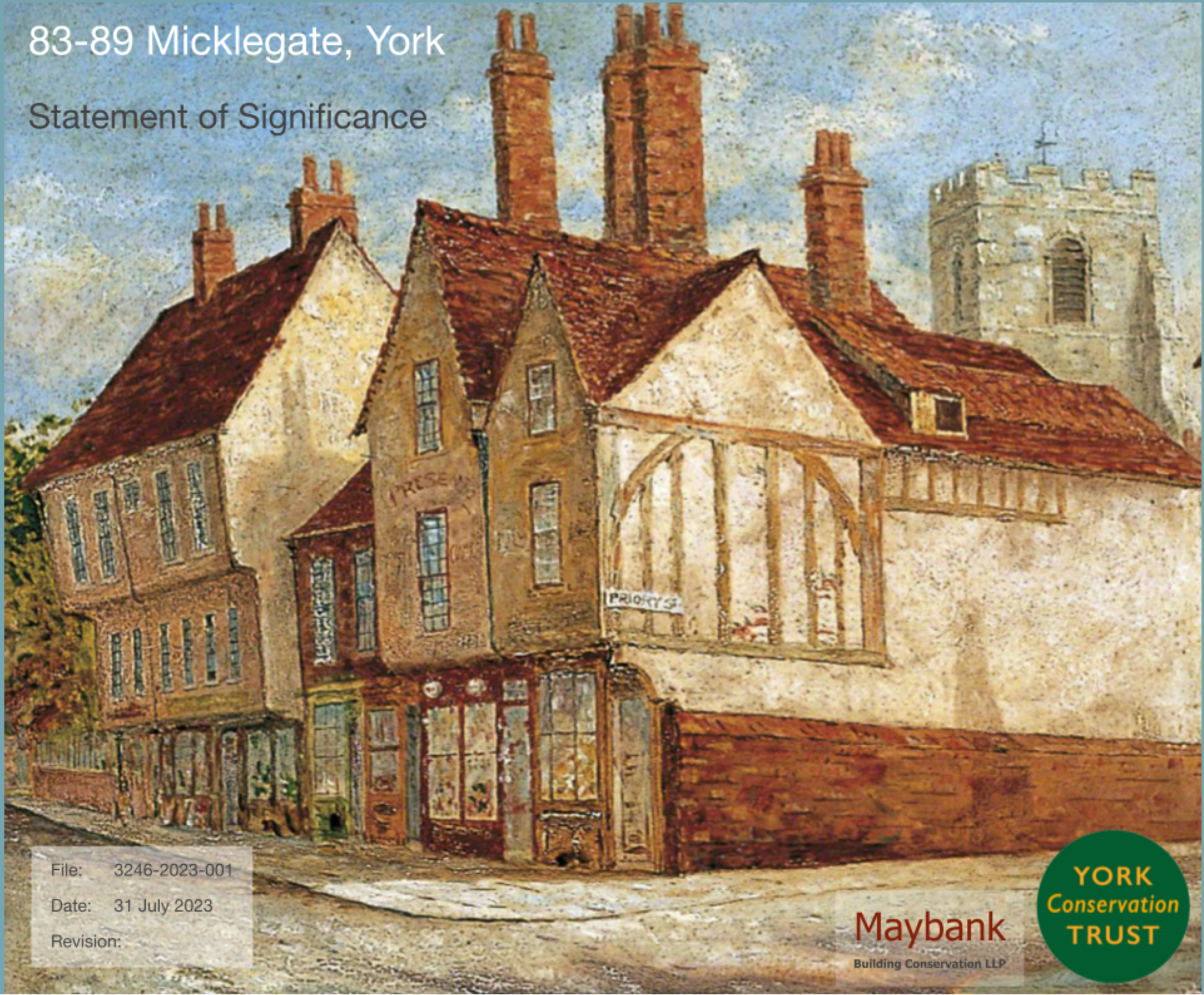


83-89 Micklegate, York

Statement of Significance



File: 3246-2023-001

Date: 31 July 2023

Revision:

Maybank

Building Conservation LLP

YORK
Conservation
TRUST

This Statement of Significance has been prepared by

Dr Dav Smith, MClfA, partner at

Maybank Buildings Conservation © 2023

Cover image: James H Bakes (1931) *The Corner of Micklegate and Priory Street* © YMT (YORAG : 1456)

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0.0 Non-Technical Summary

- No.83 Micklegate is a Georgian domestic property, likely originally constructed as a rectory for the adjacent Holy Trinity Priory. Built in c.1730, the front was altered in the early C19th through the addition of a new doorway and ground-floor bow window. The building was restored, altered and extended in 1975, but its Georgian core remains largely unaltered.
- Nos. 85-89 Micklegate is a large late-medieval timber-framed range set parallel to the street and jettied at both first and second floor level to the front elevation. Constructed as three separate units, each has undergone post-medieval and modern alteration, and features later ranges projecting to the rear. Each property features a retail space and through passage at ground floor (partially lost to no.85), with residential accommodation above. The internal divisions today, especially on the residential floors, are largely the product of C18th to C21st alteration. No. 87 is the best preserved, while no. 85 is the most altered of the properties, with the former retaining evidence for its historical staircases.
- The properties were all purchased by the Ings Property Company - predecessor to the York Conservation Trust - in the mid C20th (nos.87-89 in 1945, no.85 in 1966, and no.83 in 1967), who undertook major restorations across the sites. The works to nos.85-89 included the removal of external render, new fenestration, and new internal layouts to the residential units on the upper floors. Further minor alterations, principally to the residential units, occurred later in the C20th and early C21st. At no.83 the restoration included the addition of a two-storey rear extension and alterations to windows and fireplaces.
- Despite the extent of change, both sites demonstrate special architectural and historic interest (medium for no. 83 and high for nos.85-89) and make important contributions to the rich and multi-layered historic streetscape of Micklegate. Nos. 85-89 is an unusually substantial row, with its size likely reflecting the comparative space available away from the city centre and on the expansive estate of the medieval priory. It is the only identifiably medieval residential structure surviving on the Micklegate streetscape.

I.0 Report Context

- The site's owner, the York Conservation Trust (YCT), commissioned Maybank Buildings Conservation (MBC) to prepare a 'Statement of Significance' for nos. 83 and 85-89 Micklegate, York. The site comprises a c.1730 brick domestic building (no.83) alongside a large c.1500 timber-framed range with later ranges projecting to the rear (nos. 85-89). All of these properties were restored in the mid C20th but retain significant levels of historic fabric.
 - This report was commissioned to inform the repair and future management of the site.
 - The site is located at National Grid Reference SE 59846 51557.
 - The local planning authority is the City of York Council.
- This report, written by Dr Dav Smith MClfA, of Maybank Buildings Conservation, provides a summary of the understood history of the site and its immediate context, following the standards and guidance outlined in ClfA (2014 updated 2020) and ClfA (2017 updated 2020). The report concludes with an assessment of significance against English Heritage's (2009) *Conservation Principles*.
- The report is based on a combination of documentary research and some limited fabric analysis, undertaken in February 2023. Documentary research included examination of primary documentary, cartographic and pictorial evidence, as well as secondary sources. This report is not intended to be exhaustive, and additional research and fabric analysis might further refine the narrative and understanding of significance.

