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Pen and ink drawing of Herbert House by G F Jones (Jones 1878)

Herbert House (12-14 Pavement) &

11 Lady Peckett's Yard, York

DRAFT (v1.2)

Statement of Significance

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0 Non-Technical Summary	3
1 Introduction	3
1.1 Report Context	3
1.2 Designations	3
1.3 Legislative Context	4
1.4 Authorship	5
1.5 Methodology	5
2 History of the Site and its Setting	6
2.1 Site Context	6
2.2 Early Site History	6
2.3 Medieval Site History	8
2.3.1 PAVEMENT	8
2.3.2 HERBERT HOUSE	8
2.3.3 LADY PECKETT'S YARD	8
2.4 Post-Medieval Site History	9
2.4.1 PAVEMENT	9
2.4.2 HERBERT HOUSE	10
2.4.3 LADY PECKETT'S YARD	11
3 Description of Herbert House Site	12
3.1 Architectural Description	12
3.2 C19 Development of Herbert House and Lady Peckett's Yard	13
3.2.1 HERBERT HOUSE	13
3.2.2 LADY PECKETT'S YARD	18
3.3 1925-6 Restoration	20
3.4 Recent History	21
3.5 Phased Development of the Site	21
3.6 Detailed History	23
4 Assessment of Significance	29
Evidential Value	29
Historical Value	30
	1

Aesthetic Value	31
Communal Value	31
Conclusion	31
Bibliography	33
Appendix A List Description	
Appendix B Map Regression	
Appendix C Phased Floor Plans	

0 Non-Technical Summary

Herbert House and 11 Lady Peckett's Yard represent a complex sequence of interconnected buildings spanning over four centuries of development and alteration. Together they represent an internationally significant group of post-medieval buildings with high heritage values, reflecting their age, complexity, historical associations, and connections to York's civic and mercantile past.

1 Introduction

1.1 Report Context

The site's owner, the York Conservation Trust (YCT), commissioned Maybank Buildings Conservation (MBC) to prepare a 'Statement of Significance' for Herbert House, Pavement, and associated structures on Lady Peckett's Yard, York. Representing a complex development of timber-framed and brick structures, the buildings span the C16 to C20.

- This report was commissioned to inform a proposed scheme of minor repairs and alterations to the site.
- This report relates to a site incorporating Herbert House and the ground floor of 11 Lady Peckett's Yard, but excludes the access staircase and upper floors of 11 Lady Peckett's Yard, which are separately tenanted as residential flats.
- Herbert House is located at National Grid Reference SE6048751780.
- The local planning authority is the City of York Council.

1.2 Designations

The "Site" incorporates or is affected by a range of heritage designations, including:

- Herbert House is a **Grade I** listed building (UID: 464420; see Appendix A).
- 11 Lady Peckett's Yard is a **Grade II*** listed building (UID: 463773 as '*11 Lady Peckett's Yard*'); see Appendix A).
- Located within the **York Central Core Conservation Area**.
- Located within the **'Kings Staith and Coppergate' Character Area**, and bordering the **Fossgate and Walmgate Character Area** and the **Central Shopping Character Area**.
- Located within the **Central Area of Archaeological Importance**.

The adjacent buildings are listed Grade II; indeed all of the structures on the south side of Pavement (between Piccadilly and Fossgate) are listed Grade II with the exception of Herbert House (GI). See Fig. 1 below for designation context. The streetscape of Pavement is today typified by C18-C19 brick commercial properties of three or four storeys, with modern shop fronts to ground floor. The mid C20 Art Deco facade of Marks & Spencer's dominates the north side of the street, directly opposite Herbert House. Until the mid-C20 the Lady Peckett's Yard snicket connected from Pavement through to the Merchant Adventurers' Hall, a Grade I listed building (UID: 463419) and Scheduled Ancient Monument (UID: YO 234).



Figure 1 Map showing nearby heritage designations (blue) with (site in red). Note scheduled site of Merchant Adventurers' Hall at bottom right. © Historic England.

1.3 Legislative Context

As required by the National Planning Policy Framework (NPPF), published in March 2012, applications concerning proposals affecting a designated heritage asset must be accompanied by a statement that describes;

‘the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant

historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary' (para. 128).

York's draft Local Plan (2005) makes specific reference to the protection of the city's historic buildings (SP3), stating that:

"A high priority will be given to the protection of the historic character and setting of York. When considering planning applications the Council will apply the following principles:

a) The protection of key historic townscape features, particularly in the City Centre, that contribute to the unique historic character and setting of the City."

"1.30 The most critical elements contributing to the historic character of York are the core of historic buildings within and immediately adjacent to the City Walls and other conservation areas and the series of green wedges (essentially the strays and floodplains) which run into the heart of York from the surrounding areas of open countryside. In particular, the historic core is characterised by the street pattern and linear plot size (burgage plots) together with the scale, quality and diversity of buildings. In addition to statutory Listed Buildings, other buildings of historic or architectural importance, such as those on local lists, can also contribute to the setting and character of an area. The Council will develop and approve policy which will be supported by Supplementary Planning Guidance for a Local List."

1.4 Authorship

This report has been prepared by Dr Dav Smith, Director of Maybank Buildings Conservation LLP [MBC]. MBC specialise in recording, surveying and analysis of complex and significant historic buildings. Dr Smith is an experienced buildings archaeologist and an Associate Lecturer in Archaeology at the University of York.

1.5 Methodology

This report provides a summary of the understood history of the site and its immediate context, following the standard and guidance outlined in ClfA (2014) and ClfA (2017). The report concludes with an assessment of significance against Historic England's (2009) *Conservation Principles*.

The report is based on a combination of fabric analysis and documentary research, incorporating earlier studies of the structure. The site was visited in June-September 2018 to undertake visual analysis. The fabric analysis involved close examination of the materials, architectural style, and construction of the standing building, including evidence of use and later change. Documentary research included primary documentary and secondary evidence, a map regression exercise, and the use of pictorial and cartographic sources. There is scope for further primary documentary research.

2 History of the Site and its Setting

2.1 Site Context

Herbert House is located on the south side of Pavement, within the core of the historic town centre (fig. 2). Lady Peckett's Yard runs perpendicular from Pavement, and is accessed from a covered passage through Herbert House. The route of Lady Peckett's Yard runs southward down the side of the site, before turned sharply right and continuing to meet Fossgate to the east.

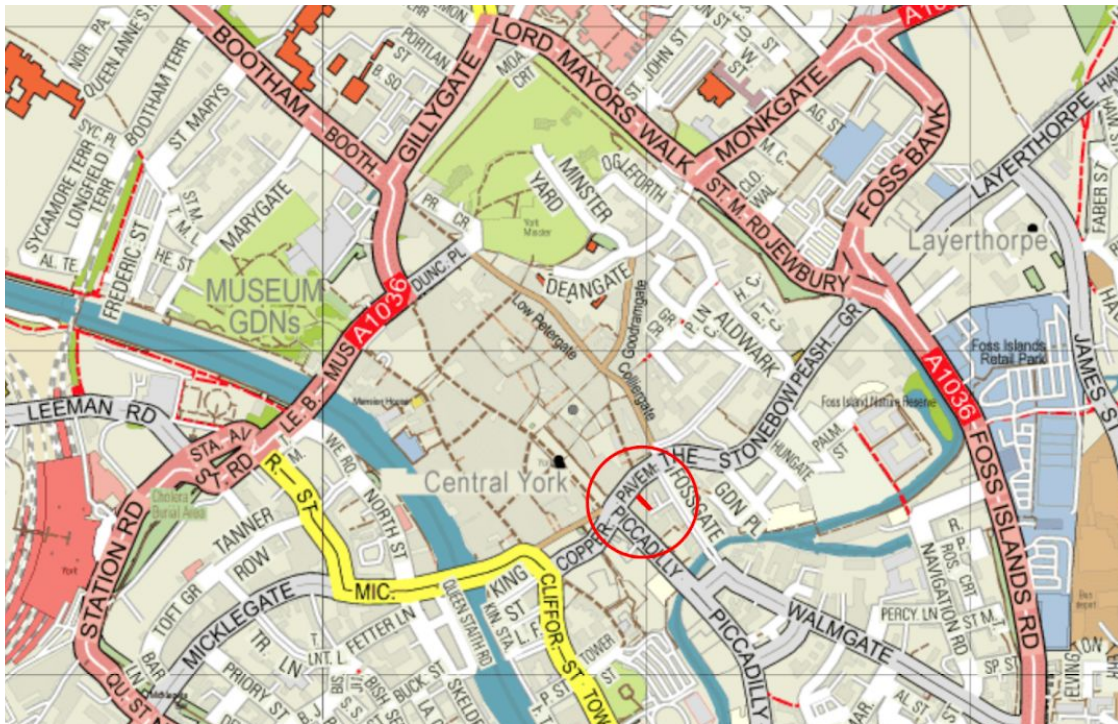


Figure 2 Location Map of the site (red block within circle) within the historic core of York © StreetMap

2.2 Early Site History

The early history of the area around Pavement has been documented through a number of C20 archaeological excavations, major and minor, including at nearby Coppergate and the Lloyds Bank site (both excavated and published by the York Archaeological Trust).

The site lies near the southern edge of the established Roman occupation areas, near a Roman roadway, and Roman-age archaeological finds have been made near the site. A Roman Road lies to the immediate east of the site (fig. 3), running parallel to the present Fossgate, with Roman mortuary finds excavated along its route.



Figure 3 Map showing probable Roman occupation and known or conjectured street patterns (site in red) (© Addyman 2015).

Major excavations nearby, such as at Coppergate and the Lloyds Bank site, Pavement (Addyman & Hall 1991), demonstrate there is significant potential for well-preserved Anglo-Scandinavian period archaeology at the site. Further Anglo-Scandinavian finds from Pavement and its surrounding streets demonstrate the area saw significant trade, craft and industry spanning the period (Tweddle 1986; Mainman and Rogers 2000). Indeed the Ousegate and Pavement area has been identified “as the heart of the Anglo-Danish commercial area” (Palliser in Addyman & Hall 1991, 183), suggesting Pavement was an established thoroughfare well before the Norman Conquest (fig. 4).

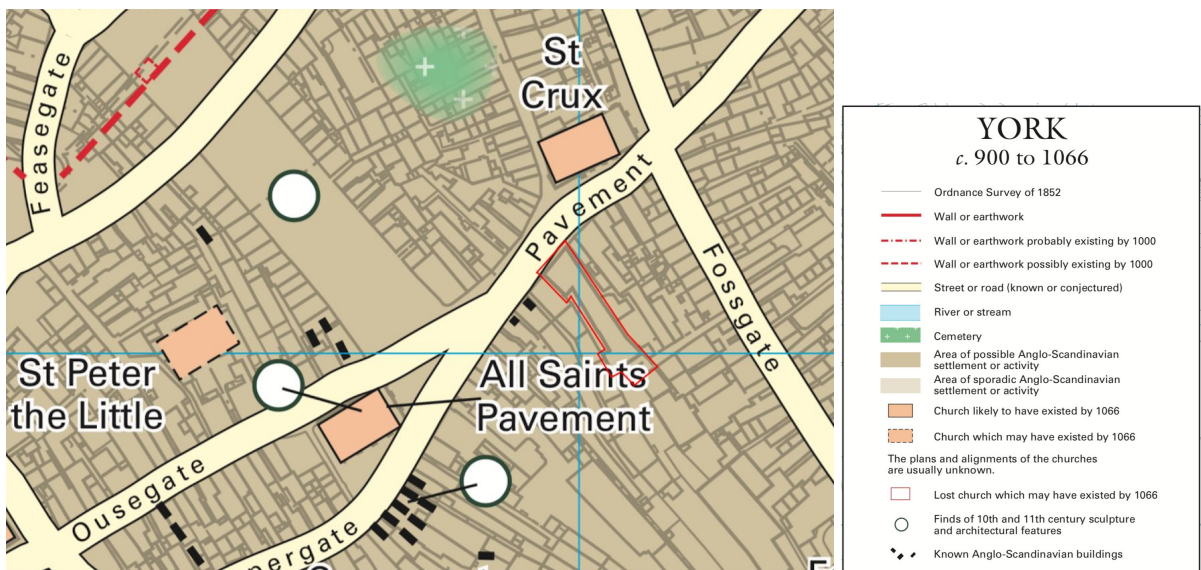


Figure 4 Map showing known A-S buildings and known or conjectured street patterns in the C10 (© Addyman 2015).

2.3 Medieval Site History

2.3.1 PAVEMENT

The earliest reference to *Pavement* as a named street dates to 1329 (Cal. Close 1327-30, 25 in Addyman & Hall 1991, 183). The alternative name for the street *Marketshire*, can be dated back to 1301 (Merchants' Cartulary, no. 126, in Addyman & Hall 1991, 183). However, excavations in the 1990s by York Archaeological Trust suggest the present course of the street and its property lines likely date to at least C10 or C11, if not earlier. The name *Pavement* likely relates to the early paving of the street, suggesting its importance from an early date (Hargrove 1818, 266). Norman cobbled paving has been found near to All Saints' church, Pavement, suggesting the association may be a very early one indeed. The comparatively late appearance of the name Pavement is suggested by Palliser as being due to the street being earlier considered as part of Ousegate (in Addyman & Hall 1991, 183).

