and competent house--' Richard Keigwin required in his will that his three sons, John, Martin (the native Cornish Scholar) and Richard should build together. The youngest son, Richard was expected to contribute his marriage portion to the work, but became a Penzance merchant instead. Anyway it seems likely that it was Martin who lived at the house that became 'the Standard', later known as 'the Old Standard'.

The results of this survey disprove the notion that Keigwins was the only building in Mousehole to survive the Spanish raid of 1595. Unfortunately, there is no definitive proof that Keigwins existed at the time of the raid. However, the results of the survey do support the probability that the house originates pre-1500 and was successively refashioned, most

recognisably in the early 17th century, also significantly in the later 17th century and in the early 18th century. The results also present a strong argument that its survival, if pre-1595, is extremely rare in a village or town context in Cornwall, particularly in such an identifiable early form and with such a wealth of early features.

Dating the building by dendrochronology (tree ring dating) is being explored during the completion of this report. Some of the roof timbers have been assessed for their dating potential and a scheme is being put forward.

This method of dating (usually) oak timbers can be extremely accurate if a fit can be found with other timbers with an established dating sequence. However, a relatively small number of buildings have been investigated in Cornwall so far and not all have yielded results. One of the problems with oak grown in Cornwall is its rapid growth due to the wet climate, producing a smaller number of tree rings within a given timber girth. Also, the survival of any sequence of sapwood rings is extremely rare and consequently a 'precise' date can then only be based on an estimate within a 35-40 years of latitude added to the date of the sample.

Under these circumstances, although hopes are high should the current proposals come to fruition, even tree-ring dating may not settle the debate about whether Keigwins really did survive the Spanish raid of 1595!

Bibliography and sources

Primary sources

1790s OS Coastal Defence maps

1809 OS 1 inch survey drawing

1840 Tithe Map, Paul parish

1880 OS 6 inch map

1907 OS 6 inch map

1935 OS 6 inch map

Copy deeds and plans made available by Brian and Greta Ashby of Keigwin

TNA: Paul Parish Valuation records (TNA IR58/85199)

Publications

Chesher, V.M. & F.J., 1968, *The Cornishman's House*

Mattingly, J, et al, in preparation 2007, *The Fishing Communities of Mousehole and Newlyn*, England's Past for Everyone/Victoria County History (*This work incorporates all the local history material also separately consulted by the authors of this report*).

Harvey, P, 1994, *Mousehole alias Porthennys, a Chronicle of a Seafaring Community*, typescript in Morrab Library, Penzance

Additional Figures

Figure 3

Landline Map extract showing Keigwins and Old Standard plus other houses illustrated annotated