2.0 Site Description

- Nos. 83 and 85-89 Micklegate are located on the south-western side of Micklegate, in the south-western area of York, across the Ouse from the historic core of the city (fig. 2.1). Through the medieval and post-medieval period, Micklegate provided the main entrance to York from the London Road and was an important arterial route within the city. The site lies adjacent to the medieval Holy Trinity Priory, upon whose grounds they were constructed.
- KEY DESIGNATIONS:
 - No. 83 Micklegate is a **Grade II** listed building (UID: 1257322; see Appendix A)
 - Nos. 85-89 Micklegate is a **Grade II*** listed building (UID: 12573; see Appendix A)
 - Located within the **York Central Core Conservation Area** (adopted 2011).
 - Located within the 'Micklegate' Character Area of the Conservation Area.
 - Located within the **Central Area of Archaeological Importance**.
- Numerous listed buildings are located within the vicinity of the site, particularly lining Micklegate. The principal designations (fig. 2.2) within a 50m radius of the site are:

HNLE ID	Designation	Type	Name
1257284	GII*	Listed Building	Bathurst House And Railings Attached At Front
1257285	GI	Listed Building	Micklegate House And Attached Railings And Lamp Brackets
1257288	GII*	Listed Building	Number 92 And Railings Attached At Front And Rear
1257289	GII	Listed Building	The Falcon Inn (Number 94)
1257292	GII	Listed Building	98, Micklegate
1257297	GII	Listed Building	The Nags Head Public House
1257300	GII*	Listed Building	102 And 104, Micklegate
1257301	GII	Listed Building	112, Micklegate
1257304	GII	Listed Building	116, Micklegate
1257264	GII*	Listed Building	118 And 120, Micklegate
1257294	GII	Listed Building	The Coach Public House (Number 103)
1256824	GII	Listed Building	Wall, Railings, Gate And Gate Piers Bounding Churchyard Of York Baptist Church



Figure 2.1 Location Map of the site (red oval) within the historic core of York © StreetMap.

1256823	GII	Listed Building	York Baptist Church
1256884	GII*	Listed Building	Assembly Of God Pentecostal Church And Building Attached At Rear
1256852	GII	Listed Building	Gas Lamp Post Approximately 6.75 Metres South West Of Assembly Of God Pentecostal Church
1256854	GII	Listed Building	Railings Approximately 7 Metres From North West Corner Of Assembly Of God Pentecostal Church
1256873	GII	Listed Building	Number 5 And Attached Railings And Gates
1257274	GI	Listed Building	Church Of Holy Trinity And Wall Attached To South East
1257321	GII	Listed Building	Holy Trinity Rectory
1256384	GI	Listed Building	Jacobs Well
1257276	GII	Listed Building	Walls Bounding Churchyard Of Holy Trinity Church
1257275	GII	Listed Building	Stocks Approximately 22 Metres North Of Porch Of Holy Trinity Church



Figure 2.2 Map showing nearby heritage designations (blue triangles) with the site highlighted in red © Historic England.

3.0 Aims and Objectives

- 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 updated 2020) and ClfA (2017 updated 2020). The report concludes with an assessment of significance against Historic England's (2009) Conservation Principles.
- The report is based on a synthesis of archival research and limited fabric analysis, including an examination of primary documentary and secondary evidence and map regression exercise. The location of these private residential properties on the outskirts of York, limits the range of historical sources available, and only limited pictorial and cartographic evidence has been identified.
- There is scope for both further detailed archival research and fabric analysis.

4.0 Early Site History

- The site is located within the area of the walled Roman colonia on the south-west side of the River Ouse, near to a major Roman road (fig. 4.1). Numerous Roman finds have been documented along Micklegate and within the general area of the site (e.g. fig. 4.2). These include: a Roman well (69-71 Micklegate); a tessellated pavement (discovered near Micklegate Bar in 1814); a Mithraic sculpture (found 1747); and in 1686 a monument to a Roman standard bearer was dug up in Trinity Gardens (adjacent to the site) (Hargrove 1818, 35). Current excavations at 105-111 Micklegate by York Archaeology (2023) suggest significant Roman archaeology in the immediate vicinity of the site.
- Micklegate has early origins, and aligns with the Roman Road that ran parallel slightly to the north-west. The present route was established during the early medieval period (fig. 4.3). Anglo-Scandinavian Jorvik saw the growth of commercial areas along Skeldergate, resulting in the shift of the Ouse crossing and a corresponding shift of Micklegate off its Roman alignment onto its present path (Rees Jones 1987, 51). Much of the defended city to the west of the Ouse has been argued to have been planned in relation to this realigned Micklegate (Palliser 1984).
- A church on the site of the present Holy Trinity Priory appears to have been founded in the C7th as *Christ Church*. This early church was listed in the Domesday Book of 1086 as a major ecclesiastical institution, but was noted at the time as being in a poor state of repair.
- The church was refounded and rededicated following the Norman Conquest, with Ralph Pagnell endowing a Benedictine church in 1089 with significant land holdings in Yorkshire and Lincolnshire (Stocker 1995, 79). This new monastic church of Holy Trinity was itself gifted by Pagnell to the Abbey of Marmoutier, near Tours, France.
- As an ‘alien’ priory (due to being a dependency of the French Marmoutier Abbey), Holy Trinity faced several seizures and closure attempts. For example, in 1294 England’s alien priories, including Holy Trinity, were seized by Edward I to help fund his war with France; and in 1378, the monks of all alien priories were expelled from the country. Despite these vicissitudes, Holy Trinity Priory persevered, and even survived the 1414 Suppression of Alien Priories act under King Henry IV by directly petitioning the King and declaring their loyalty to England and the Throne.
- The Micklegate area developed in the years following the Conquest, in part due to the reforming and growth of the religious community at Holy Trinity, whose precinct extended across seven acres from Micklegate south to Baile Hill (Rees Jones 1987, 56-57).

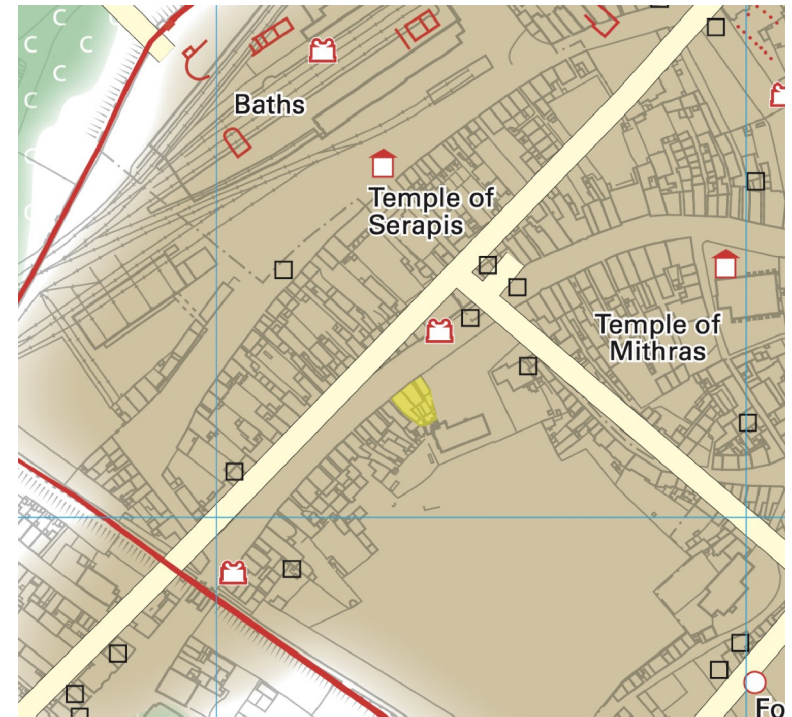


Figure 4.1 Map of Roman York, with site in yellow (© Addyman 2015). Roman streets (pale yellow), known buildings (black squares), and altars/temples (red).