The early alternative street name of *Marketshire* highlights that the area today known as Pavement - representing a wide, open street running between All Saints, Pavement, and the site of St Crux - has been utilised as a marketplace since at least the late C13. Indeed, throughout the Medieval period and well into the C19, Pavement was the location of one of York's major markets, making its neighbouring buildings prominent structures. The Pavement markets were also an important civic and entertainment space, and were a location for the performance of the medieval mystery plays, with Pavement listed as the final location on the route of the Corpus Christi plays in 1417 (Knight 1944, 274).

2.3.2 HERBERT HOUSE

Little is known about the site of Herbert House during the Medieval period. Facing onto a major market, it occupied a desirable high-profile site, and has likely been occupied by commercial and residential property from an early date. A forthcoming archaeological watching brief on the site (Dean forthcoming) may shed some light on the use and form of the site during this period.

2.3.3 LADY PECKETT'S YARD

Records for the lane or snicket running southwards from Pavement date back to 1312, when it is named Bacus gail (Bacusgayl), meaning Bake-House Lane (Raine 1955, 66-67). The return leg of Lady Peckett's Lane connecting to Fossgate was by 1301 called Trichour gail (Trichourgayl), meaning Cheat's Lane. As with Herbert House, little is known about the medieval use of the site. Given the early date of the snicket, and its connection to the Merchant Adventurers' Hall (constructed 1357), it likely also held commercial and residential property from an early date, particularly at the Pavement end where the site is located.

2.4 Post-Medieval Site History

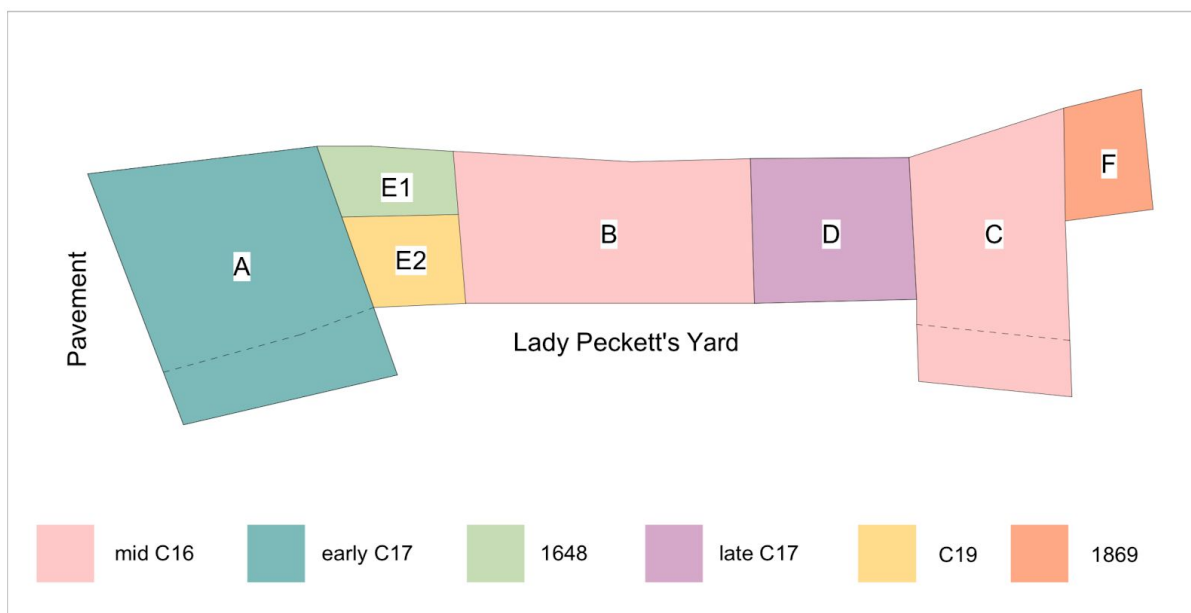


Figure 5 Labelled & phased block plan of Herbert House and Lady Peckett's Yard.

2.4.1 PAVEMENT

By 1705, the street is labelled as "Pavement, or chief Market place" (Joseph Taylor as cited in Palliser & Palliser 1979, 31), highlighting the importance of the market within the post-medieval city. Indeed in the C16 & C17, Pavement rivalled Coney Street as the principal street in the city and it housed many of its wealthiest merchants (Knight 1944, 112). In 1671 a market cross was erected near All Saints, Pavement, which stood in the market until its demolition in 1813, when the materials were sold at auction (Hargrove 1818, 267). Drake (1735, 219) records that markets were held on Pavement each Tuesday, Thursday and Saturday. A description of the market on Pavement in 1818 states that within the open area of the street were sold "all sorts of grain, wild fowls, sea-fish, poultry, butter, eggs, herbs, and various other articles. The corn market is well supplied, and is an excellent one for oats in particular" (Hargrove 1818, 266). This highlights the range of goods available and scale of the markets, whose open stalls must have covered much of the street.

Throughout the Post-Medieval period, Pavement continued as an important civic and public meeting space. In 1572 Thomas Percy, Earl of Northumberland, was beheaded on Pavement for his involvement in an abortive rebellion against Elizabeth I. His body was buried in St Crux, suggesting the scaffolding and execution occurred nearby to Herbert House, rather than towards All Saints' church, Pavement. During the C17, the 'Sheriff's Riding' followed the route of the medieval mystery plays, ending its procession on Pavement (Knight 1944, 471). In 1688, a mob sacked the Roman Catholic chapels in the city before burning their stolen books and vestments on bonfires in Coney Street and Pavement (Knight 1944, 481). Finally in the 1670s or 1680s, Pavement was amongst the first areas in York to gain street lighting, reflecting its continued importance within the city (Knight 1944, 491).

Dr White's 1782 map reveals Pavement as a hub for cloth merchants at the end of the C18, with eight shops directly related to the clothing trade (6 drapers, 1 breeches-maker, 1 mercer), as well as an upholsterer, 2 hatters, and 2 saddlers. The trade directories of the period confirm this concentration, indicating that Pavement was a major shopping street specifically catering to fashionable clothing (Jenkins 2013, 119). This included Herbert House, which appears to have remained primarily associated with the cloth trade since the C16.

2.4.2 HERBERT HOUSE

Christopher Herbert became an elected member of the Merchant Adventurers' Company in 1551, around the same year he commenced business on Pavement (Davies 1870, 183). In 1557 he purchased a house on Pavement, corresponding to the present site of Herbert House (Building A). The house was purchased from the Merchant Adventurers' Company for £54 10s. 8d. The sale ledger, which states the payment was "in consideration of ... a messuage or tenement in the occupation of the said Christopher" (reprinted in Yorkshire Deeds II), suggests Herbert was already living at the property when he purchased it. A prominent mercantile and civic figure, Christopher Herbert served as one of the city's sheriffs in 1567, and as Lord Mayor in 1573.



Possible portrait of Christopher Herbert
(Southend Museum Services)

The 1557 sale ledger also stated the site was bounded to the east and south by the land of George Hall, suggesting Hall owned both Building B (or possibly C) and the site of the present Golden Fleece inn next door. When Christopher Herbert died in 1590, he owned 2 tenements on Pavement, indicating that between 1557 and 1590 Herbert had also purchased Building B from George Hall. During his 1925-6 restoration of the first-floor chamber in Building B, Yorke (see Section 3.3) notes that "one of the main beams when uncovered revealed a painted frieze of pomegranates and grapes, incorporated in which is a circular medallion containing a merchant's mark with the initials 'C.H.' very prominently placed" (Yorke quoted in French 1957, 349-50), confirming Herbert's association with the property.

It is therefore likely that during the latter C16 Christopher Herbert had purchased and rebuilt or remodelled Building B as his family residence and commercial property. In 1590 the site is recorded as being occupied by Thomas Herbert (son of Christopher), and by a Thomas Ogelthorpe (possibly Oglestrop) (French 1957, 352), revealing that Building A was likely being used as a rental property.

Thomas Herbert, who continued to live at the site throughout his life, also became a prominent York merchant, serving as Lord Mayor in 1604. The Annual Micklemas service held by the Merchant Adventurers' Company is still held in his honour (Country Life 1962, 1359). When Thomas Herbert died in 1614 the 2 tenements were occupied by his mother,

Elizabeth Herbert (wife of Christopher), and the merchant John Jacques (again likely renting Building A) (French 1957, 353).

Sir Thomas Herbert (1606-1681), the great-grandson of Christopher Herbert, was born at the site in 1606. His birthplace is usually attributed to Building A, but based on the above analysis he was more likely born in Building B. A traveller, historian, and gentleman of the bedchamber to Charles I, Sir Thomas played an important role during the Civil War, serving initially as a Parliamentary negotiator before becoming a Royalist within the inner retinue of Charles I. Sir Thomas accompanied Charles on his walk to the execution block in January 1649.

Most sources suggest the Herbert family sold the properties around 1625 following the death of Christopher Herbert junior (son of Thomas, and father of Sir Thomas) in “narrowed circumstances” (e.g. Davies 1870, 187-8). However, French (1957, 353) argues convincingly that it is likely Christopher Herbert junior, who was not living in York, sold the properties on Pavement following the death of his mother Elizabeth in 1618. French goes on to posit that Herbert sold the properties to his existing tenant John Jacques, who subsequently passes them to his son Roger, who is recorded as occupying the site by 1638.

The construction of the present Herbert House (Building A) - and the associated truncation of Building B - was likely undertaken by John or Roger Jacques some time after 1618. Roger Jacques was elected Chamberlain in 1625 and Sheriff in 1628, before becoming Alderman and Lord Mayor in 1638. Such a rise within the civic merchant community may well have prompted the rebuilding of Building A in the 1620s. During his tenure as Mayor in 1638 Roger Jacques reputedly entertained King Charles I and his court at the site, on which occasion Jacques and Thomas Widdrington (the Recorder) were knighted (Knight 1944, 114). It is unclear if this event was held in the first floor hall/chamber of Building B (as commonly believed), or more likely, within the newly constructed Building A (see 3.6.1). It appears Jacques sold the Pavement property not long after 1638, and likely before 1640 (French 1957, 355).

2.4.3 LADY PECKETT'S YARD

The present passage through Herbert House into Lady Peckett's Yard was altered and remodelled in the C17. It is possible this was done in 1648, when the stair tower (Building E1) was constructed, or the alteration may relate to the c.1660-1670 construction of Building D and the refacing of Building C by John Peckett.

Both of these construction schemes indicate increased investment and status along Lady Peckett's Yard during the C17. The Merchant Adventurers' Company continued as an important civic and mercantile organisation throughout the Post-Medieval period, and Lady Peckett's Yard provided a direct link to their Hall from one of the principal markets in the city. John Peckett, who resided at 11 Lady Peckett's Yard (Buildings C&D) served as Lord Mayor in 1702, and died in the house in 1707. His widow continued to reside on this house, giving the snicket its present name (Knight 1944, 115).

3 Description of Herbert House Site

A full description of the architecture of Herbert House and 11 Lady Peckett's Yard can be found in RCHME (1981), 176-177. It is therefore not proposed to reproduce this description in detail. Instead, this section will provide a brief overview of the architecture of the site, followed by a phased understanding of the fabric. The main architectural element labelling follows that of the RCHME (see fig. 5).

3.1 Architectural Description

Building A (Herbert House) is an early C17 timber-frame and brick building on Pavement, with a covered passage at its western end leading into Lady Peckett's Yard. The building is of three storeys plus cellars and attic. The principal elevation features two gables, has close studding, and the second floor features downward braces. Decorative carvings of grape and flower patterns and arabesques cover the bressemer, bargeboards, and the panels connecting to the roof finials. The ground floor contains a 1920s timber shop front with a central and eastern doorway. During the C20 the first floor bressumer developed a significant sag, prompting the underpinning of the front elevation in 1981. The rear elevation is of original C17 brick, with fenestration all dating from the 1920s. Building breaks in the brickwork reveal the location of some of the earlier windows. The rear gables were rebuilt above the lintels of the second-floor windows in 1982-3. The ground floor forms a shop space, while the upper floors presently serve as offices and are accessed by the eastern doorway in the principal facade. The first floor contains a fine panelled room with C17 decorative fireplace. The interiors throughout have been heavily altered, obscuring the original layout, room use, access patterns, and interior decoration.

Building B is located parallel to Lady Peckett's Yard, sitting behind Building A. It is three-storied timber-framed building of the mid C16, with east and west jetties to the first floor, and a west jetty to the second floor. The building is of four bays, with the northern bay being truncated to less than half its original width. The upper floors have close studding and downward bracing. The fenestration all dates from the 1925-6 restoration, and is set within original openings on the second floor, and within C19? frames at first floor. The ground floor elevation retains its C16 timber posts (with repairs), but the brick infill, additional posts, and fenestration are entirely the products of 1920s and 1970s alterations. The first (northern) bay and part of the second bay contain 1920s windows and brickwork, while the remainder of the ground floor dates from a 1971 remodelling. This work included new brickwork and the installation of three large Georgian-style windows, the northernmost window being a shallow projecting bay window, and all with moulded timber panels above. Internally, this building is connected (via E1) to Building A, and by a ground-floor passage through the rear of Building D to Building D/F. In recent years this building has largely been used as storage for the retail premises in Building A, with little public access.