Figure 4
1880 OS 6 inch map

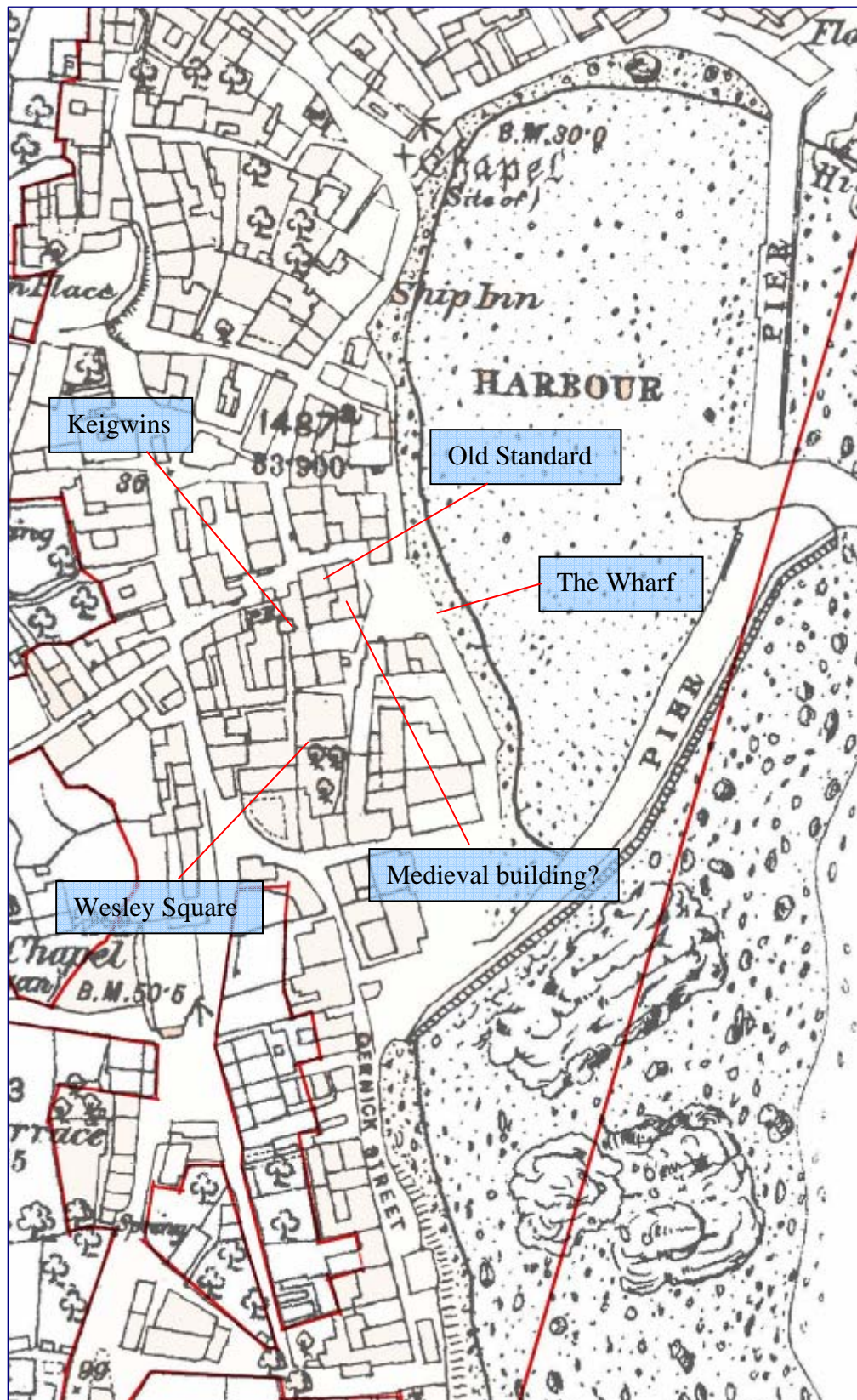


Figure 5

Annotated ground-floor plan of Keigwins

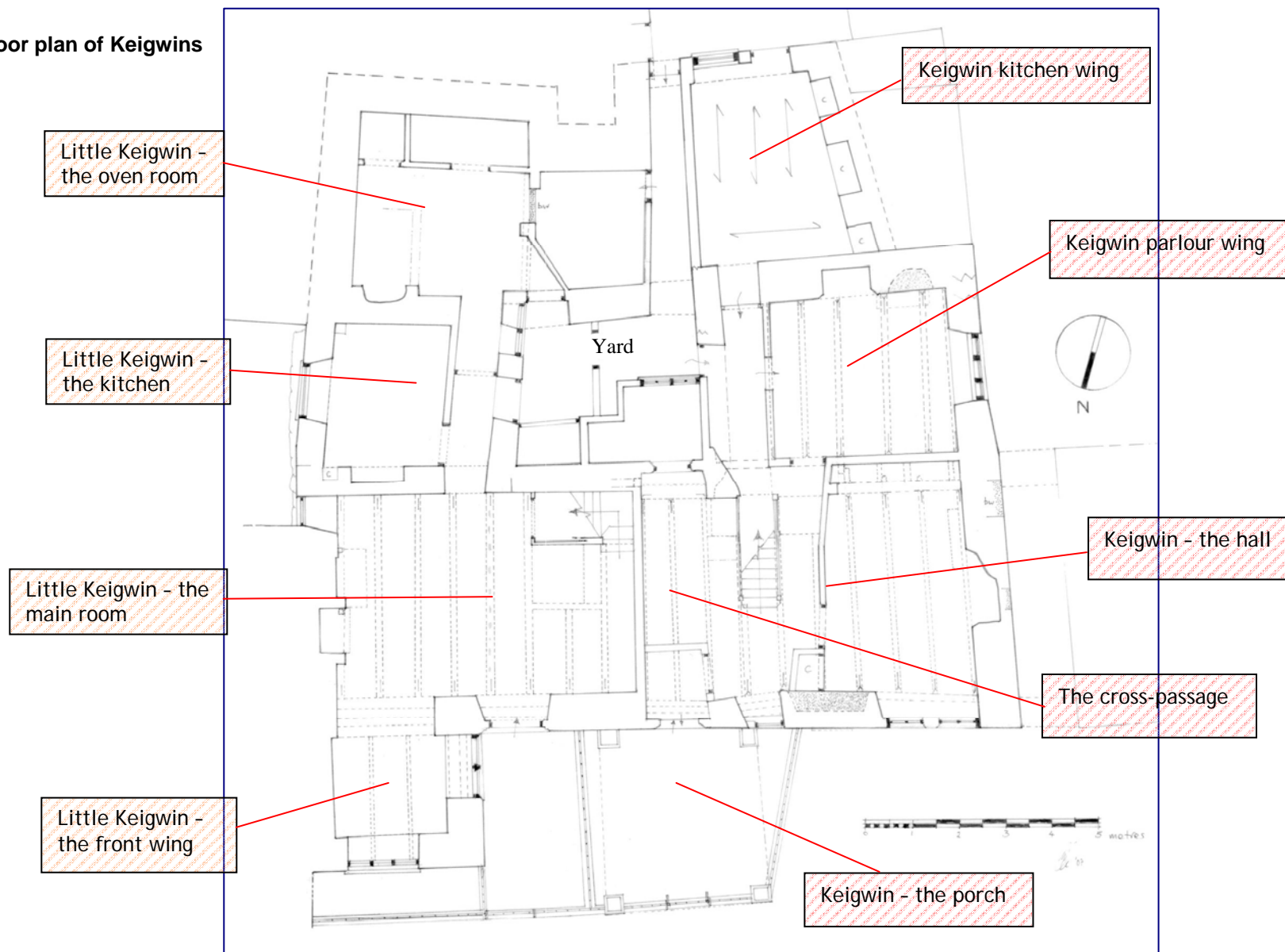


Figure 6

Annotated first-floor plan of Keigwins

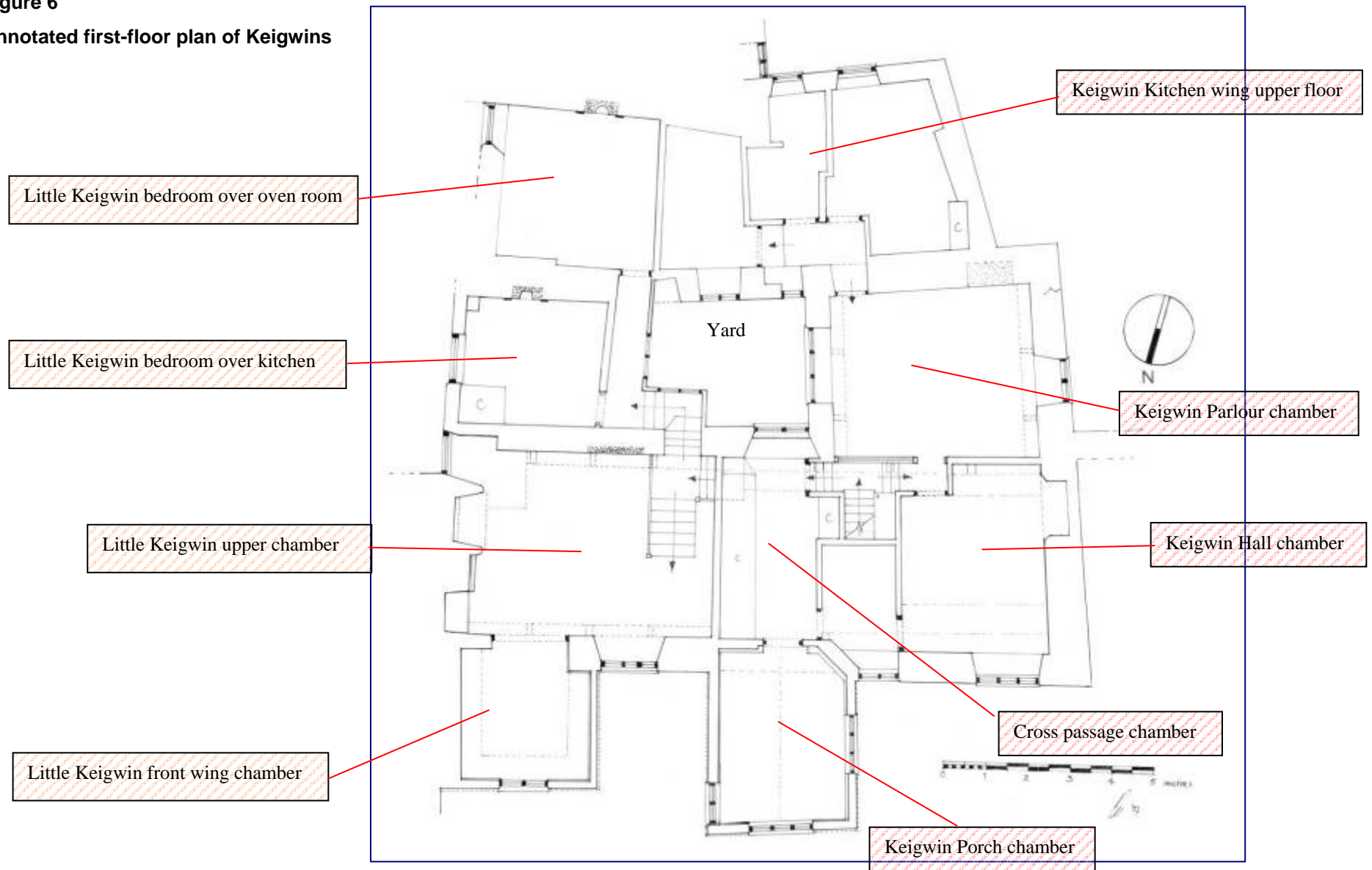


Figure 7

Annotated section through Keigwins