Figure 4.2 Drawing of Roman inscription found on Toft Green in 1770 (Bellerby 1825).

- Micklegate became increasingly densely populated across the medieval period, and property along the street was an important source of rental income for both wealthy private individuals and religious institutions across the city (Rees Jones 1987). By the C15th, merchant landowners had become much more common on the street (Rees Jones 1987, 274).
- In 1536 the Priory was dissolved by King Henry VIII, although the monks were briefly reinstated following the Pilgrimage of Grace revolt in October of that year. It was not until 1538 that the priory was completely closed, with the church being partially retained as a parish church. The former monastic lands were sold by the Crown to Leonard Beckwith (Drake 1788, 7).
- The fate of the site following its suppression is not well understood, but most of the monastic complex appears to have been demolished soon after its closure. The site is shown as largely empty by Speed's map of 1610. The Priory Gatehouse on Micklegate survived but was demolished in 1854/5 to form Priory Street. The medieval Jacob's Well was converted into a parish room in 1905-1909 from a former ale house, and was likely inhabited by Christopher Petty, former chantry priest, in 1549 (Stocker 1995, 81).
- Today Holy Trinity parish church, Jacob's Well, and nos. 85-89 Micklegate, are the only buildings from the sprawling medieval monastic site to have survived, and each of these has been heavily altered and restored.

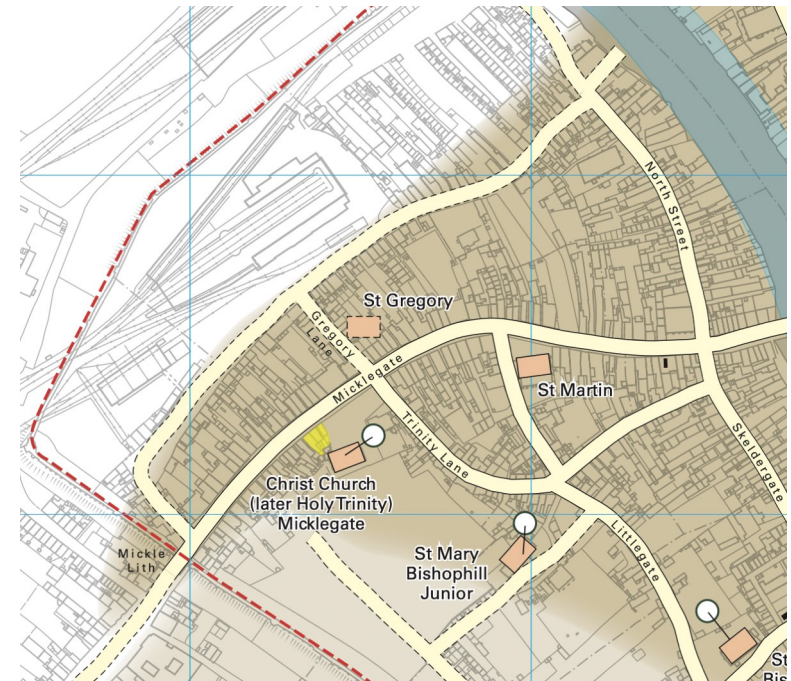


Figure 4.3 Map of York 900-1066 showing known street patterns, with site in yellow (© Addyman 2015).

5.0 Building History

- The following presents a chronological history of first nos. 85-89 Micklegate, then no. 83 Micklegate York, based on available primary and secondary sources. Nos. 85-89 was constructed in the late C15th or early C16th as a timber-framed row of three units, while no. 83 was constructed in the early C18th as a brick domestic property (fig. 5.1). No.83 remains as a single domestic residence today; nos. 85-89 retain their historic divisions at ground floor but with greater subdivision upstairs in nos. 85 and 89. The rear of all the properties were developed across the post medieval period, and the site was restored and converted into its current form in the mid C20th. The basic block phasing is shown in figure 5.2.

85-89 MICKLEGATE

- Following a general introductory history to the timber-framed row comprising nos. 85-89 Micklegate, a more detailed history of each individual property is provided, followed by a detailed history of the adjacent no.83.
- Nos. 85-89 was constructed on land forming part of the churchyard of Holy Trinity Priory, facing onto Micklegate, in c.1500. It is one of a number of such rows in York that were constructed on church land to provide rental income, with the earliest and most famous example being the C14th Lady Row, Goodramgate (Grade I). These rows, such as those found on Newgate and North Street in York, were constructed following the 1291 Statute of Mortmain, which sought to prevent the gift of land to the Church, therefore requiring ecclesiastical institutions to capitalise on their existing estate (Grenville 1997, 191).
- The later medieval construction of nos.85-89 Micklegate likely reflects the financial decline of Holy Trinity Priory, and would have required the demolition of a section of the priory's precinct wall near to its gatehouse.
- There is no documentary evidence known for the construction of this building. While the exact construction date is unknown, elements of the architectural design such as the use of an embattled bressemer, suggest an early C16th date (RCHME boxfile notes). That the site is not clearly depicted on Speed's maps of 1610 has led to suggestions the building is of a later date, however this is not supported by the architectural evidence (ibid). Dendrochronological analysis of the timber framing may help clarify and refine the construction date.



Fig. 5.1 Principal Micklegate elevation showing property divisions.



Fig. 5.2 Block phasing of the ground floor plan.