Building E1 is the remains of a brick and timber-framed stair tower, dating to 1648. Largely rebuilt in 1925-6, it retains elements of the earlier timber-framing above ground-floor level. Photographs from the mid-C20 show the lowest of the three timber rails was richly decorated with C17 arabesque carvings, but this has since been lost and replaced by a

plain timber. Internally, the present staircases and corridors date from the 1920s remodelling. The ground floor forms part of the retail space of Building A, with the external wall replaced by a cast-iron column.

Building E2 represents a late C19 infilling of the original stair courtyard. Largely rebuilt in 1925-6, this single-storey structure occupies the space between Buildings A, B & E1, and the snicket of Lady Peckett's Yard. Re-set within the 1920s brick elevation is an early C19 doorcase with moulded pedamental head, fanlight, and shallow, reeded, pilasters. The eastern (rear) wall retains its original C17 timber frame at first floor, and possible elsewhere. Internally this space forms part of the retail space on the ground floor of Building A, with no architectural delineation.

Building C is a mid-C16 timber-framed building of three storeys and was originally jettied to the south and east (erroneously(?) dated as C15 in the list description - see appendices). Only the upper portion of the western elevation retains its external timber frame, with the infill panels being 1920s concrete. The eastern elevation is of brick and has been truncated at an angle (possibly in the early C19). The southern elevation is brick, of multiple dates, with the ground floor dating to the C20, the first floor to the C16 or C17, and the second floor to the C19. The northern elevation is entirely encased within a late C17 facade, continuing from Building D (see below). Lady Peckett's Yard passes through a narrow passage at the western end of the ground floor. Above the passageway the elevation is dominated by a large C17 window on each floor.

Building D is an infill house, dating from 1660-1670, occupying the gap between Building B and Building C, and almost certainly replacing an earlier structure. This three storey house is constructed of brick in flemish bond, and features decorative brick moulding and a heavily timber cornice. It was constructed as an extension and grand stairway into Building C, and forms a single property with that building. The rear elevation is externally rendered at the ground and first floors and contains three matching cross-windows at first and second floor floors, with the central window at first floor being blocked.

Building F was constructed in 1869 as a separate residence at the rear of the property, replacing an earlier structure on the site. This three-storey brick building is connected to Building C and originally continued further southwards at the upper floors, creating a covered passageway over the return leg of Lady Peckett's Yard. This southern bay was demolished in the 1960s, when the present blind south elevation constructed - the distinct change in the brickwork of this elevation marks that change from first floor level.

3.2 C19 Development of Herbert House and Lady Peckett's Yard

3.2.1 HERBERT HOUSE

Early C19 etchings of Herbert House by Nicholson (1826) (fig. 6) and G.F. Jones (1878) (fig. 7) both depict Building A with three gables, with the third, eastern, gable occupying the present site of the Golden Fleece. Jones' 1878 etching appears to be based on Nicholson's earlier sketch, and the present Golden Fleece building was certainly in place before 1878. Nicholson and Jones are both generally reliable in their pictorial depictions of buildings

(although Jones labels the drawing as Parliament Street rather than Pavement). However, the jettied eastern end of the present two-gabled Herbert House makes it improbable the depicted third gable ever existed.



Figure 6 Nicholson's 1826 sketch of Herbert House with three gables (© York Museums Trust).



Figure 7 GF Jones' 1898 drawing of Herbert House seemingly based on Nicholson's sketch and is erroneously labelled as "Houses in Parliament Street" (Jones 1878).

Nicholson's 1826 etching, if otherwise accurate, suggests the ground floor of Herbert House preserved an unglazed, open-fronted shop - presumably the original C17 arrangement - surviving through into the C19. It shows two shops operating from the Pavement building, including a Glover & Ironmongers, and what appears to be a linen drapers. These uses align with Dr White's 1782 map of the street (fig. 8), which recorded the western shop as being occupied by Willans, a cutler and manufacturer of surgical implements. The eastern portion was occupied by Hecklers shop (part of linen manufacture).

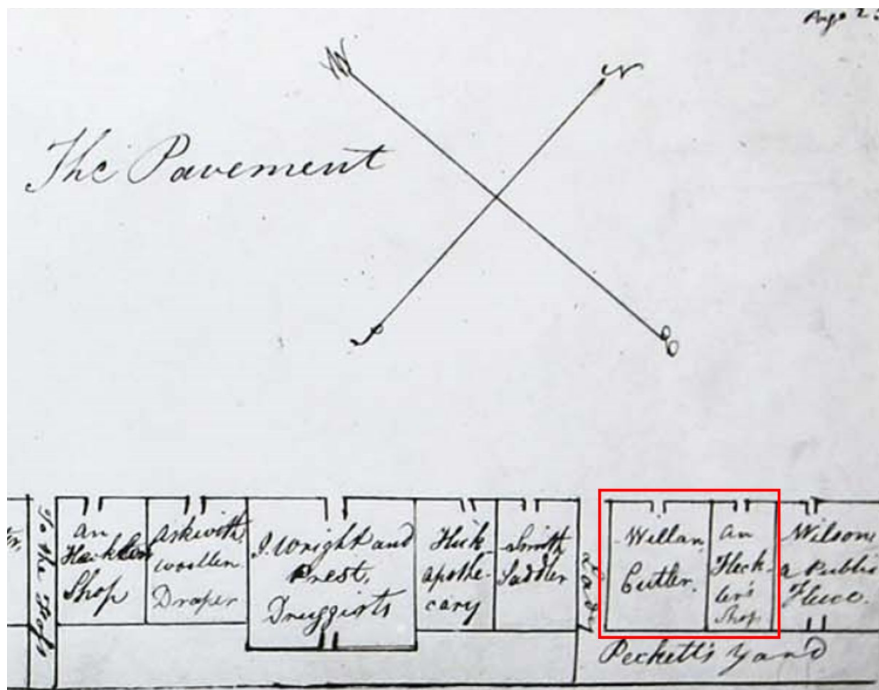


Figure 8 Detail from Dr White's plan of Pavement, showing the occupiers of Herbert House towards the end of the C18. (© City of York Archives).

Nicholson and Jones' etchings also show that the upper floors had been rendered to hide their timber framing, leaving only the decorative bressumers and bargeboards. This flat, rendered facade, intended to make it appear more like a masonry building, was likely added in the late C18 or early C19 when timber structures were less fashionable. The earliest surviving photographic evidence for this rendered facade is from the mid C19 (fig. 9), where it appears relatively fresh, as if newly painted, and with painted quoins and window surrounds to further give the impression of masonry. The covered shop windows and lack of shop signage in this photo suggest the building was being renovated at the time. It is possible that the ground floor shop front was installed at this time (fig. 10). These pictorial sources also suggest much of the fenestration to the principal facade had been altered and replaced, with Yorkshire sliding sashes on the second floor, and a series of large windows on the first floor.



Figure 9 Herbert House undergoing refurbishment in the mid C19. The image is listed as dating from the late 1880s, however it must be significantly earlier as the Georgian building to the immediate right (Rowntrees Grocers) was demolished and replaced in the 1860s (© City of York Council). Instead this photo likely dates to the 1860s (see below for details).



Figure 10 Mid C19 (1860s?) photograph of Herbert House, showing the painted quoins and window surrounds, as well as the C19 shop front, replacing the C17 shops visible in the earlier etchings. Note also the deterioration of the painted render (Reid 1926, 258).

The property, seemingly incorporating the whole present site and possibly the adjacent Golden Fleece site, was advertised for sale by auction in 1826. The advert describes two shops within the front range with 'workshops and conveniences' behind (presumably Building B) (*York Herald* 9/12/1826, 1), and the shop tenants are listed as John Kyle, Flex-Dresser and Ropemaker, and John Glover, Whitesmith (tinsmith).

From the mid C19 the site was occupied by 'Wilson's', a linen drapers shop owned by J H Wilson and Company, at which time the address is listed as No. 26-27 Pavement (Kelly's Directory 1901). By the 1890s photos (fig. 11) reveal the render to have deteriorated significantly, with large cracks visible across the second floor facade. This cracking may in part relate to the other major change visible between these early photographs - the demolition and rebuilding of the Rowntrees shop, immediately to the west. The painted quoins also disappear between these photos, indicating another redecoration scheme.



Figure 11 Herbert House in the 1890s, showing the loss of the painted quoins (© City of York Council).

During the C19 the site appears to have been used primarily as a commercial property. An 1813 etching by Cave (see 3.2.2 below) indicates the upper floors of Building A housed the Excise Office, suggesting a shift away from domestic use. In 1841 Herbert House was owned by George Hutchinson, before it was sold to the Rowntree family in 1862. Davies (1870, 184) notes the Rowntree's renovating of the building, giving an early 1860s timeframe for the early photo (fig. 9).

3.2.2 LADY PECKETT'S YARD

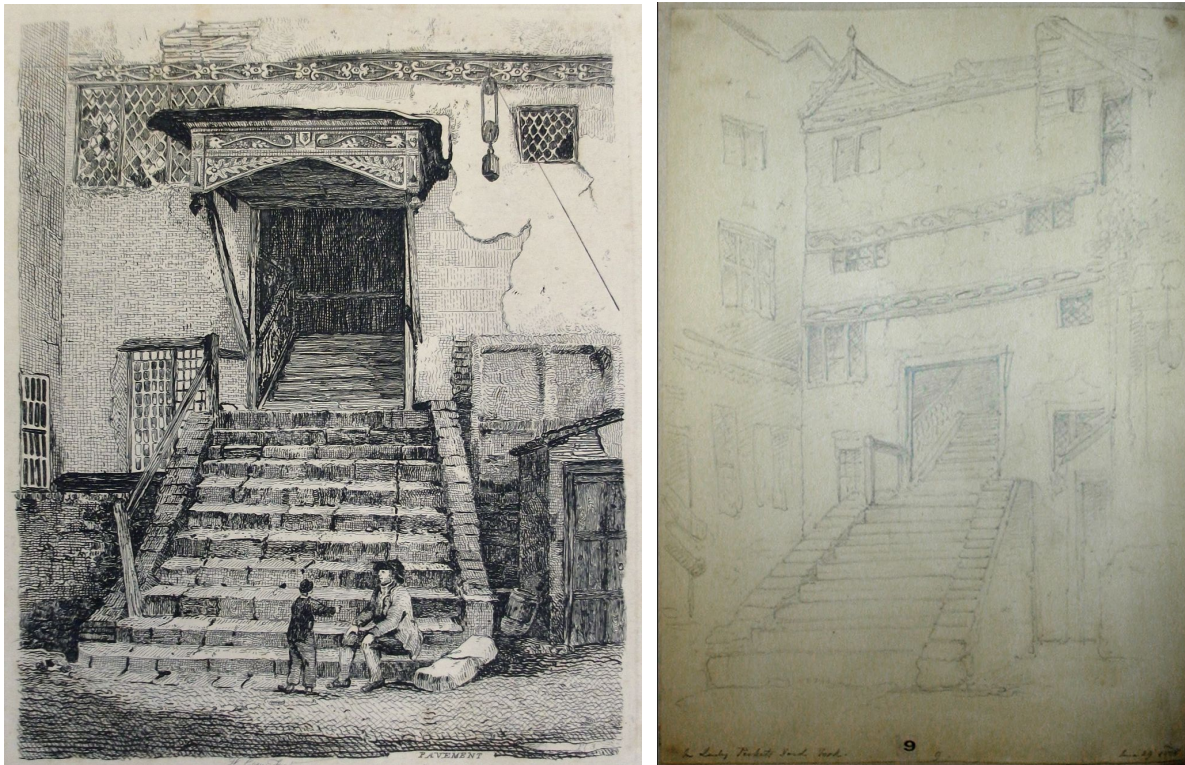


Figure 12 Etchings of the stair tower (Building E1) by Cave in 1813, and Nicholson in 1825.

Early C19 etchings by Cave and Nicholson (fig. 12), both depict the stair tower (Building E1), revealing there was once an open courtyard and external stone staircase where Building E2 now stands. These etchings also provide evidence of the original ground floor appearance and fenestration of the stair tower, including that it was rendered and had a curious small structure to the right of the stairs (possibly storage or a watchman's hut).

Cave's 1813 etching also depicts a fine timber canopy over the doorway, featuring the date of 1648, and providing a clear likely date for the insertion of the stair tower (Building E1). Combined with Nicholson's sketch, these provide evidence for Building E1 prior to the 1920s restoration, and also for the earlier fenestration of the rear of Herbert House (Building A), all of which has subsequently been altered.

The 1852 OS map (see Appendix B) shows this courtyard had been reconfigured and partially infilled, with a narrow staircase seemingly set against the north gable of Building B and across Building E1. In a letter from 1895, J. S. Rowntree, then owner of the building recalls they had altered the "levels of the higher part of the yard" in 1862 (French 1957, 348). Interestingly a plan of 1875 shows the area as open, suggesting Building E2 dates to after that date. Either that plan is incorrect, or the area saw considerable change and alteration across the C19.