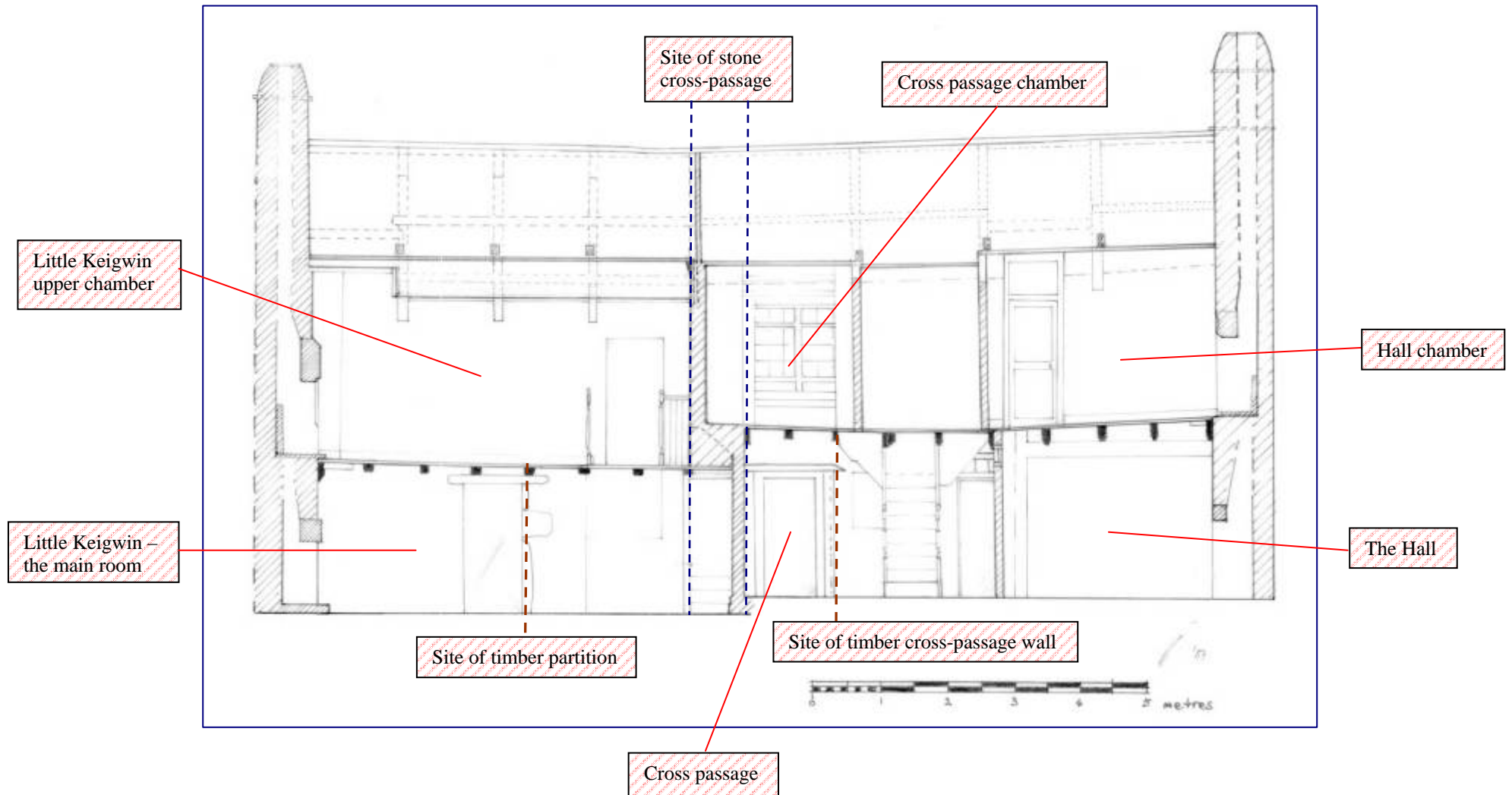


Figure 8 Photo location plan. Ground floor

(Only photographs of Keigwins are indicated)

Photographs of other buildings:

- Old Standard: 2, 6, 30-34
- Keigwin Place: 35-38
- Chapel Street: 39, 40
- Wesley Square: 41, 42
- The Wharf: 43-46
- Other old buildings; 47, 48