- The timber-framed building is of three storeys with jetties onto the Micklegate front at both first and second floor levels. The row retains its original division into three properties, each of two bays, with a ground floor commercial space and through passage, which provided access to both the rear yard and to the residential accommodation above. The first floors were originally accessed from rear timber-framed staircase blocks, with internal stairs leading from there to the second floor of each property. Only no.87 retains any evidence of these original stair arrangements, although its rear timber-framed stair block is now encased within a later extension.
- Like many medieval urban buildings, nos. 85-89 Micklegate combined domestic and commercial activities under a single roof, with chambers on the jettied floors above each shop. Buildings of this type, with a small number of rooms set above a shop are often associated with speculative construction for rental income, and this certainly appears to be the case here, even if the Priory were not able to enjoy those rental incomes for long.
- The scale of the timber-framed building likely reflects both the prominence of Micklegate as a major thoroughfare, and also the decreased space pressure offered by being removed from the dense heart of the medieval city with its Anglo-Scandinavian burgage plot boundaries.
- The RCHME suggests that the original fenestration likely consisted of oriel windows onto Micklegate. The present fenestration all dates from the C19-C20th, with only one possible original window surviving (on the rear elevation of no.87).
- The large chimneys are all later insertions and there is no evidence for the original heating, which may have been removed or ephemeral in nature (e.g. braziers).
- Regarding the original spatial arrangements of the residential floors, Jayne Rimmer notes: “Larger rows of houses in York, such as 85-89 Micklegate, which has three storeys, could have contained four rooms, but none of these appear to have been open halls” (Rimmer 2011, 273). The second floor was originally open to the roof.
- Each of three properties has undergone considerable alteration across both the post medieval and modern periods (fig. 5.3). Their reasonably homogeneous appearance today is largely the result of mid C20th restoration of the upper floors, while the C19th and C20th ground floor shop fronts were retained.
- There is surprisingly little pictorial evidence for the site, despite the historical prominence of Micklegate. It appears that other historical features in the street, such as the nearby Priory Gatehouse, offered antiquarians and early artists a more aesthetically-pleasing focal point, so 85-89 Micklegate remain frustratingly just out of the frame in most pictorial sources. Some historical photographs and etchings depict the medieval tower of Holy Trinity from the west, but foreground buildings obscure any evidence of the rear ranges of the site (e.g. fig. 5.4)



Fig. 5.3 Early C20th photo showing nos.85-89 fully rendered and with inserted sash windows and added signage over nos. 85 & 87 © York Explore



Fig. 5.4 Detail from a photograph of the tower of Holy Trinity, with the rear extensions to foreground buildings hiding those related to the site © CYC

- The site does benefit from a range of documentary evidence held by the York Conservation Trust, including wills, deeds and indentures dating from 1708 onwards, with particularly good coverage surviving for no.87 (fig. 5.5). These documents reveal that the three properties in the row were initially often operated as investment properties that were tenanted out, with the trade tenants usually occupying the residential accommodation above the shop.
- The RCHME (1972) associate the post-medieval use of nos.85-89 Micklegate with the butcher's trade, noting that all three properties were occupied by butchers at points from the C18th onwards. While this is certainly the case, it is important to note that - as demonstrated below - each of the properties was only occupied by butchers for relatively short periods, and all were used by a wide range of other trades, including as fancy drapers, saddle makers, grocers, market gardeners, and brick makers.

No.85 Micklegate (formerly no.33)

- The documentary evidence for no.85 Micklegate is comparatively sparse, with a will of 1772 being the earliest identified record for the property. In his will William Shepherd leaves "my freehold house in Micklegate wherein I now dwell with the yard stable and appurtenances to the same belonging... unto Ann Taylor who now lives with me".
- An indenture, dated 6th June 1785, lists the occupant as Mr William Harrison, with the property being "late the estate of William Shepherd", flax dresser. Ann Taylor had married Thomas Fall, grocer, of Stockton upon Tees, and the indenture relates to Thomas and Ann selling the property with "yard and stable" to Henry Stead, yeoman, of Dringhouses. Harrison had married Mary Braithwaite in Holy Trinity in 1775, the same year that their son William was baptised in the church, possibly providing an indication of how long the Harrison's had occupied the site.
- William Harrison remained the occupant until 1788, when Henry Stead sold the property to Mr John Fisher for £150.
- A letter dated 9th April 1789 relates to a party wall dispute between John Fisher and his neighbour at no.87, Mrs Marsh widow of the late Reverend Philomen Marsh. It appears Mr Fisher, shopkeeper, had taken down the brick wall between his property and the adjoining passageway, presumably as part of works to add or remodel a rear extension or outbuilding at no.85. The letter instructs that Mr Fisher rebuild the wall along its previous line at his own expense.
- Another letter, dated 4th September 1793, relates to another dispute with John Fisher, this time in relation to the construction of a new warehouse "adjoining the North side of the said Parish Church Steeple", including "the laying of the roof timbers against the said Church Steeple". The adjudicators deemed that Mr Fisher had encroached on church land, but rather than require the demolition of the new warehouse, Mr Fisher was instead ordered to pay six pence per annum to the Churchwardens, commencing the following Michaelmas. This dispute provides a date for the construction of a warehouse at the rear of the yard.



Fig. 5.5 Some of the C18th probate records held by the York Conservation Trust.

- John Fisher's warehouse is almost certainly shown on the 1852 first edition OS map, where a building is shown wrapping around the buttress of the church tower (fig. 5.6).
- Land Tax records for 1798 record Thomas Fisher as living "next bar one from Holy Trinity". He appears to have lived at no.85 until his death in 1814, aged 77. He was buried at Holy Trinity, Micklegate.
- A deed of 1815 records the property was then occupied by Thomas Fisher, presumably the son of the now deceased John Fisher. The 1815 deed notes the property as having a "yard and the stable warehouses and other outbuildings" giving an indication of John Fisher's developments at the rear of the site. The deed offered a one year lease to Messrs. John Cartright and John Prince.
- A trade directory of 1818 lists the site as occupied by William Pape, grocer and fruiterer (Pigot 1818). In 1834, Pape took out an advertisement noting that he was moving his business several doors down "after 18 years", suggesting he had been at no.85 since 1816 (fig. 5.7). The same advertisement also offered the property for let.
- In 1838 William Stodart Stoker, butcher, was assessed for a house and slaughterhouse at the property, which he occupied until c.1843. Stoker appears on the 1841 census, aged 20, and living at the site with his wife Mary and daughter Charlotte (2). A presumed lodger, Frances Blythe (45, independent), also lived at the property, along with Anne Wake, a 15 year old servant.
- This is the earliest reference to a butcher operating at the site, although the RCHME suggests it had probable associations with the trade by the mid C18th. The evidence to support this is uncertain.
- In 1850 Ann Fisher, widow of Thomas, sold the property to John Hewison, butcher. The 1851 census records that Hewison (39) lived at the property with his wife and four children, as well as a nursemaid, servant and an apprentice. John Hewison occupied the property until at least 1861, when he was listed as a butcher at both no.33 and no.62 Micklegate (Kelly's 1861) (fig. 5.8). It is possible that Hewison was transferring his business to this new address during 1861, as no.85 Micklegate does not appear in the 1861 census return, suggesting that it may have been empty at the time.
- Between 1867 and 1868 John Bellwood, corn factor, moved from Toft Green to occupy no.85 Micklegate, and he appears on the Electoral Register for 1868. The 1871 census records that John and Sarah Bellwood occupied the site with their five children.
- The Bellwoods were tenants, and in 1876 George Hewison (presumably a relative of John Hewison) was briefly listed as occupier. That same year, and through to 1882, newspaper adverts listed "H. Gray, wine and spirit merchant" at the site, although the 1881 census records the property as empty.
- It is possible the residential part of the building was let during the early years of the 1880s, as two obituaries are recorded for the address, one each in March and April 1884 (Robert Ebineezer Jenkinson and William Wilkinson).