Elizabeth Barstow's late C19 watercolour (fig. 13), supported by a 1902 photograph, suggest the ground floor of Building B underwent a major alteration during the C19, possibly as part of the Rowntree's 1860s renovation of the site. These images show herringbone brickwork and a timber door within an archway near the steps, and a series of

roller shutters covering windows between the timber frame posts. The watercolour also suggests 11 Lady Peckett's Yard also featured ground floor window shutters, and possibly timber framing along the passageway.



Figure 13 (left) Late C19 watercolour of Lady Peckett's Yard by Elizabeth Barstow (York Museums Trust); and (right) Detail from a 1902 photograph showing the ground floor of Building B, with herringbone brickwork, timber door, and roller shutters over the windows (© City of York Archives).

By the end of the C18, 11 Lady Peckett's Yard was the residence and pawnbrokers shop of George Fettes, a prominent Methodist (Knight 1944, 115-7). A Methodist chapel had opened further down Lady Peckett's Yard in the early C19. In 1828 the property was bought by the father-in-law of the a tenant, Henry Hardcastle (*York Herald* 21/11/1895, 3). In 1895, Lady Peckett's Yard appeared in the local papers after a case was brought against Henry Hardcastle, jeweler and pawnbroker, after he erected a stall in the yard, allegedly partially blocking the thoroughfare. (*York Herald* 21/11/1895, 3). The property remained in use as a pawnbrokers throughout the C19 and into the second decade of the C20, with numerous newspaper articles referencing Wood's pawnbrokers, and J. Hardcastle & Sons pawnbrokers at the site (e.g. *York Herald* 01/03/1862).

3.3 1925-6 Restoration

In 1925 the building was sold by the Rowntree family to the National Farmers Union Mutual Insurance Society Ltd, who commissioned a major restoration by the Arts & Crafts architect Francis Walter Bagnall YORKE F.R.I.B.A. (1879-1957). F.W.B. Yorke was the father of the modernist architect F.R.S. YORKE. Based mainly in Stratford-upon-Avon, Yorke specialised in the restoration of historic buildings, and was a fellow of the Society of Antiquaries. This is reflected in contemporary perceptions of Yorke's work at Herbert House, which was very much viewed as a *restoration* of a valued historic building. This is amply demonstrated in an article in the *Yorkshire Gazette* (16/11/1925), which talks of the NFUMI Society's "willingness to preserve the ancient dignity of their city by restoring one of their most valued 15th-century buildings in a manner which fittingly deserved the tradition in the direction of which those restoring the building has laboured to preserve." "They had spared no expense to make the restoration as near like the original as the changing times and circumstances would permit". "Every timber has been carefully examined, and by that process many valuable things had been discovered and recovered."

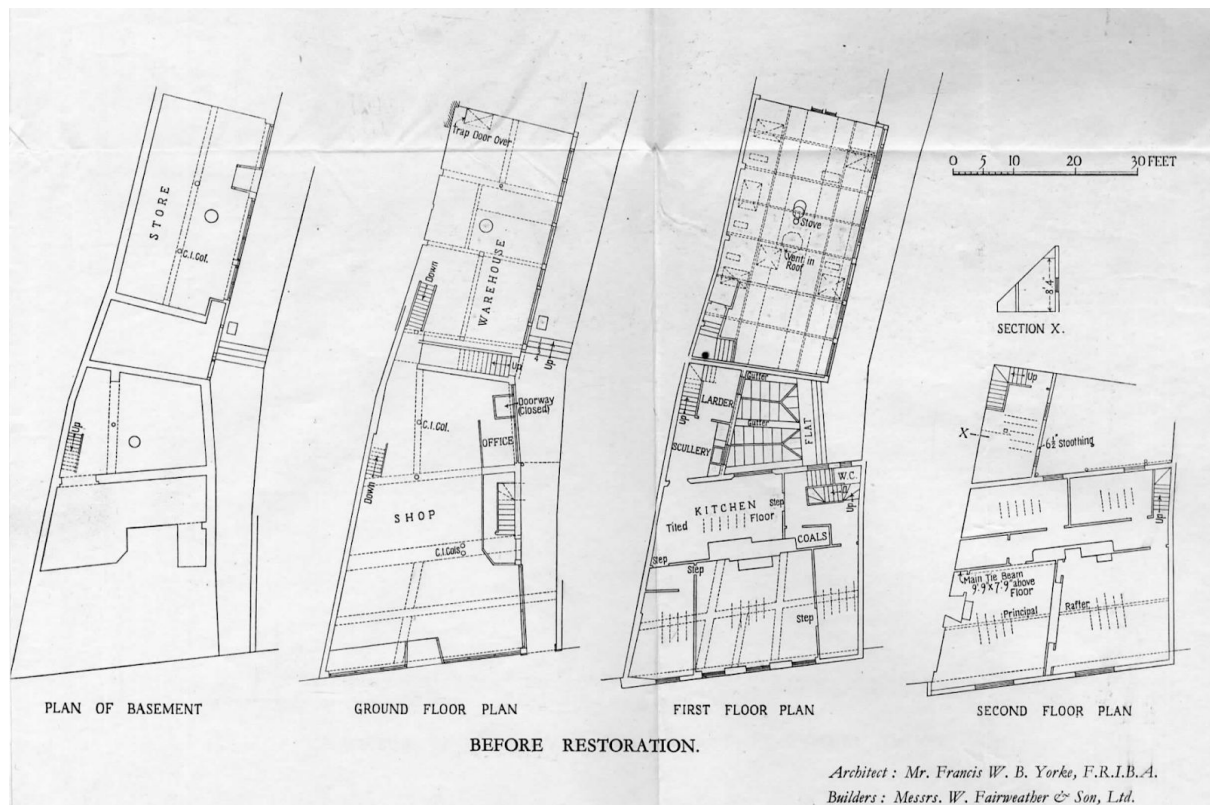


Figure 14 Yorke's plan of the site immediately prior to restoration in 1925. This provides valuable clues about the original fabric, and its alteration and adaptation through the C18 & C19. Note the different division of floors (© Columbia University).

Yorke created plans of the building prior to the restoration (fig. 14), which are an invaluable source for the C17-C19 alteration and adaptation of the site. Yorke's restoration was driven by a desire to remove these later alterations to return the building to an earlier form and appearance. Thus this plan provides some of the only surviving evidence for the layout and space use within the buildings prior to 1925. It reveals that as well as major alterations to the

exterior, particularly to the fenestration, Yorke made significant changes to the access routes, staircases, and space use within the building. See Appendix C for detailed phasing of the structure, highlighting the extent of change to the fabric during the 1920s restoration campaign.

3.4 Recent History

Since the mid C20, Herbert House has been primarily used as a commercial property. By the 1940s Herbert House was occupied by Currys Ltd (radios & cycles), and by 1970 it was leased to Clarks. The upper floors of Herbert appear to have little utilised, and with exception of the panelled first floor room, it is described in 1962 as being empty (Country Life 1962, 1359). With Jones the Bootmaker replacing Clarks, the ground floor shop remained as a shoe retailer, until becoming vacant in August 2017. The first floor hall/chamber of Building B was incorporated into the shoes store by Clarks, but the rest of Building B was utilised as storage space and staff areas. A series of shopfitting schemes were installed through the late C20 and early C21, covering many of the earlier features. These commercial uses have impacted on the interiors, particularly through the addition of shop fittings and modern partitions. In recent years the upper floors of Building A were occupied by Relate York, a counselling service, until their closure in late 2018, at which point Buildings A, B & E became completely empty.

In the later C20, there were numerous uses and proposals for 11 Lady Peckett's Yard (Buildings C&D), including retail (cordwainers and a hairstylist), and a bar. The ground floor was eventually subsumed into the storage and staff areas of Clarks, and later Jones the Bootmaker. In the later C20 the upper floors of Lady Peckett's Yard were converted into residential flats. Today, the whole site is owned by the York Conservation Trust. Since the 1970s a number of minor schemes have been undertaken, mostly repairs, such as underpinning, but also changes to access, services, and fenestration.

3.5 Phased Development of the Site

Below is a list of identified events, including construction, alterations and renovations across the site's history. It is followed by a more detailed discussion of Buildings A & B, which represent the locations most likely to be impacted by the proposed works.

Date	Building	Event
Mid C16	B & C	Construction, likely replacing earlier structures.
c.1620s	A	Construction, replacing an earlier building.
c.1620s	B	Truncation of the northern bay of Building B, necessitated by the construction of Building A.
1648	E1	Construction. Stair tower appears to have provided access to building A, with C19 etchings clearly show an internal staircase leading left. Fine scissor arches might also indicate early connections into Building B.

1660s-1670s	D	Construction, likely replacing an earlier structure on the site (there appear to be blocked doorways and archaeological evidence suggesting an earlier structure associated with Building B). Building D was constructed as an addition to Building C, which was re-fronted in brick with decorative mouldings and heavy eaves.
1660s-1670s	A	Likely date of the remodelling of the entranceway into Lady Peckett's Yard from Pavement.
Early C19	A	Insertion of a doorcase entrance, presumably into the rear elevation of Building A (now reset into Building E2)
1860s	A & B	Renovation of site by the Rowntrees, likely including the construction of a new shopfront to Building A, and the ground floor of Building B, as well as internal alterations to both structures.
Late C19	E2	Construction. In the C19 the external stair to Building E1 was demolished and an infill structure added. This might be the outcome of several phases of change over the C19.
1925-6	All	The site underwent a major restoration campaign by FWB Yorke. This restoration made significant alterations to the shop front, fenestration, infill panels, staircases, floors, ceilings and roof structures, often removing C18 and C19 elements. Investigations suggests much of the 1920s restoration was carried out using inappropriate materials, such as concrete infill panels.
1971	B	The ground floor of Building B was substantially altered, including the insertion of modern brick panels within the frame, along with large windows with moulded timber panels above.
1971	B	Installation of the present stairs connecting the main shop floor (GFR2) into Building B (both up to MFR1, and down to GFR7). Repairs and alterations to ground floor rooms.
c.1971	E1	Mid C20 photographs shows the C17 arabesque rail on Building E1 surviving immediately below windows 25A and 25, with a lead roof visible immediately below. The roof line of Building E2 has clearly been lowered in the late C20 and the carved rail is now missing. It is not

		known when this work was done, but likely as part of the 1971 works.
1972	A	Replacement of the staircase between the first & second floors in Building A following a fire.
1976	B & D	Stair was installed connecting GFR8 to the passageway at the rear of Building D.
1977	D	The panelled ground floor room is restored.
1981-2	A	The front elevation of Building A was underpinned to arrest the bowing of the first-floor bressumer. This work was match-funded by the Department of the Environment.
1982-3	A	The rear gable of Herbert House (above the second floor windows) was rebuilt.
1993	D	The rear door of Lady Peckett's Yard (D7, wall 11) was inserted to facilitate the installation of an AC unit.
Mid C20	A & B	Between 1940 - 1970 Building A underwent exterior redecoration, with the 1920s muted colour scheme being replaced with a bright white-painted infill panels. This scheme has since been retained.

3.6 Detailed History

This section provides a more detailed history and phased analysis of parts of the structure that are potentially impacted by the developing current proposals, including the first floor of Building A, and the Ground and Second Floors of Building B.

3.6.1 Building A First & Second Floors

The timber panelling found in Room OFFR6 on the first floor of Herbert House is reportedly reset from the second-floor rooms (MSS/2/280) and it is certainly reused with at least two distinct schemes of panelling present within the current configuration. The fine fireplace overmantel is set very close to the four-centre arched firebox, suggesting it has also been reset or altered in the past (see fig. 15 for supporting evidence). Yorke's notes on the 1925-6 restoration (MSS/2/280) also mention C17 ceiling plasterwork in this room. Photographic evidence from the turn of the C20 (fig. 15) reveals a plain white ceiling - unlike the exposed timber joists seen today - but fine decorative plasterwork is visible on the downstand beam, not unlike that surviving in MFR1 of Building B. A photograph of this lost decorative plasterwork (not in situ), which stylistically consistent with an early C17 date, exists in Yorke's notes (fig. 16), revealing it to have been of very fine quality.