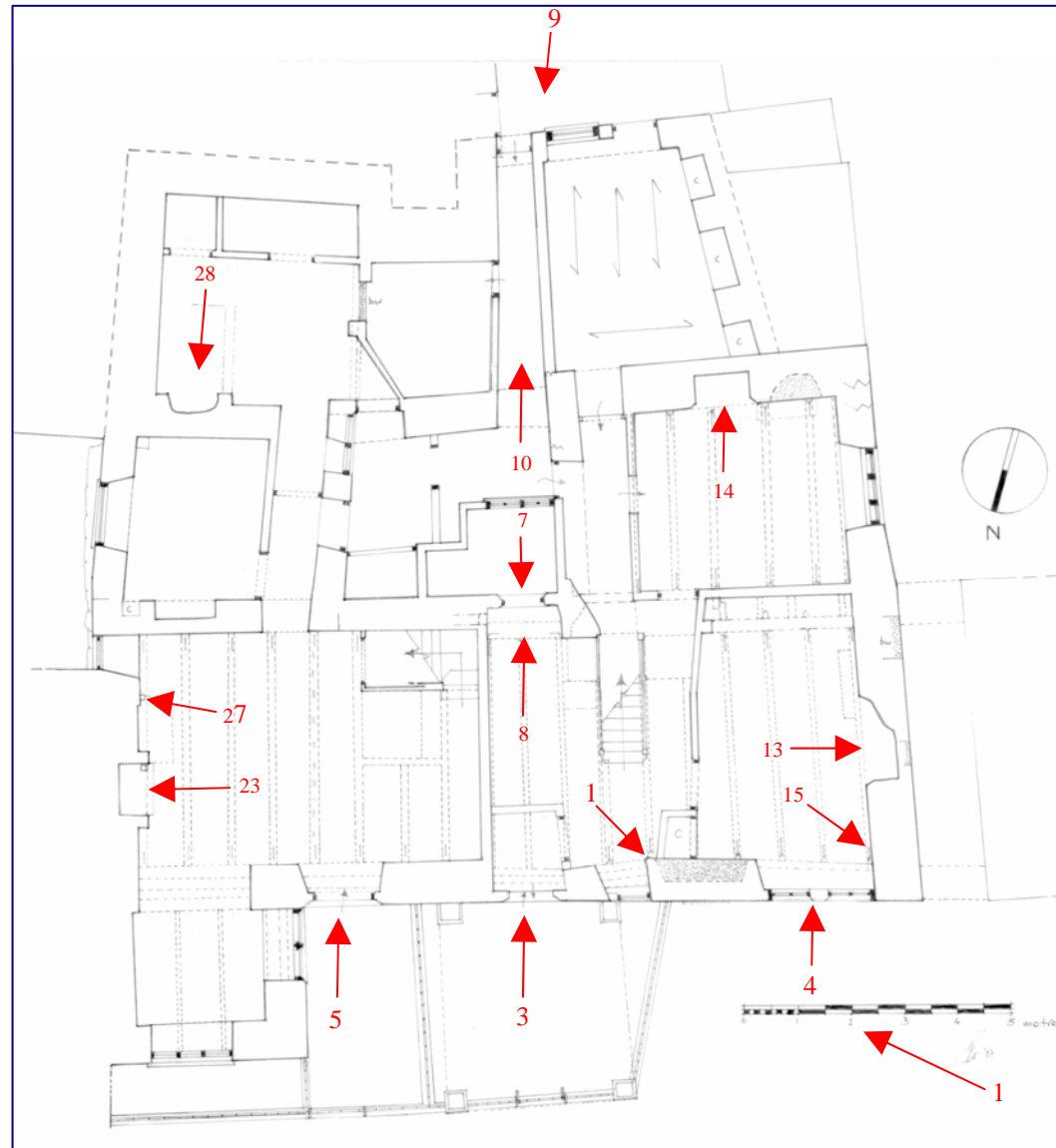


Figure 9 Photo location plan. First floor

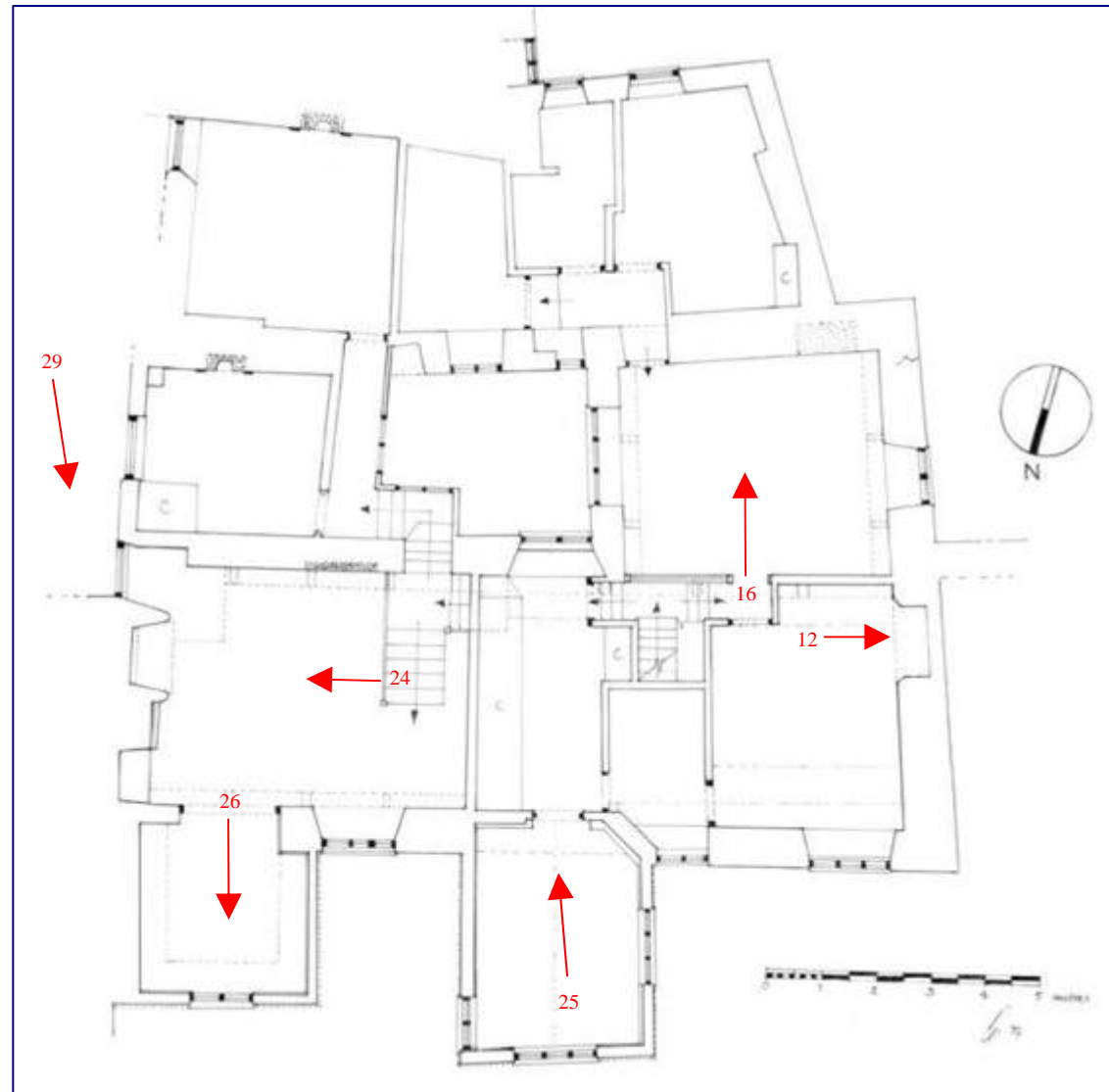
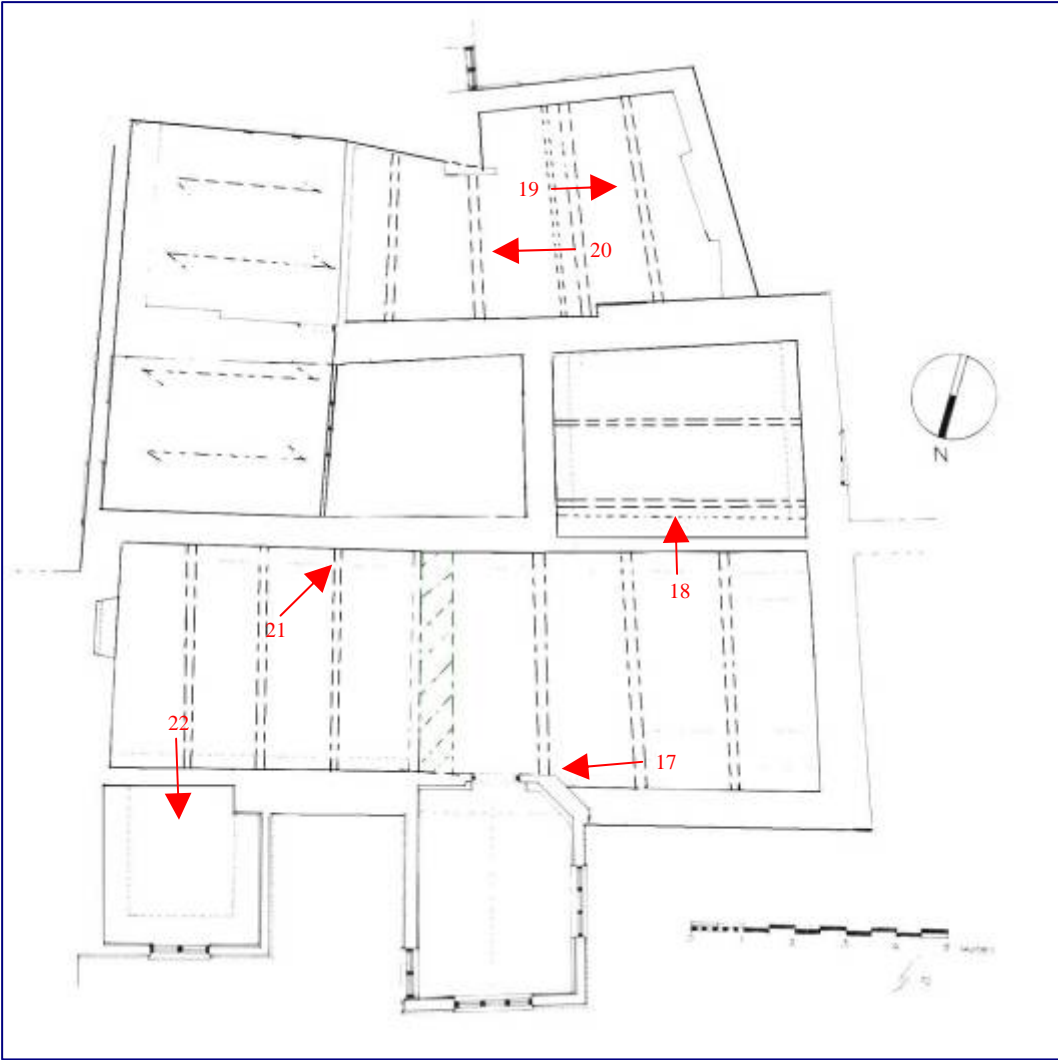


Figure 10 Photo location plan. Roof plans



Appendix 1: Selected Photographs