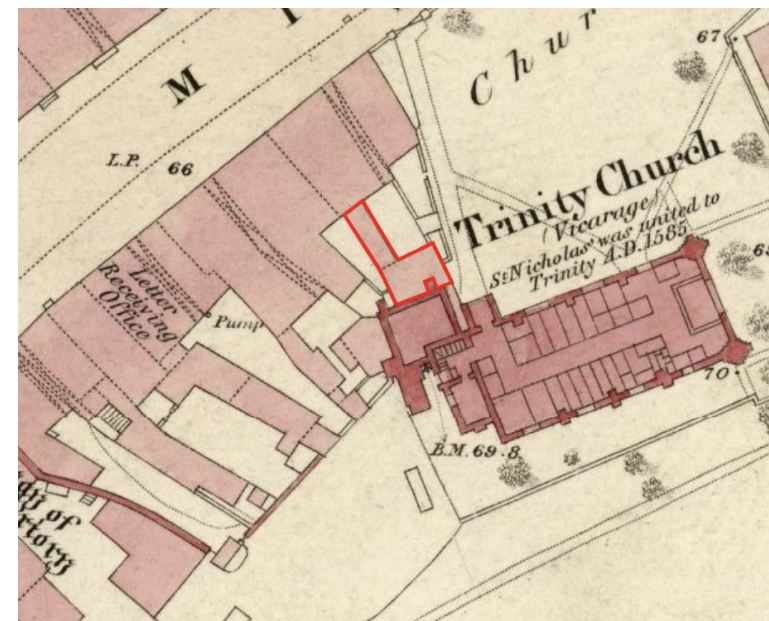


Fig. 5.6 Detail of the 1852 OS map, with the rear extension to no.85 highlighted in red
© David Rumsey.

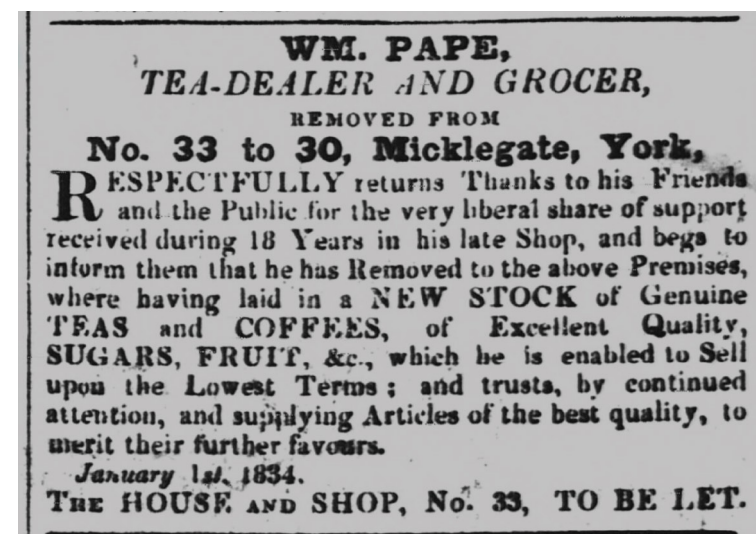


Fig. 5.7 William Pape's advert in the York Herald (04/01/1834, 2).

- In 1885 the property was occupied by The Farmers and Cleveland Dairy, with William Laws listed as manager. In 1891 the company purchased the property from Anne Hewison.
- Jonah Croft, dairyman, and his wife and daughter appear on the 1891 census.
- An 1894 deed notes the “yard behind... and the stable and warehouse heretofore used as a slaughterhouse and then as a dairy, and other buildings”, suggesting the evolving use of the rear outbuildings - possibly the same warehouse constructed by John Fisher in 1793.
- In November 1898 The Farmer and Cleveland Dairy Co. Ltd. sold the property to Mr Herbert Leatham, and the following year adverts were taken out for the opening of the new “Pure Danish Butter Co.” store (fig. 5.9).
- The 1901 census listed George Walter (44), groom stable helper, and his wife Phillis Chittenden (33) and their nine children at the site, which is described as having a “lock up shop”.
- In 1905 the property was advertised for let, being described as “suitable for provisions, grocery, etc.” (fig. 5.10).
- A photograph of 1902-1910 (fig. 5.11) shows a simple shop front, likely of early C20th date, as well as a large shop sign fixed to the first floor bressumer.
- By 1911 it appears that the residential accommodation had been subdivided and the census returns for that year record that Charles Marshall (49, messenger), his wife and grandson occupied 3 rooms, while Charles Hudson (27, dairyman) and his wife occupied 5 rooms.
- In 1926 Mr Herbert Leatham sold the property “now used as a dairy shop” to Stanley Thomas Waite, newsagent.
- The 1939 Register listed Stanley Waite (newsagent) and Martha Waite in one flat, and hospital nurses Mary Richards and Margaret Barrett in the other flat.
- In a photograph of 1943 the exterior of the property appears to have been in a poor condition.
- In June 1958, the “shop with storeroom at the rear” was leased to Donald Ramsden. Signage for D & EG Ramsden Newsagents can be seen in a photo from 1964.
- By 1965 the roof covering appears to have been replaced.
- On 3 October 1966 Stanley Thomas Waite sold the property to the Ings Property Company, predecessors of the York Conservation Trust, who leased the property in January 1967 to Heather Allison.

**JOHN HEWISON,
BUTCHER,
33 & 62, MICKLEGATE, YORK.**

RESPECTFULLY informs his Friends and the Public, that he has made arrangements to carry on the Business of his late Brother, at 62, Micklegate, in addition to his own, at the addresses as above, where he hopes to have a continuance of their favours, which will at all times have his best attention.

Fig. 5.8 Advert from 30/06/1860 for John Hewison's butchers at no.85 Micklegate, published in the York Herald.

NEW VENTURE!
TO BE OPENED IN A FEW DAYS
A BRANCH SHOP AT 33, MICKLEGATE,
BY THE
DANISH PURE BUTTER CO.,
WITH A CHOICE SELECTION OF THEIR
DANISH DAIRY BUTTER.

Fig. 5.9 Advertisement for the opening of a new 'Danish Pure Butter Co.' shop at no.85, from the Yorkshire Gazette 15/12/1899.

SHOP TO LET, No. 33, Micklegate, suitable for Provisions or Grocery, etc.; possession can be obtained anytime.—Apply Banks, 19, Coney-street, York. 6658

Fig. 5.10 Advert offering no. 33 (no.85) for let, noting as being suitable for “Provisions or Grocery, etc.” from the Yorkshire Evening Press 03/10/1905.

- In 1969 the property was restored by the Ings Property Company into its present condition (fig. 5.12). The restoration, which was carried out by Tom Adams Design Associates, included the removal of the external render and replacement of all of the windows. Other works included the replacement of the shopfront, creation of a new staircase to the first floor, infilling of the basement, and construction of the large single storey extension with terrace above to the rear. The new extension replaced an earlier narrow extension, seen on the 1852 OS map.
- DH Allison Newsagent operated the retail site for much of the remaining C20th, and it remains in use as a newsagent today.
- Listed Building Consent was submitted in September 2000 for the installation of a part-glazed timber fire partition to form the present kitchen within Flat 1.