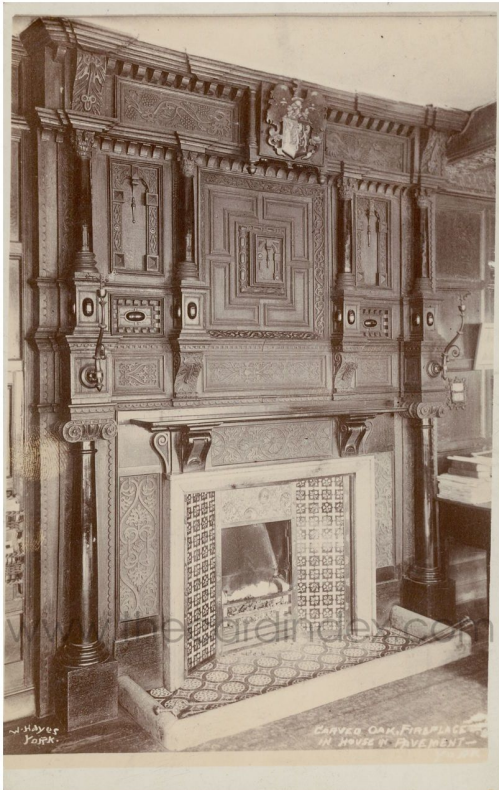


Figure 15 Postcards (left c.1905, right c.1910) of the first floor fireplace, providing evidence of significant change during the 1925-6 restoration, including the removal of an inserted late C19 fireplace and mantel. The lower portion of the fireplace surround has been remodelled, with the columns seen here also removed. Note also the candle sconces on the fireplace surround, evidence of their mounting survives, and the flat white ceiling covering the now exposed ceiling joists. Importantly in the corner of the right image decorative plasterwork is visible on the downstand beam. (<http://www.thecardindex.com/postcards/york-sir-thomas-herbert-s-house-hayes-william/20163>) (<http://www.thecardindex.com/postcards/york-sir-thomas-herbert-s-house-anon/19868>)



Figure 16 Photograph by F.W. Yorke of a portion of the plasterwork removed from O.FFR6 during the 1920s restoration (York Archives MSS/2/280).

A photograph of the fireplace in 1926 (fig. 17) reveals the current arrangement of the overmantel and fireplace surround date from Yorke's restoration; a herringbone brick back lining, possibly original, can also be seen. In the late C20 this fireplace was infilled with timber shelving, and the back lining has been overpainted/rendered. Nb. the coat of arms is a C19 addition.



Figure 17 Restored fireplace in 1926 with herringbone brick lining to the firebox (Reid 1926, 257).

The first floor front rooms (OFFR6 and OFFR7) were likely originally a single space with central fireplace forming a first floor Great Chamber overlooking the Pavement markets. It is likely this room was originally panelled, although whether this is partially surviving in OFFR6 or fully lost is not known. As a fully panelled Great Chamber with fine decorative plasterwork and fireplace overmantle, this represented a high-status entertaining space, and is a much more likely location for hosting the visit of Charles I in 1638 (as discussed in 2.4.2). Presumably subdivided and re-panelled in the C19, the rooms contain late C20 inserted floors. There have been numerous C19 and C20 changes to the room divisions, fenestration, and fixtures throughout the floor. Indeed, apart from the shell, only the central spine wall containing the fireplace is original to the floor. The staircase leading from the first to second floors dates from 1971, replacing the 1920s stair, which was destroyed by a fire.

Much of the interiors of the first and second floor of Building A date from either the C19 or the 1920s restoration by Yorke. Comparison of Yorke's pre-1925 plans with the present fabric reveal Yorke's scheme included movement of many of the internal walls, door openings and staircases. Some earlier features, such as the first floor panelling have moved from elsewhere in the building, and some of the surviving earlier features, including walls and doorcases relate to C19 alterations to the fabric (likely part of the Rowntrees' restoration of the 1860s). The result of these alterations is that little evidence of the original space divisions and access routes are discernable in the present fabric - see Appendix C for detail.

3.6.2 Ground Floor of Building B (Rooms GFR7 & GFR8)

The ground floor of Building B (GFR7 & GFR8), dating to the mid C16, was likely to have originally served as a single(?) commercial space. This ground floor space was likely utilised by the Herbert's and their successors as a retail space, in the case of the Herbert's for the cloth trade. By the early C20, the ground floor is shown (fig. 14) as being a 'STORE' and appears as a single open space with 2 C-I columns. These columns likely date to the Rowntrees' alterations in the 1860s. The space was lit by large windows in the two northernmost bays, and accessed through a doorway in the 3rd bay which connected it directly to Lady Peckett's Yard. This elevation can be seen in the watercolour and photograph of 1902 (fig. 13), which also show external roller shutters covered the windows and doorway; features which also likely date to the mid C19. No evidence, beyond the timber posts, survives for the C16 ground floor, although mortice holes in the bressumer suggest it was close studded.

Yorke's 1925 proposed plans and elevations (fig. 15) for the restoration of the site show he intended to divide this space into three separate stores, each accessed by a door into Lady Peckett's Yard and lit by its own window. An undated mid C20 elevation (fig. 16) show the elevation as constructed was very slightly different to Yorke's original proposal. A plan of May 1970 (fig. 17) matches Yorke's division of the space. This plan labels the lower of the three spaces as 'panelled', presumably erroneously).

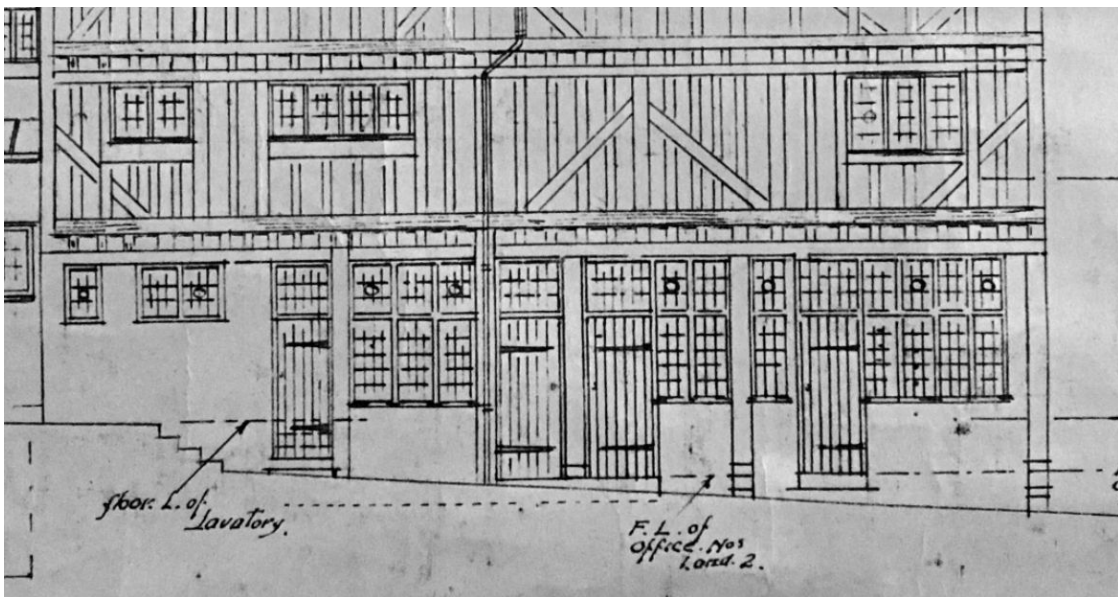


Figure 15 Detail from Yorke's 1925 proposed ground-floor elevation of Building B.

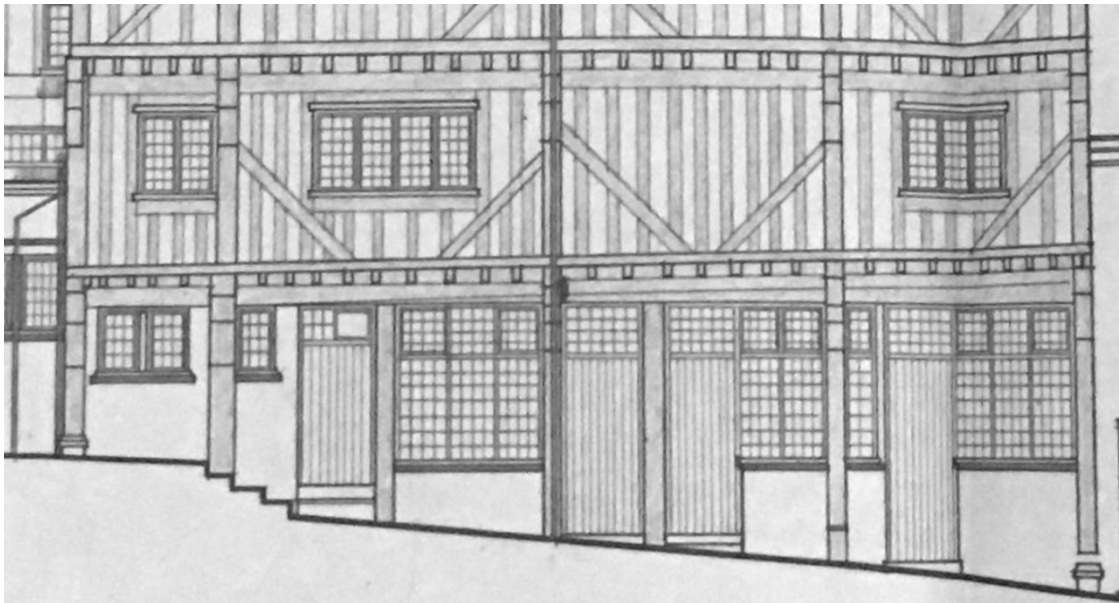


Figure 16 Mid C20 elevation showing the 1925-6 construction, with slightly varying design to Yorke's proposal, but with the series of doors and windows filling the bays.

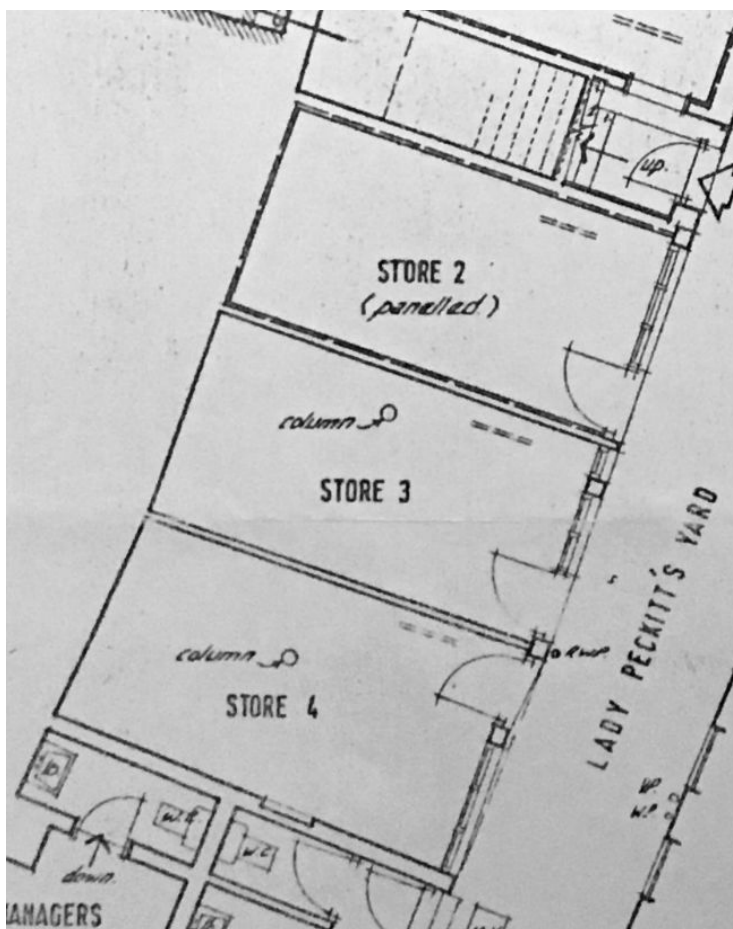


Figure 17 A plan of 1970 showing the division of the ground floor space into separate stores, accessed from Lady Peckett's Yard.

Proposals from June 1971 for remodelling this elevation match the present ground floor elevation of the building, with the exception of the WC extractor fan, which is not shown on

the proposals. The 1971 scheme removed most of the 1925 work, replacing it with modern bricks and large windows with moulded timber panels above, including a shallow projecting bay window to the north. The mock Georgian windows are poorly detailed, and access to the space is now only possible internally from either Building A or through the passage at the rear of Buildings C & D.

First Floor (Room MFR1)

The first floor hall/chamber in Building B is labelled in early sources as the 'Banqueting Hall', connecting it (possibly erroneously) with the visit of Charles I in 1638. Yorke's 1926 notes (MSS/2/280) recorded significant high status decoration in this space, most of which was lost during the restoration. This includes "one of the main beams when uncovered revealed a painted frieze of pomegranates and grapes, incorporated in which is a circular medallion containing a merchant's mark with the initials 'C.H.' very prominently placed" (MSS/2/280). Yorke elsewhere mentions a painted beam with the Herbert Arms and the initials C.H., and that the panelling in this room had been removed some years previously.

This decoration not only confirms that the Herbert's lived in Building B (from the later C16), but that this room (MFR1) a very high status space intended for entertaining important and wealthy visitors and clients. The surviving C17? decorative plaster beams at the end of the room attest to its ongoing status, and with fine panelling and painted beams, it must have been a very fine space.

Second Floor (SFR1)

This large room was likely originally intended and utilised as a storage space, where the Herbert's could take wealthier clients to view fine and bulk cloths. This explains why the room has comparatively low walls, and feels far less lofty and spacious than traditional open halls. Yorke's pre-restoration plan (fig. 14) shows 6 trusses dividing the space into seven bays. However this is certainly erroneous, as the space only contains three posts and was therefore always of four bays rather than seven. The truss tie beams were removed in the C19, and their earlier loss perhaps explains why they were not fully restored in 1925. During his restoration, York replaced the entire roof structure apart from the gable end walls, and reinstated the truss tie beams, but as rods within the timber casings. This was a comparatively cheap and ugly solution, suggesting Yorke did not intend the space to be viewed by the public, but it does broadly replicate the C16 experience of the space. Yorke's restoration included the addition of a glazed screen in the north-west corner of the room, of unknown purpose and which was removed later in the century, leaving only shadows on the walls and floor.