1. Keigwin with Little Keigwin and the Old Standard far left



2. The Old Standard



3. Keigwin: moulded granite front doorway and flanking columns of late porch



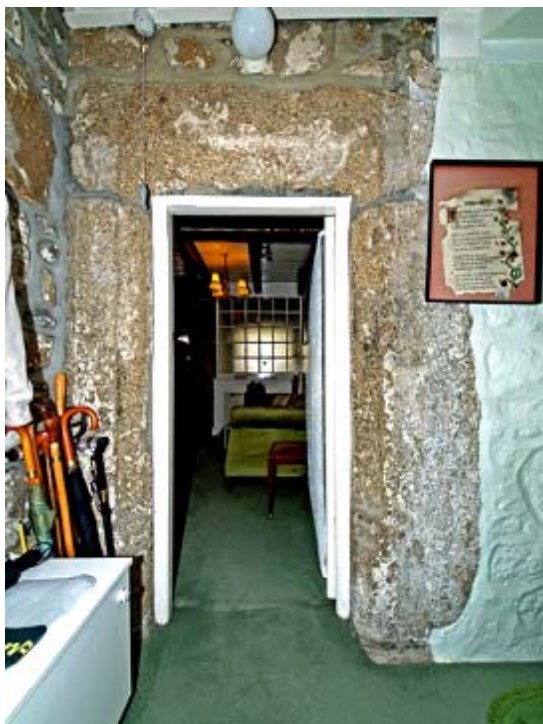
4. Keigwin: restored hall window and reset gable coping of former lateral stack