No.87 Micklegate (formerly no.34)

- No. 87 Micklegate is the best documented of the three properties within the row, having a remarkable surviving collection of deeds, wills and correspondence from the early C18th onwards.
- In November 1708, Benjamin and Samuel Atkinson, weavers of York, were in possession of no.87 and leased the property to Roger Marrow, merchant of Leeds, for 1 year at a cost of £30. This lease was clearly extended because in June 1711 Roger Marrow purchased the property from the Atkinson brothers.
- In January the following year (20/01/1712) Marrow sold the property to Amos Wood, cloth dresser. This deed records the previous occupant as “Mary Totherrill”, widow, although no records have been identified to confirm this.
- On 12/08/1713 the property was leased by Amos Wood to Emanuel Lapadge, yeoman, with the previous occupant listed as John Pearson.
- This fairly rapid succession of leases and list of former occupants suggests that no.87 was at this time viewed very much as an investment property being rented to a series of trade tenants.
- In February 1723 Amos & Elizabeth Wood sold the property to Marmaduke Milburne, innholder.
- The December 1768 will of Jane Milburne, spinster, left her half share of the house “in Micklegate wherein I and my Brother in Law Mr Matthew Hornsey now live” to her niece Mrs Marsh, wife of the Reverend Philomen Marsh.
- Mrs Marsh is referenced in a party wall dispute in April 1789 (see no. 85 above).



Fig. 5.11 Photograph of 1902-1910 showing the site by W Hayes © Historic England.



Fig. 5.12 Photograph of November 1969 showing the fully restored nos.85-89 Micklegate. No.83 has yet to be restored, and the new infill panels to no.85 are yet to be painted © Historic England.

- In April 1798 Mrs Marsh, widow, sold the freehold (feoffment) of the property to Mr John Gibson, joiner for £210. The deed notes the present occupant was Mr Bryson, however no documentary evidence has been found for this tenant.
- In April 1808, John and Ann Gibson sold the property to Benjamin Dutton, butcher, for £350. Dutton was listed as the existing occupier, so appears to have been the tenant at the time he purchased no.87. The deed notes the property included “the Garth or Garden on the backside”. Further deeds in 1810, 1815 & 1829 confirm the list of former occupants.
- Benjamin Dutton, butcher, was still listed at the property in an 1830 trade directory (Parsons & White’s).
- Dutton’s will, dated August 1835, left the property to his wife Eleanor Dutton and John and George Steward, comb manufacturers. Benjamin Dutton died in March 1836, with John Steward having predeceased him by four months, leaving the widow Eleanor and George Steward as owners.
- Eleanor Dutton (45, brickmaker) was listed on the 1841 census as living at the property with her four children and a servant. “Elizabet Dutton” appears in a trade directory under ‘Brick Makers’ (Williams 1843, 87), presumably being the same person.
- Eleanor appears again on the 1851 census, this time only with one daughter and a “maid of all work” residing at the property. She appears in a directory as a “brick maker” in the same year (Whites 1851,466).
- In September 1859 the property was sold by George Steward to Edward Dutton, druggist in Middlesex, for £400. The list of previous occupants includes Miss Stansfield as the most recent tenant. It further notes that the property includes “outoffices and yard, formerly a garth or garden” suggesting the rear extensions to the property were added between 1808 and 1859. The present extension is shown on the 1852 OS map, further narrowing the construction window into the first half of the century (fig. 5.13).
- A newspaper advertisement from October 1859 announced the opening of Miss Stansfield’s new linen drapers shop (fig. 5.14), suggesting she had only recently taken up the tenancy when the property was sold the previous month.
- Ann Stansfield (36, draper) was listed on the 1861 census return as living at the property with her brother James (26, journeyman ironmonger) and a lodger, Jane Swinbank (17, assistant draper).
- In November of the following year, Ann purchased the property from Edward Dutton for £300 (indenture 29/11/1862), who then immediately sold it to Richard Letby (indenture 01/12/1862).
- The 1871 census records that James Hammond (41, bookkeeper’s assistant) and his wife Emma Hammond (38, hosier & dressmaker) occupied the property, along with their four children and a domestic servant.
- The Hammond family occupied no.87 for some years and a trade directory of 1885 describes James Hammond as a “stationer’s manager”, and Emma Hammond as a “milliner and draper” (Stevens 1885).

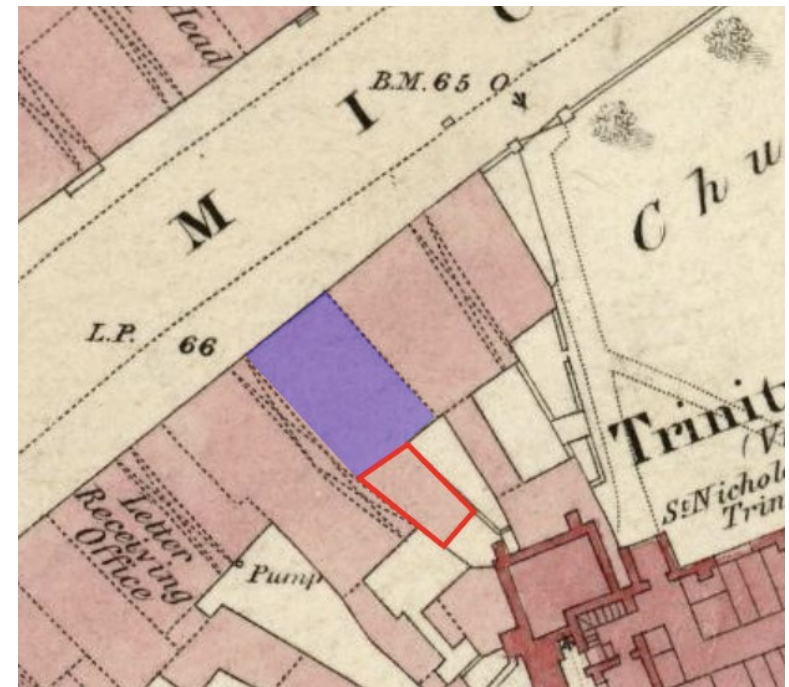


Fig. 5.13 First edition OS map of 1852, with no.87 in blue, and the extension highlighted in red © David Rumsey.

34, MICKLEGATE, YORK.

THE MISSES A. & E. STANSFIELD

beg to inform their Friends and the Public that they intend opening the above Shop on SATURDAY, Oct. 8th, with a well-selected Stock of LINEN DRAPERY, where they trust, by strict attention, to merit a share of that patronage so liberally bestowed on their late Father.

Fig. 5.14 Advert announcing the opening of Miss Stansfield’s drapers shop at no.87 Micklegate (Yorkshire Gazette 01/10/1859, 7).