4 Assessment of Significance

This section provides an assessment of the significance of the Herbert House & Lady Peckett's Yard through the values outlined in English Heritage (2008) *Conservation Principles*, being: evidential, historic, aesthetic, and communal value.

Evidential Value

HIGH

- Herbert House and Lady Peckett's Yard have high evidential value as a significant collection of large post-medieval timber-frame and brick structures with later additions and alterations. Individually and together they exhibit evidential value as examples of high-status mercantile domestic buildings, and contribute to our understanding of trade, status and mercantile culture in the Post-Medieval period.
- The site also demonstrates evidential value as an example of early C20 conservation restoration by the architect, Francis W. B. Yorke FRSA, FRIBA, who was clearly responding to the existing fabric in the design and approach to his 1920s restoration of the site. Although inappropriate materials were utilised, the design and restoration were very sympathetic to the original designs.
- The site has further evidential value as examples of high-status post-medieval retail/domestic structures. Amongst the largest and most-prominent surviving timber-framed domestic structures in the city, their interiors preserve some of their original interior spaces. Although much later change has altered many of the spaces and circulation route, much evidential value remains. Specifically, room MFRI and Rooms OFFR6 & 7 (combined) represent surviving high status post-medieval chambers, with surviving elements of their original decorative scheme including decorative plasterwork, panelling and overmantle. Despite significant alteration and change, these spaces have high evidential value in understanding the use and meaning of space within post-medieval mercantile housing.
- Herbert House demonstrates evidential value as surviving example of a series of large C15-C17 timber-framed buildings along Pavement (fig. 18). These offer insight into the significance of Pavement as a market and as a civic and social space across hundreds of years. Together with later C18 buildings, Herbert House (Building A) formed part of the major shopping street specifically catering to fashionable clothing for wealthy C18 clients.



Figure 18 Late C19 image of Pavement from All Saints' church, showing Herbert House (centre) in relation to other large, post-medieval timber framed buildings dominating the southern side of the street. (Murray 1983, 56).

Historical Value

HIGH

- The site demonstrates high associative historical value through its connection to York's civic elite from the C16-C18, being the home of four sitting Lord Mayors. Christopher Herbert (~1532-1590) was Lord Mayor in 1573, and his son, Thomas Herbert (1554-1614), served as Chamberlain, Sheriff, and Alderman, before becoming Lord Mayor in 1604. Roger Jacques served as Lord Mayor in 1638, and Lady Peckett's Yard takes its name from the wife of John Peckett, Lord Mayor in 1702, who lived in Buildings C&D.
- Sir Thomas Herbert (1606-1658), a descendant of Christopher and Thomas, was born and raised in Building B. A major figure of C17 England, Sir Thomas was a famed traveller, courtier and diplomat, and played a significant role in the Civil War. A plaque on the front of Herbert House, being a copy of an earlier plaque, commemorates his birth at the site (although erroneously suggesting he was born in Building A).
- The site also demonstrates historical value through its association with the mercantile elite in post-medieval York. Christopher Herbert bought the property from the Merchant Adventurers' Company in 1557, a company of which he was an active member, becoming Governor from 1572-4. His son, Thomas Herbert, was likewise a wealthy and prominent merchant in the city, as were the tenants and later owners of the site. This prominence is highlighted by the size of these structures, being amongst the largest timber-framed domestic structures in the city, and their

prominent location overlooking the Pavement market, and connecting them, via Lady Peckett's Yard, to the Merchant Adventurers' Hall near the Foss.

- The site has associative historical value through its claimed connection to visits by King Charles I and his court during the C17, including his reported knighting of two members of York's civic elite within the building in 1638.
- The site also have illustrative historical value though being the only surviving prominent C16-C17 mercantile domestic properties remaining on Pavement, linking back to its former significance as one of the major markets in the city. While elements of earlier structures survive within later buildings, all other pre-C18 structures along Pavement have been lost.

Aesthetic Value

HIGH

- Building A demonstrates high aesthetic value, as a prominent timber-framed, double-gabled and jettied structure. Its C17 principal façade features fascia boards with intricately carved vine-trail and arabesque patterns, and decorative finials, making it one of the most elaborate timber-framed structures surviving in the city from that period.
- Lady Peckett's Yard also demonstrates high aesthetic value, preserving a harmonious collection of historic (or historic-looking) facades in timber-frame and brick. The C17 façade to rear range with its decorative brickwork, heavy mouldings and large brackets eaves is a fine example of its type.

Communal Value

MEDIUM

- Lady Peckett's Yard is regarded as one of the secret views of York, and something akin to the nearby Shambles. It is a popular site for tourists to stumble across, and has communal value as place reflecting a (seemingly) unchanged part of the city.

Conclusion

- The Grade I Herbert House and Grade II* 11 Lady Peckett's Yard form a nationally significant assemblage of post-medieval timber frame and brick structures, which exhibit high evidential, historical and aesthetic value, and make an important contribution to the character and appearance of the Conservation Area.
- The exterior elevations are characterised by a combination of original features and broadly sympathetic 1920s alterations (although much of this work was completed in inappropriate materials), and demonstrates only minor modern interventions. The

most visible of these being (a) the 1971 remodelling of the ground floor of elevation of Building B, and (b) late C20 alterations to the rear elevation (Buildings C & F). In contrast, the character of the interiors is a much more complicated picture, and these reflect significant alteration and change spanning the C19-C20. The pre-1920s plans indicate significant internal alterations in the C19, most of which were swept away during the 1925-6 restoration. Yorke's restoration in 1920s had a profound impact of the interior, changing access routes and staircases, and more recent C20 changes have further complicated understanding of the historic access routes.

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Appendix A List Description

THE HERBERT HOUSE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: THE HERBERT HOUSE

List entry Number: 1256914

Location

THE HERBERT HOUSE, 12 AND 14, PAVEMENT

The building may lie within the boundary of more than one authority.

County:

District: York

District Type: Unitary Authority

Parish:

National Park: Not applicable to this List entry.

Grade: I

Date first listed: 14-Jun-1954

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 464420

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

YORK

SE6051NW PAVEMENT 1112-1/28/857 (South East side) 14/06/54 Nos.12 AND 14 The Herbert House
GV I

Formerly known as: Sir Thomas Herbert's House PAVEMENT. House, now shop and offices. Early C17 house with mid C17 extension linking with mid C16 house at rear; extension enlarged during late C19 restoration; further restoration including partial rebuilding, shopfront, and re-roofing of rear house, in 1925. Early C17 house probably built for John Jacques, Merchant, c1614. MATERIALS: all parts timber-framed. Early C17 house has front of white-washed plaster, rear rebuilt in re-used orange-red brick in English garden-wall bond; pantile roof of two parallel ranges, masked at rear by ramped-up brick parapet; brick stack. Mid C17 extension rebuilt in pink-orange brick in English garden-wall bond, with lead and pantile roofs. Mid C16 house has rebuilt ground floor of pink-orange brick in Flemish bond, upper floors of white-washed plaster, and tiled roof. EXTERIOR: early C17

house: 3 storeys and attics; 3-bay twin-gabled front, with jettied first and second floors and exposed framing. Shopfront has windows of three segment-headed lights with transoms framed in plain mullions, and recessed glazed door. At left end, ogee-arched door with original door furniture, beneath divided overlight, gives access to upper floors. Passage opening at right end leads to Lady Peckitt's Yard. First floor windows are mullioned and transomed, of 4 and 5 lights, with small 2- and 3-light mullion windows at each end: second floor and attic windows are mullioned, of 2 or 4 lights: all windows are diamond-lattice casements. Jetty bressumers carry carved fascia boards; gables finished with carved barge boards and restored or replacement spike finials and drop pendants; roof valleys masked by renewed timber panels carved with grapes and vines. Rear: windows on first and second floors are replacements; in attic gables, original openings survive, one blocked, one with renewed window. Right return to Lady Peckitt's Yard: rebuilt extension has door of 6 beaded panels with semicircular fanlight in reset open-pedimented doorcase with fluted half-column jambs and garlanded frieze blocks. Mid C16 house: 3-storey front of 4 unequal bays, with jettied upper floors and exposed framing. Ground floor has shallow bow window with moulded cornice to left of paired shop windows of 5 arcaded lights beneath panelled friezes, all with small-pane glazing. First and second floor windows are single or multi-light casements as on Pavement front. Rear: first floor jetty incorporated into side passage of adjacent Golden Fleece public house (qv).

INTERIOR: coffered ceiling to through passage. Early C17 house, ground floor: transverse beams carried on cast-iron columns with leaf capitals. First floor: chamfer-stopped moulded beams and joists throughout. Replacement open string staircase with turned balusters and heavy, ramped-up moulded handrail on column newels rises to second floor. Front room now subdivided by reset C17 panelling. Larger room lined throughout with run-through panelling beneath fretwork frieze and moulded cornice on carved consoles; panelled door in fluted doorcase with angle roundels. Replacement fire surround framed in tapered carved pilaster jambs and fretwork frieze: massive tripartite overmantel of carved and jewelled panels between squat Corinthian columns, and vine-carved frieze incorporating the Herbert Arms. Roof: trusses carried on sole-pieces. Mid C16 house: first floor rear room has plaster-encased beams decorated with pomegranates and foliage. Doorway with 4-centred head cut in wallplate leads to later building. HISTORICAL NOTE: the house takes its name from associations with Sir Thomas Herbert, friend and attendant of Charles I, whose family acquired an earlier house on the site in 1557. In 1639, Charles I was entertained here by the Lord Mayor, Roger Jaques, on which occasion he knighted Thomas Widdrington, Recorder of York, and early historian of the City. (Bartholomew City Guides: Hutchinson J and Palliser DM: York: Edinburgh: 1980-: 190-91; City of York: RCHME: The Central Area: HMSO: 1981-: 176).

Listing NGR: SE6048751780

11, LADY PECKITTS YARD

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: 11, LADY PECKITTS YARD

List entry Number: 1257535

Location

11, LADY PECKITTS YARD

The building may lie within the boundary of more than one authority.

County:

District: York

District Type: Unitary Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II*

Date first listed: 14-Jun-1954

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 463773

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

YORK

SE6051NW LADY PECKITT'S YARD 1112-1/28/856 No.11 14/06/54

GV II*

Formerly known as: 2 houses at rear and SE of Sir Thomas Herbert's House in the Pavement LADY PECKITT'S YARD. House, now shop and offices. C15, rebuilt and extended c1700; late C19 extension; early C20 alteration and partial rebuilding. Rebuilding c1700 for John Peckitt, Lord Mayor 1702. MATERIALS: timber-framed core, rebuilt on brick chamfered plinth in orange-red brick, the front in Flemish bond with timber cornice, rear of English garden-wall bond; C19 extension in orange brick in stretcher bond; alterations and rebuilding in various brick in English and stretcher bonds. Pantile roof with brick stacks. EXTERIOR: 3-storey L-shaped front with C15 bay to right and 3-bay extension wing to left. Wing has C20 door at left end, two 4-pane sashes to right, and glazed oeil-de-boeuf in coggled brick surround at right end; first and second floor windows are 2-light square lattice casements; all openings have flat arches of gauged brick, those on second floor

behind boldly projecting moulded cornice on scrolled and foliated consoles. Over door and to right of second floor are blind oeil-de-boeuf in coggled brick surrounds. Heavy moulded brick cornice below second floor, continued over front of C15 range. C15 range has through passage on ground floor: on first and second floors, full height lugged panel of raised brick contains square-headed Venetian window on each floor. Eaves cornice continues from wing. Rear of both parts have C20 doors and cross windows with square lattice casements. Extension has 4-pane sashes with stone sills and cambered brick arches on first and second floors. INTERIOR: wing: staircase rises from ground floor to attic, with moulded close string, stair treads with sunk panel risers, bulbous balusters and heavy moulded handrail on square newels with pendants and ball finials. Stairwell and first and second floor passages lined with moulded dado panelling. Blocked doorway with pulvinated frieze and moulded cornice at foot of stairs; on landing between first and second floors a 2-panel door. Ground floor room lined in 3 heights of moulded panelling beneath moulded cornice; semicircular alcove cupboard in keyed round-arched architrave on tall pedestals with shaped scroll-bracketed shelves. In first floor passage, 2-panel door on half H-hinge; doorcase to room in C15 range has pulvinated frieze and cornice hood. Second floor room lined with moulded panelling in 2 heights beneath pulvinated cornice; fireplace with pulvinated frieze, cornice shelf and panelled overmantel between sunk panel pilasters: cupboard door on H-L hinges. Roof carried on cranked principal trusses with collars. C15 range, first floor: exposed timber-framing including post, dragon beam, joists and chamfer stopped beams. Plastered fireplace with chamfer stopped segmental arched surround. (City of York: RCHME: The Central Area: HMSO: 1981-: 177).
Listing NGR: SE6050351758

Map Regression



Plate 1 Detail from c.1610 map by John Speed, with detail inset highlighting site.