5. Little Keigwin: lintel and jamb remains of freestone 3-light mullioned window



6. The Old Standard: original doorway (left) and later doorway of reused material



7. Keigwin: doorway rear of through-passage



8. Keigwin: interior of rear doorway



9. Keigwin: rear wing



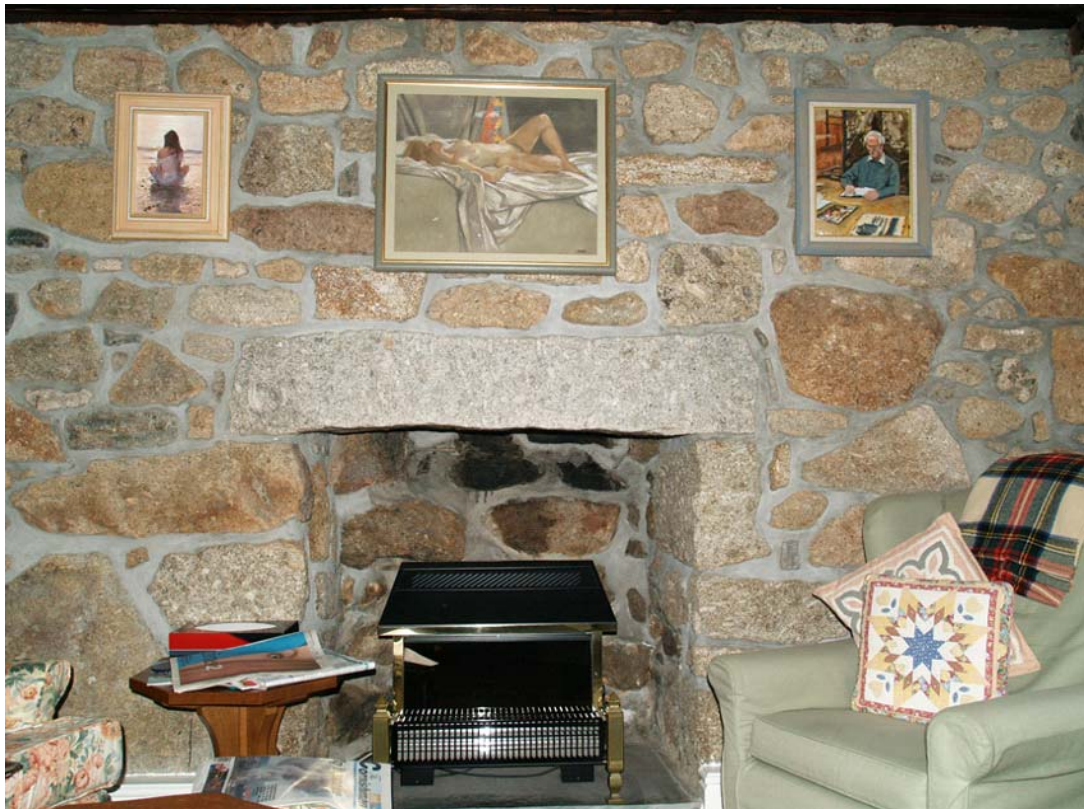
10. Keigwin: doorway from rear court to rear



11. Keigwin: chamfered jamb of hall fireplace



12. Keigwin: fireplace with carved motifs, in chamber above hall: the Keigwin rebus is shown in a plaster cast



13. Keigwin: remodelled inserted fireplace to west end of hall



14. Keigwin: original parlour fireplace and ceiling with original chamfered joists



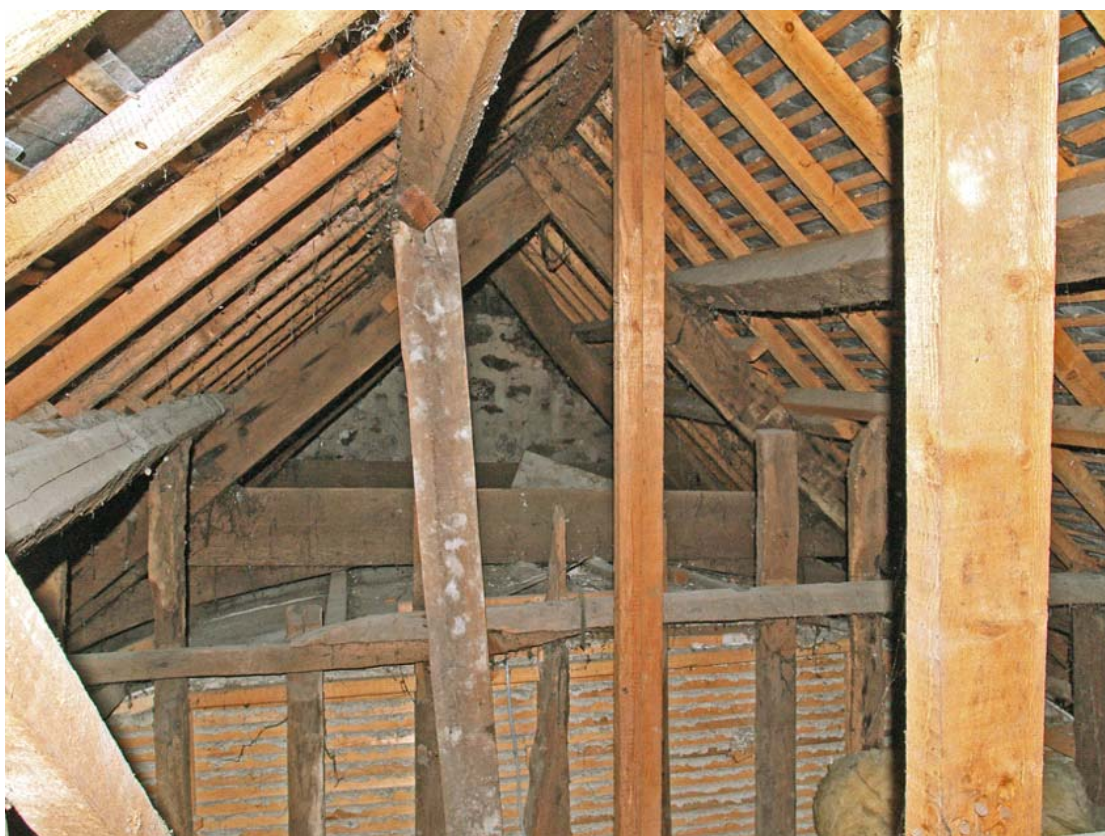
15. Keigwin: hall ceiling detail with moulded joist and stop