- On the 1891 census James Hammond was listed as a “booksellers assistant” and Emma as a “hosier and haberdasher”.
- In 1894 James Hammond purchased the property from Eleanor Dutton. The Hammond’s purchase of the building appears to reflect their decision to focus on Emma’s drapery business, and a trade directory of 1895 lists James Hammond as a fancy draper (Whites 1895).
- The present late Victorian shop front must post-date 1886, when the front is depicted with a bow window (fig. 5.15). This present shopfront, which appears in a photo of c.1910, may well have been installed by the Hammonds in c.1894, following their purchase of no.87.
- This 1886 etching, the earliest known depiction of 85-89 Micklegate, also shows that the second floor windows of no.87 had been altered, with one window infilled and another reduced to half its height. All of the other upper floor windows contain C18th sliding sashes.
- The Hammonds appear on the 1901 census return, but in that same year the property was leased to Albert Thompson, draper. Curiously the owner at this point was Anne Crawford, suggesting the property had been sold at some point, possibly that year.
- According to the 1911 census return, Thompson (32) lived at the property with his wife, son, and brother, occupying seven rooms.
- In March 1911, William Freer Crawford sold the property to Ada Leigh Sewell.
- The site continues as a draper shop, with “Albert Thomas, draper” listed in a 1913 trade directory (Kelly’s 1913) - this is presumably still Albert Thompson.
- The property was sold again in December 1926, but Albert Thompson, draper, remains as the tenant, appearing in a newspaper advert in 1929.
- In September 1928, Miss Summerson of “87 Micklegate” placed a wanted advert, describing herself as a farmer’s daughter seeking employment as a housekeeper (*Sheffield Independent* 20/09/1928, 2). The following month, another newspaper article reported that while walking along the river with her husband and children “Mrs E H Reaston, of 87, Micklegate, had a fit and fell into the water, receiving a severe shock and a fractured shoulder” (*Yorkshire Post and Leeds Intelligencer* 15/10/1928, 7).
- The 1939 Register still lists Albert Thompson (hosier salesman) and Alice Thompson at no.87. Robert Blackwood (hotel door porter), Cecil Purnell (general engineering fitter), and Mary Cowling (household duties waitress) also lived at the property. The register suggests no.87 has been subdivided into two properties, with a heating engineer, Ernest Reaston(?), separately listed at the same address.
- A photograph of 1943 (fig. 5.16) reveals that the roof covering had been recently replaced.



Fig. 5.15 Earliest known depiction of 85-89 Micklegate, showing it rendered with sash windows on the upper floors, with bowed shop front windows below. (Benson 1886).



Fig. 5.16 Photograph of 1943 showing the recovered roof of no.87 © Northern Echo.

- No.87 was purchased from Percy Dixon Slate and A L Sewellto by the Ings Property Company in December 1945.
- A lead hopper on the front elevation is stamped 1961, suggesting works were carried out that year (to the rainwater goods at least). A photograph of December 1965 (fig. 5.17) shows that the render had been removed from the second floor of no.87 and casement windows had been inserted. This may well have been part of the works commemorated by the “1961” hopper which sits in front of this restored elevation. This work, with its small casement windows, also appears to have informed all of the later restorations of the building.
- Between 1965 and 1967 the property was comprehensively restored by the Ings Property Company (fig. 5.18). It is likely that the third floor and its access staircase were inserted as part of these works, although these are not shown on the proposed drawings.
- Following its restoration the retail space on the ground floor has been utilised as both an antiques business and as *The Shelter* charity shop.
- In 2012 listed building consent was granted for the refurbishment of the residential accommodation, which included the removal of the first floor kitchen to the rear of the property, and the moving of a partition wall to create a larger bedroom on the same floor.

No.89 Micklegate (formerly no.35)

- Based on the surviving fabric, a large rear extension range was added to no.89 in the late C16th (see fig. 5.2).
- The earliest documentary evidence for no.89 Micklegate is a deed for an adjacent property dated 14 August 1777, which records Thomas Chapman, butcher, at the property.
- In October of the same year, William Pearson, butcher, was listed in a deed as occupying the property. Pearson, son of William Pearson of Bramham, had undertaken his apprenticeship as a butcher (1763-1770), and had married in December 1776. It is therefore possible that following his marriage he set himself up as a butcher, taking over Chapman’s business in 1777.
- Pearson was still listed as a butcher on Micklegate in 1798 (Universal British Directory, 611), but died in May of the following year.
- In 1810 the property was sold by John Hillyard, miller, and Sarah Pearson (widow of William Pearson) to Jonathan Leppington Hay, saddler. The deed records the previous occupants of the property as being: William Pearson deceased, late of the said William Heptonstall, and now of Mrs Ellen Hillyard her undertenants or assigns.



Fig. 5.17 Photograph from December 1965 showing that the render had been removed and the windows restored to the second floor of no.87 only © Historic England.



Fig. 5.18 Photograph of April 1967 showing the newly restored nos.87-89 Micklegate. Note no.85 has yet to be restored and retained its external render and sash window © Historic England.

- William Heptonstall presumably owned or occupied the property immediately before Chapman, however no information has been identified to confirm this.
- A deed for an adjacent property from 1819 suggests that William Pearson also owned the rear garden to the south, behind the modern no.91 Micklegate. It is unclear when this land was separated from no.89.
- Jonathan Leppington Hay, saddler and harness maker, appeared in several trade directories in the C19th, and the 1841 census records that Hay (51) lived at the site with his wife Anne, and several apprentice saddlers and servants. Henry Abbot (40) is listed as independent (presumably a lodger), meaning that nine people were living at the property.
- Newspaper adverts in 1837 and 1842 record “Mr Hands, auctioneer and appraiser” at no.35 Micklegate. He may have been another lodger, or simply have operated his business from the property.
- By the 1851 census, Jonathan and Ann Hay were recorded at the property with their daughter, a servant, and two apprentice saddlers. No lodgers are listed.
- In August 1855 Hay’s saddlery business was advertised for sale (fig. 5.19), and in September the property was offered for rent. The adverts noted that a “lucrative Milk Business has, for several years past, been carried out in these Premises, and arrangements can be made by which Six Acres of Grass Lands occupied therewith might be continued to a respectable Tenant”.
- An advertisement for ‘bedding plants’ in May 1859 reveals that the property had been occupied by George Houghton “SHOP AND RESIDENCE, 35, MICKLEGATE” (fig. 5.20).
- The Houghton Family of market gardeners remained at the property for some time, and the 1871 census records Margaret Houghton as head of the family, residing there with their four children, and a lodger, Frederic Dotesio (35, railway clerk).
- An 1885 trade directory lists the business as being run by two of the children, Ann and Helen (or Ellen) Houghton as “fruiterers and greengrocers” (Stevens 1885). The 1891 census records the four children all still living at the property.
- Ellen Houghton died in 1893, and the following year, no.89 (no.35) Micklegate was offered as “a good house and shop to let” (*Yorkshire Evening Press* 24/03/1894, 1), although Miss Ann Houghton, greengrocer, was still listed at the property in an 1895 trade directory (Whites 1895).
- The 1901 census records the property was occupied by William Hockley (54, goods guard) from Suffolk, his wife Margaret and their son, along with a boarder Mary McKenzie (49, cook). The property was described as having a “lock up shop” (as were both nos.85 & 87).