Plate 2 Detail from c.1680 Plan of York by J Archer, with detail inset highlighting site (© City of York Archives).



Plate 3 Detail from 1685 Plan of York by Jacob Richardson (© Stafford County Record Office).

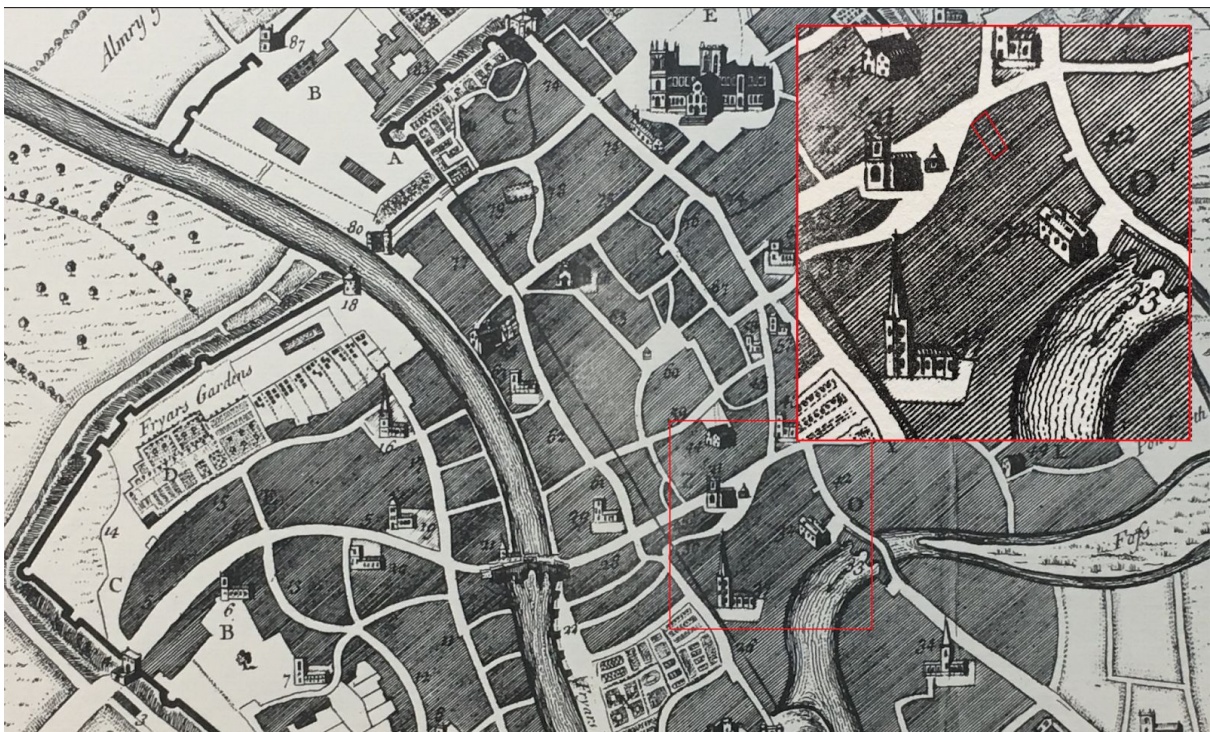


Plate 4 Detail from Drake's 1736 Plan of York, with inset showing site in red. (Drake 1736, 244).

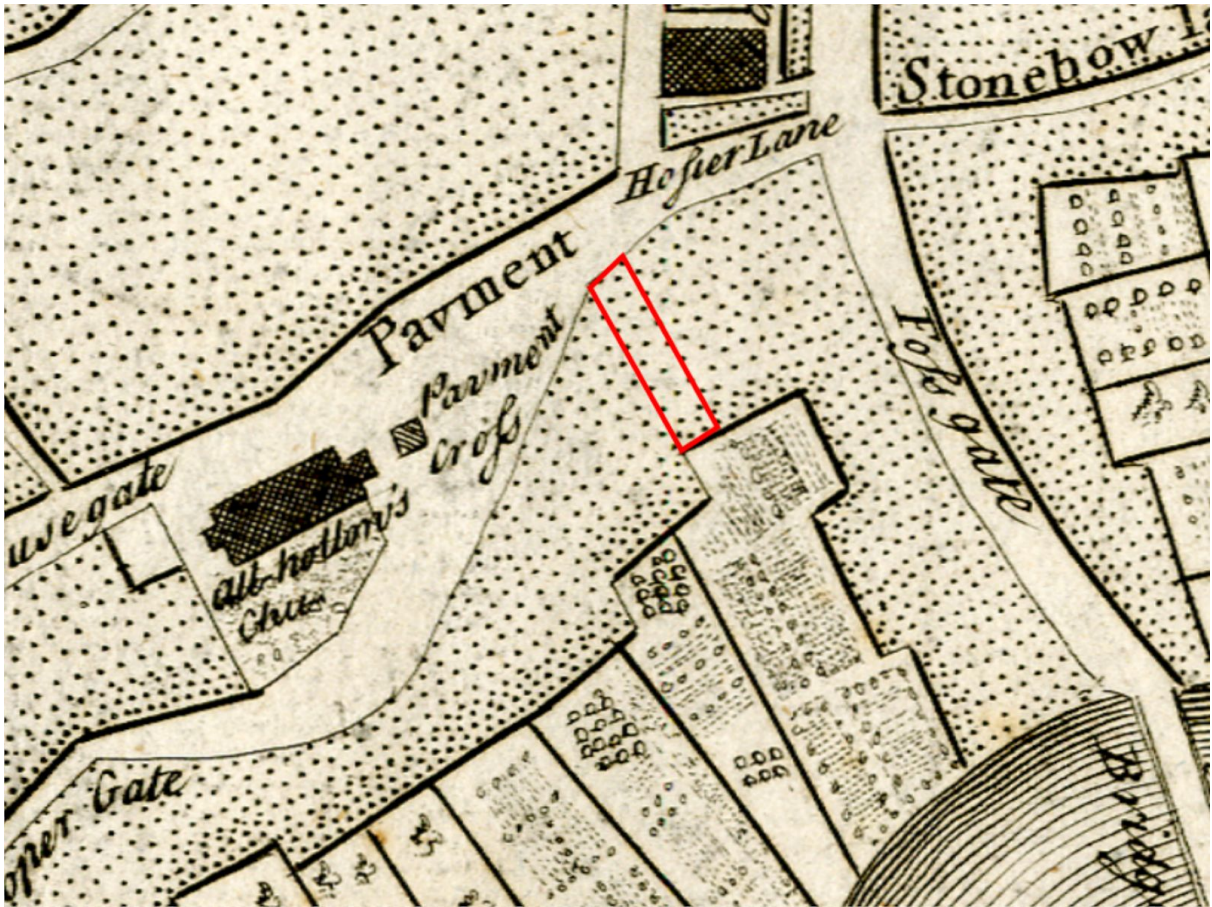


Plate 5 Detail from 1750 Peter Chassereau Plan of the City of York, showing approx. site location.

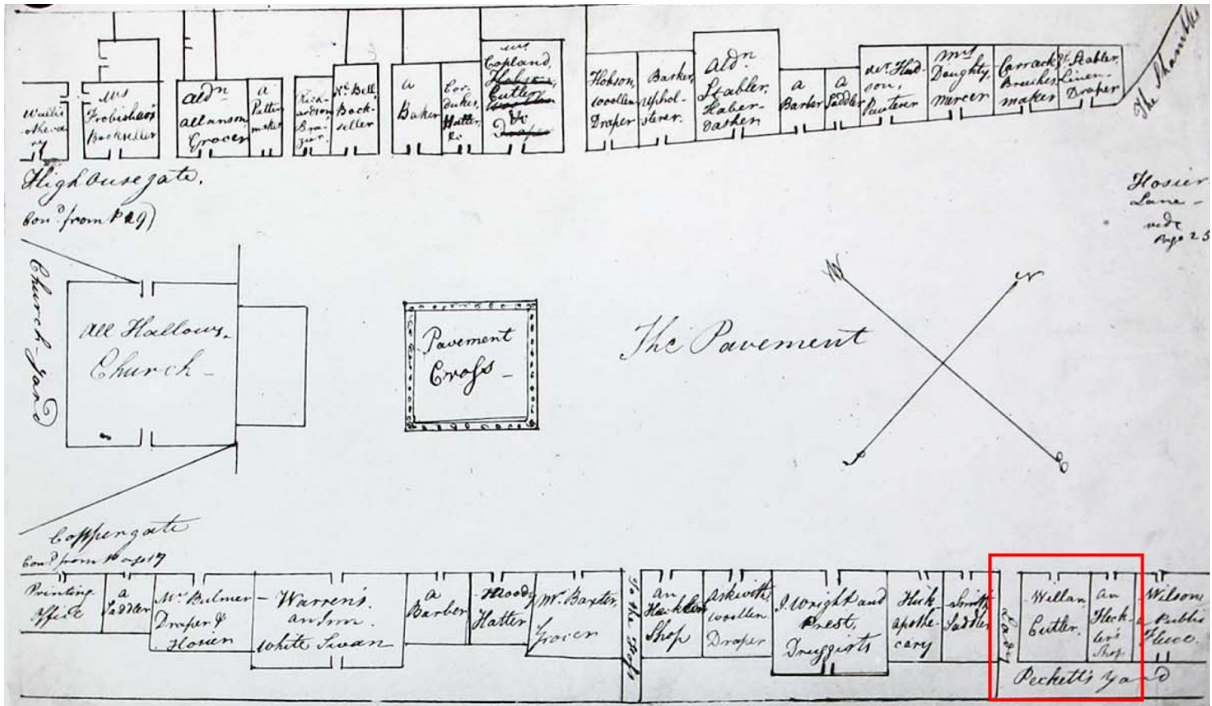


Plate 6 Detail from Dr White's 1782 schematic plan of Pavement, site in red (© City of York Archives).

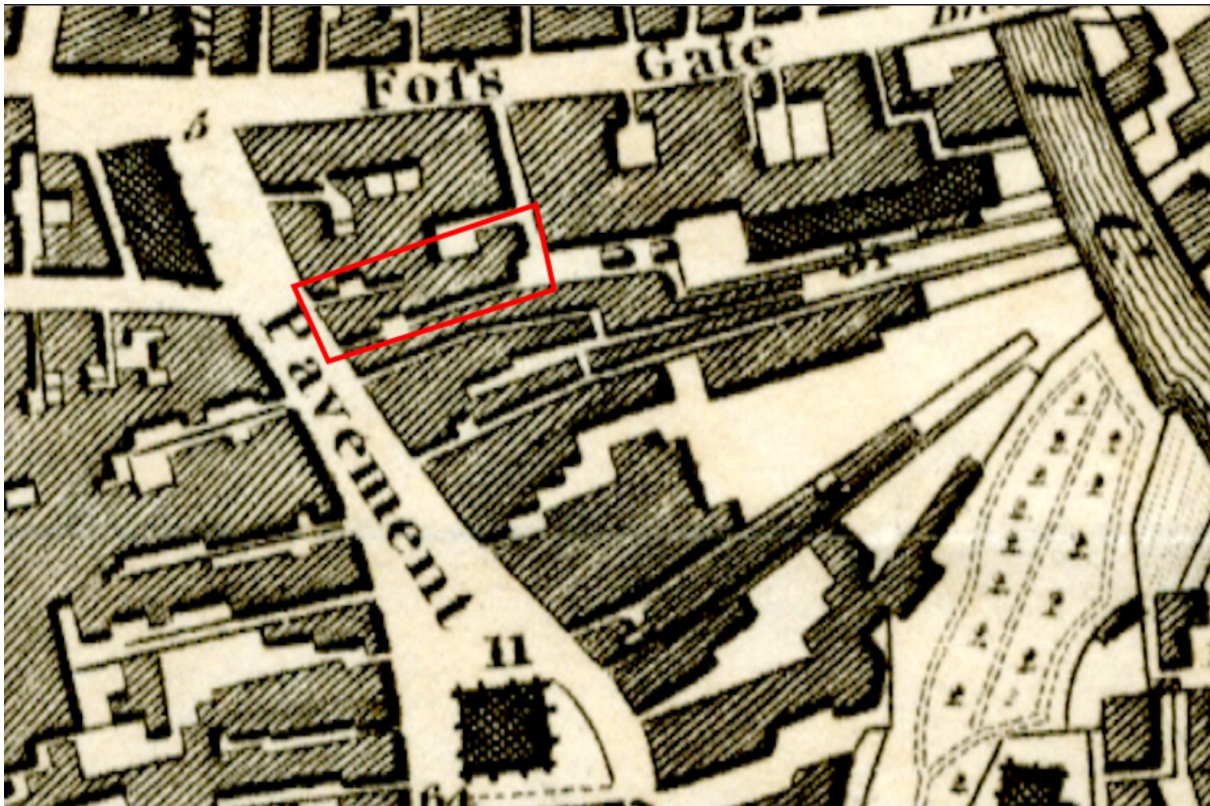


Plate 7 Detail from 1829 Map of York by H. Bellerby, showing approx. site location (© City of York Archives).