16. Keigwin: chamber over parlour with plaster barrel ceiling and 2-panel door



17. Keigwin: front roof structure with detail of collar joint and evidence for former barrel ceiling



18. Keigwin: roof over parlour wing and barrel ceiling structure



19. Keigwin: roof over rear range; original smoke-blackened truss at west end



20. Keigwin: roof over east extension to rear range originally with for 2 tiers of collars



21. Little Keigwin: front roof structure detail of collar joint and brace supporting barrel ceiling



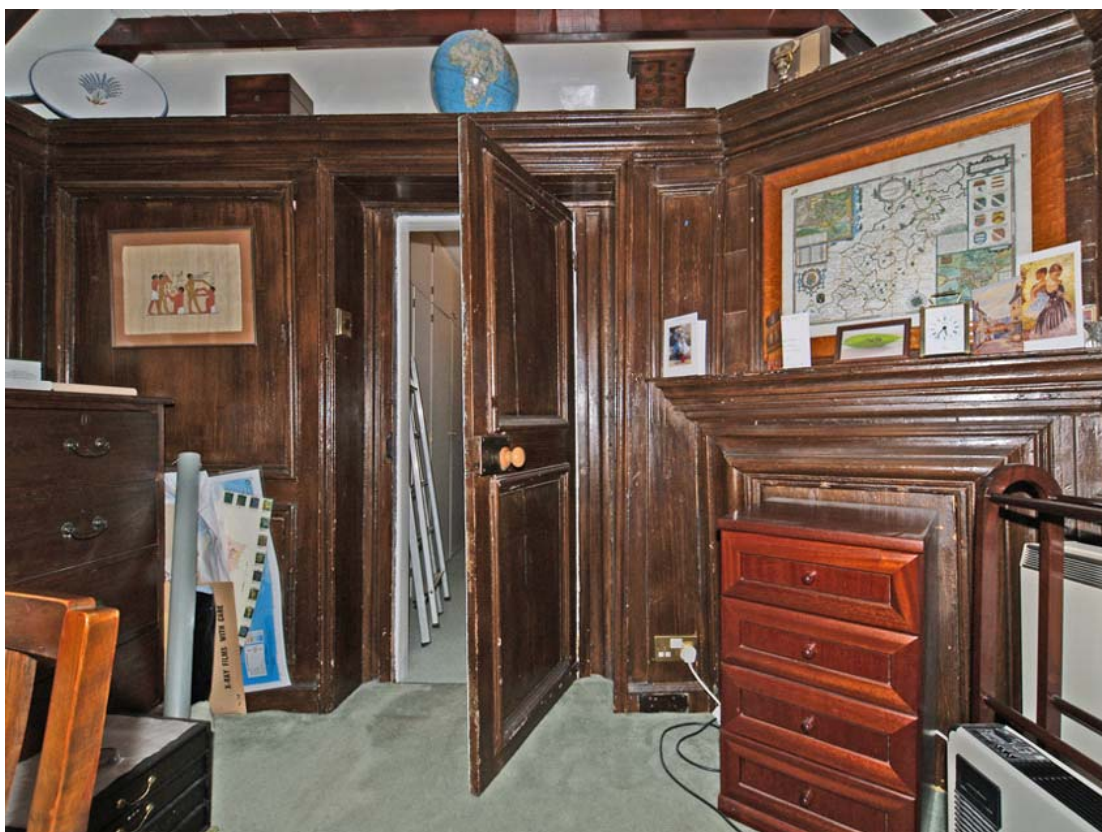
22. Little Keigwin: steep-pitched original truss over front wing under later roof structure