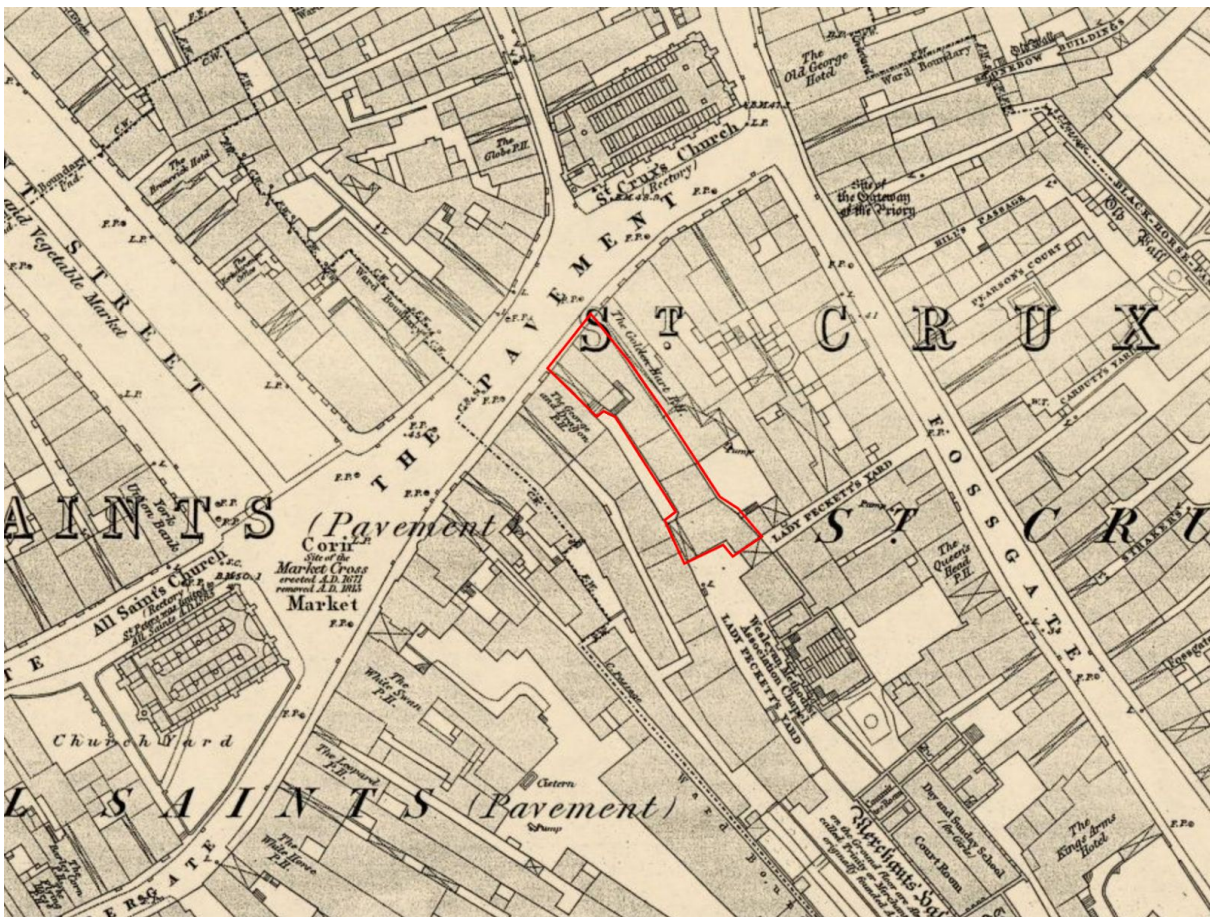


Plate 8 Detail of 1852 1st edition OS York Town Plan, site in red (© Crown Copyright).



Plate 9 Detail of 1909 OS 1:1250 map, site in red. Note the loss of the external stair and complete infilling of the courtyard between Buildings A&B (© Crown Copyright).

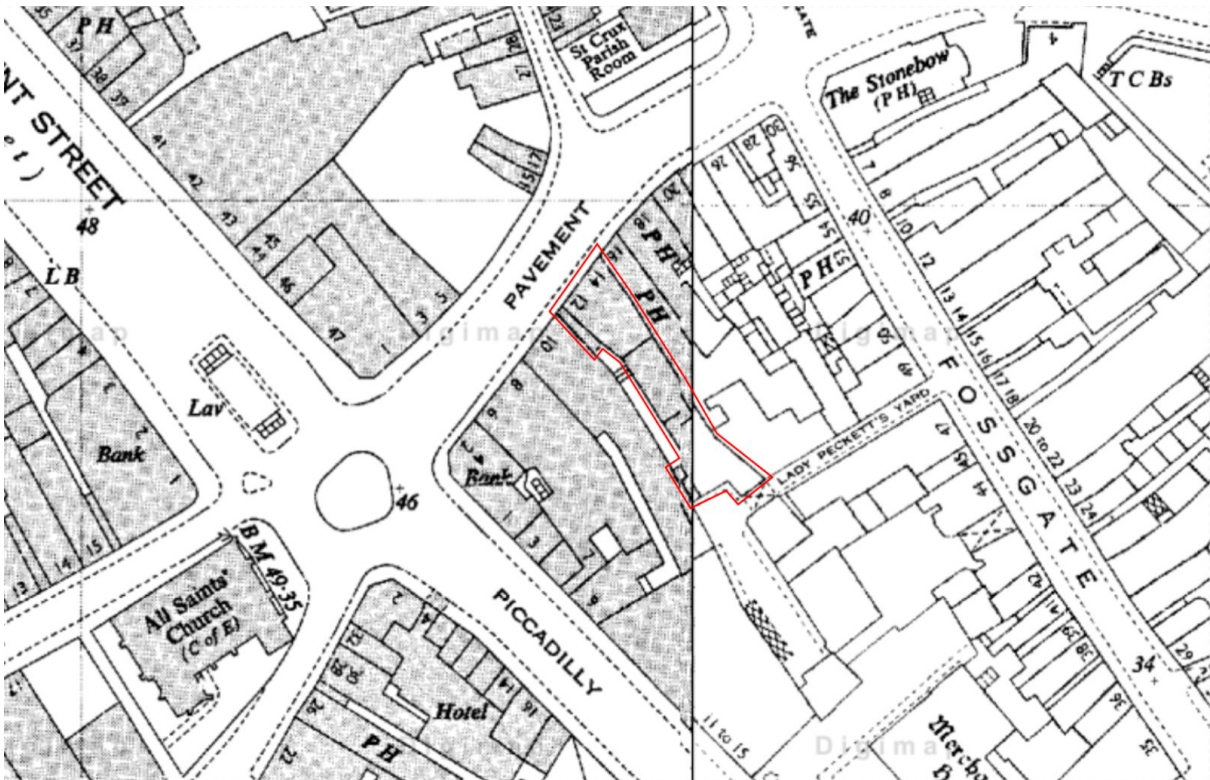


Plate 10 Detail of 1962 OS 1:1250 map, site in red. No external change from the 1909 map (© Crown Copyright).

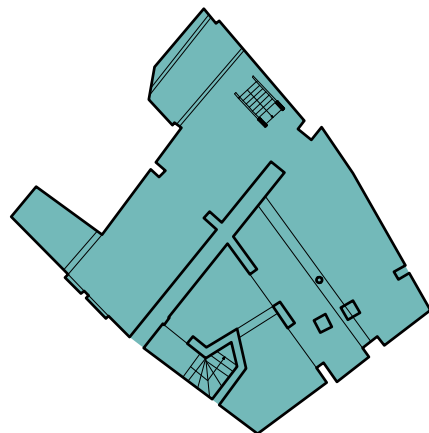
GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



BASEMENT



- mid C16
- early C17
- 1648
- late C17
- C19
- 1869

maybank
BUILDINGS CONSERVATION

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PROJECT:
THOMAS HERBERT HOUSE
MEASURED SURVEY

DRAWING TITLE:
Block Phased Plan

CLIENT:
YORK CONSERVATION
TRUST

DRAWING NUMBER:
HH-056

REVISION:	SHEET SIZE:	DATE:
	A1	01-10-18
DRAWN BY:	CHECKED BY:	SCALE:
		1:200@A3

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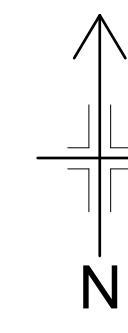
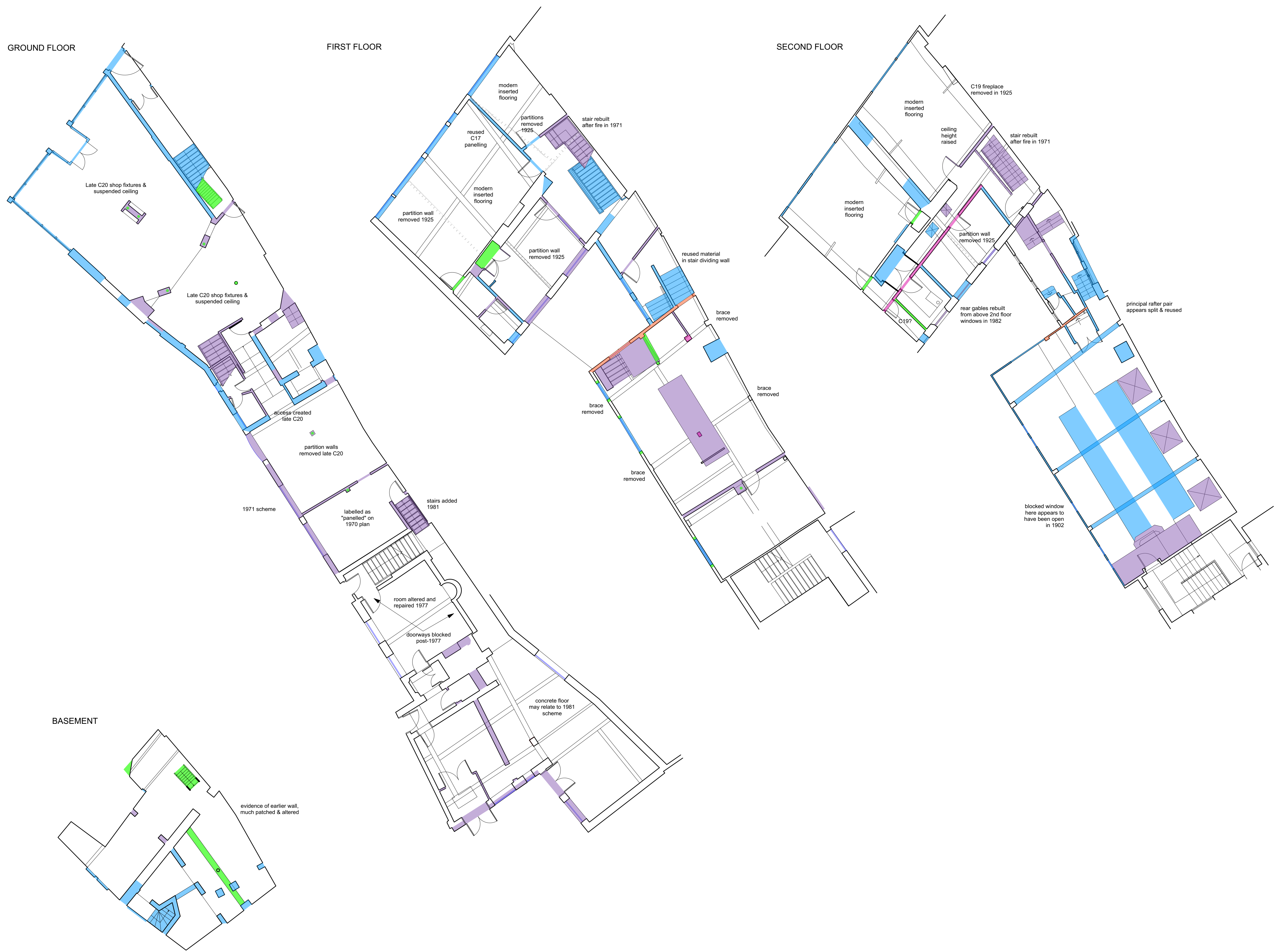
* Please note upper floors of rear property (11 Lady Peckett's Yard) have been excluded from drawings

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

BASEMENT



Note

Please note that due to the age and construction style of the building that all wall thickness' are intended as indicative (They vary significantly on both the horizontal and vertical planes) and should be checked on site prior to any construction work.

Ground floor plans are drawn to an OS centered Grid.

- C17 change
- C19 change
- Unknown C17-19
- Early C20 change
- Late C20 change

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REV: AMENDMENTS: DRN: CHK: DATE:

PROJECT:
**THOMAS HERBERT HOUSE
MEASURED SURVEY**

DRAWING TITLE:
**Detailed Phasing - Added or
Changed Elements**

CLIENT:
YORK CONSERVATION TRUST

DRAWING NUMBER:
HH-057

REVISION: SHEET SIZE: DATE:
B A1 24-01-19

DRAWN BY: CHECKED BY: SCALE:
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* Please note upper floors of rear property (11 Lady Peckett's Yard) have been excluded from drawings