23. Little Keigwin: main front room with later inserted fireplace (note chamfered joists)



24. Little Keigwin: principal chamber with chamfered fireplace and plaster barrel ceiling



25. Keigwin: bolecion-moulded panelled room over porch



26. Little Keigwin: Bolecion-moulded panelled room over front wing



27. Little Keigwin: principal ground-floor room, moulded corbel under 1st-floor fireplace



28. Little Keigwin: 18th century oven inserted to 17th century fireplace since mostly removed



29. Little Keigwin rear wing and 19th century rear range of the Old Standard



30. Old Standard: rear range and rear wing rebuilt c1900 on site of former medieval house



31. Old Standard: original 7-bay roof structure over front range (note lime-wash)



32. Old Standard: moulded granite hall fireplace with panelled lintel, at west gable end



33. Old Standard: 19th century fish cellar range at rear



34. Old Standard: corbelled beam shelf for pilchard-pressing floor



35. Context: Keigwin Place and remains of Dolly Pentreath's house (rear of telegraph pole)



36. Context: Keigwin Place: late 18th century former fish-cellar building north of the Keigwin



37. Context: Chapel Street and Keigwin Place: buildings north-east of Keigwins



38. Context: houses west of Keigwins (17th century dressed granite stack but rebuilt front wall)



39. Context: Chapel Street: probable net lofts over fish-cellars adjoining 17th century house



40. Context: Chapel Street: houses with jettied upper floors to rear



41. Context: jettied rear at south end of Chapel Street and Wesley House



42. Context: houses south of Keigwins and Old Standard (note dressed granite stack)



43. Context: 18th century houses remodelled c1900 east of the Old Standard



44. Context: the Wharf: 18th century row of cottages, the central part rebuilt in the 19th century



45. Context: south-east corner of block of buildings relating to Keigwins and the Old Standard



46. Context: south end of former fish-processing buildings south of Old Standard



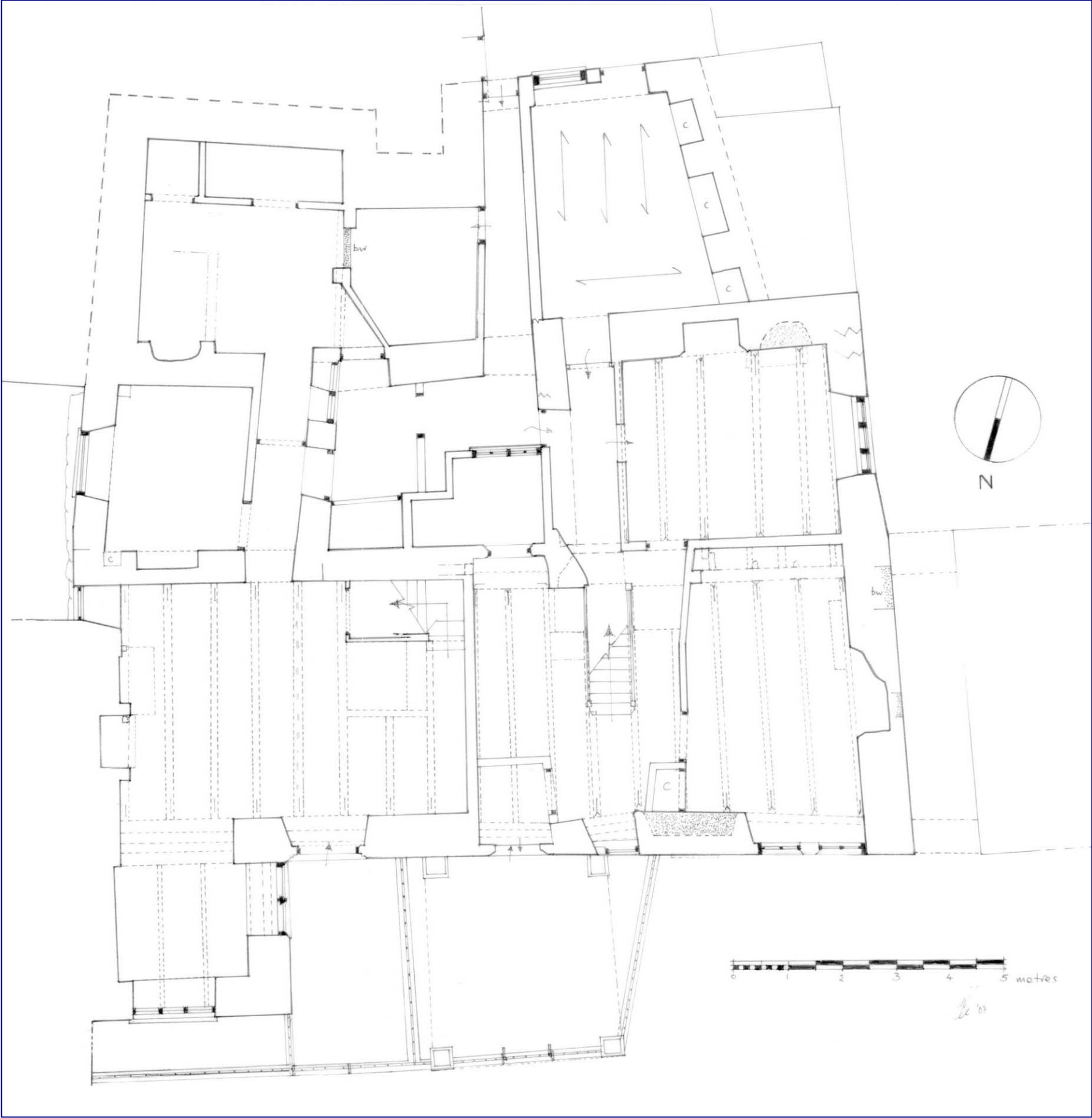
47. 1893 Frith photograph showing (former) ancient house adjoining left of the Old Standard



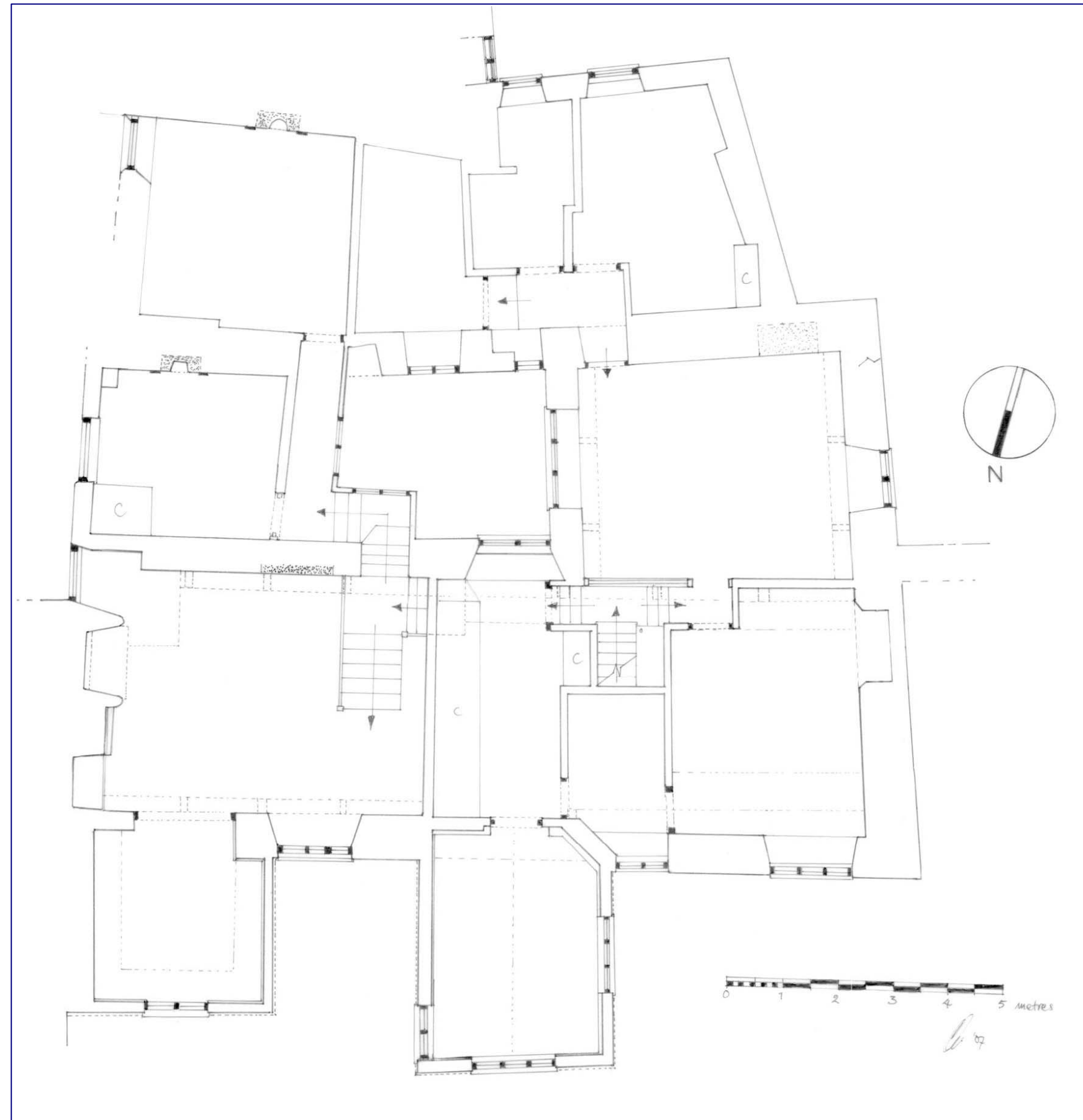
48. Arched N doorway of house (centre house in previous picture) within Lobster Pot complex

Appendix 2: A3 Plans

A3 Plans: ground floor



A3 Plans: first floor



A3 Plans: section