MICKLEGATE, YORK.
VALUABLE FREEHOLD PROPERTY.
TO BE SOLD BY AUCTION,
 BY MESSRS. HANDS & SON,
 At the NAG'S HEAD INN, in Micklegate, on FRIDAY, the
 17th Day of August, 1855, at SIX o'Clock in the Evening,
 subject to Conditions of Sale to be then produced,
ALL that Commodious DWELLING-
 HOUSE and SHOP, with the Yard, Stable, and
 numerous Outbuildings and Conveniences behind, situate
 in Micklegate, in the City of York, and late in the Occu-
 pation of Mr. Jonathan L. Hay, Saddler, deceased.
 This Property comprises a Frontage of upwards of 21
 Feet to Micklegate, and extends backwards to Trinity
 Gardens, and the House from its extensive Accommodation
 might easily be converted into Two Dwellings. In addition
 to the Saddlery Business, a lucrative Milk Business has
 for several Years past been carried on in these Premises,
 and Arrangements could no doubt be made by which the
 Grass Land occupied therewith might be continued to a
 Purchaser.
 Part of the Purchase Money may (if required) remain
 on Security of the Property, at a moderate Rate of Interest.
 The Premises can be viewed on Application, and a Plan
 may be seen, and further Particulars obtained at the
 Offices of
Mr. F. W. CALVERT,
 Solicitor, Lendal, York.

Fig. 5.19 Advert offering no.89 for sale (*Yorkshire Gazette* 04/08/1855, 7).

VICTORIA NURSERY, BISHOPHILL, YORK.
GEOGE HOUGHTON begs most respectfully to
 inform the Nobility, Gentry, and the Public
 generally, that he has now ready an extensive assort-
 ment of BEDDING PLANTS, comprising Scarlet and
 Variegated Geraniums, Calceolarias, Verbenas, Helia-
 tropes, Petunias, Lobelias, Dahlias, Senecias, Anagallis,
 &c., from 3s. per Dozen.
 The above are strong, healthy Plants, which he can
 confidently recommend to all those who may favour him
 with their orders. An early Inspection will greatly oblige.
SHOP AND RESIDENCE, 35, MICKLEGATE.

Fig. 5.20 Advert for George Houghton's business at no.89 Micklegate (*York Herald* 14/05/1859, 6).

- The 1911 census records the occupants as John Belcher (61, market gardener) with his wife and seven children, noting the house comprised nine rooms. Belcher was listed in a trade directory in 1913 as a greengrocer (Kellys 1913).
- The later C20th history of the building is not well documented. A photograph from 1943 shows signage for “James Coombs & Co” (see fig. 5.16). Coombs Shoe Repairs and Key Cutters operated from the property for over 20 years, managed by Anthony (Tony) Allsop.
- In 1946 the property was purchased by the Ings Property Trust, who fully restored no.89 in 1965-67 (fig. 5.21), creating two flats on the upper floors, separate from the retail space on the ground floor (fig. 5.22).
- In November 1971 an LBC application sought permission for "alterations to convert room at rear of shop at ground floor level to music room, and formation of toilet accommodation". It is not clear if any of this work took place as in 1976 the property was still Coombs Shoe Repair.
- A scheme of alteration appears to have been carried out to the retail space in 1993, forming the present ground floor layout.
- By 2008, the retail portion of no.89 was occupied by *The Lamb CD Shop*.
- In 2011 permission was denied to convert the retail space to a taxi office.
- The residential flats underwent minor alterations in 2010 and 2011.
- Since July 2013 the ground floor retail space has been occupied by Chris Ceaser Photography.

No. 83 MICKLEGATE (previously no. 32)

- The construction date of no.83 Micklegate is not known, but it has been stylistically dated to the second quarter of the C18th (RCHME). The core of this c.1730 house remains largely intact, particularly on the upper floors, where original doors survive.
- Comparatively little documentary evidence has been identified for the early history of the building. The earliest documentary evidence for the building is a deed of 1815 for an adjacent building, where it is described as “premises belonging to the Rectory of the Holy Trinity Micklegate” (Deed 26/01/1815). Given its location on the churchyard and adjacent to the main gate into Holy Trinity Priory, it seems likely that the house was constructed as a rectory for the church. It is possible that further research into the parish records of Holy Trinity church, Micklegate (PR/Y/HTM in the Borthwick Archives), may provide additional information to clarify this early history.
- The property was updated in the early C19th, when a new doorcase and ground floor oriel window were added onto the Micklegate elevation. The exposed timbers around these inserted features suggest the front facade either had already been painted or was painted as part of this remodelling. A fireplace



Fig. 5.21 July 1965 photo showing the restoration of the second floor framing to the front of no.89 © Historic England.



Fig. 5.22 Polaroid photograph of the fully restored nos.85-89 Micklegate.

on the first floor dates from the same period, suggesting a substantial scheme of alterations in the early C19th.

- It is unclear when no.83 ceased to function as the rectory for Holy Trinity. Pigot's trade directory for 1828 lists the incumbent, Rev Graham, as living on "Micklegate", however "Eliza Hillyard, flour dealer", was listed at no.32 (now no.83) Micklegate (Pigot 1828, 1140). By the 1852 first edition OS map, a 'Vicarage' is labelled on Trinity Lane on the opposite side of the churchyard.
- Later deeds indicate that no.83 continued to be owned by the church, with the house being leased out to tenants. This is reflected in the brief and varied occupancies seen through the mid C19th.
- Eliza Hillyard's tenure appears short and an 1830 trade directory listed Henry Thomas Hardy as occupier (Parsons & White's Directory). By 1840 "William Robinson, Joiner and Register Office for Servants" occupied the property. The 1841 census records that Robinson (joiner, aged 60) occupied the property with his wife, Hannah, as well as Thomas Waterson (aged 55, independent) and a child (Mary Humphrey, aged 6). Robinson appears again in trade directories for 1841 and 1843, but a newspaper article from February 1844, records that a Richard Hawkins "late of 32, Micklegate, York, shop keeper, joiner, cabinet-marker, and paper hanger" was declared insolvent (*Yorkshire Gazette* 24/02/1844, 5). Hawkins may have lodged with the Robinson's or have taken over occupancy of the property by that time.
- The 1851 census records the property as being vacant, although a trade directory of the same year lists Thomas Harbron at no.32 (White's Directory 1851, 466). By the 1861 census, the occupants were Richard Bell (34, master tailor), his wife Zillah, their 2 children, and a lodger, George Knappy (29, journeyman tailor). The earliest detailed map of the site, dating from 1852, shows a different boundary wall than present, with an opening in the east wall into the churchyard. An uncovered structure is also shown in the rear yard (fig. 5.23).
- The occupancy had changed again by the 1871 census, with William & Mary Dwyer, poulterers, being listed along with their five children. William Dwyer appears in a trade directory as a "tailor and poulterer" (Johnson & Tesseyman's Directory 1876, 65). The Dwyer family remained at the property for some time, and on the 1891 census William is recorded as a tailor, while Mary is listed as a "game and poultry dealer". The 1891 OS map shows that the boundary wall seen in 1852 had been replaced, removing the opening into the churchard, and a small triangular outbuilding had been constructed at the rear of the site.
- The business was listed for sale in May 1892, as a going concern, with the advert noting "the business of a Poulterer successfully carried on by Mr William Dwyer on the above Premises for nearly 30 years past" (*York Herald* 28/05/1892, 1) (fig. 5.24). This suggests the Dwyer family had occupied no.83 by soon after the 1861 census.

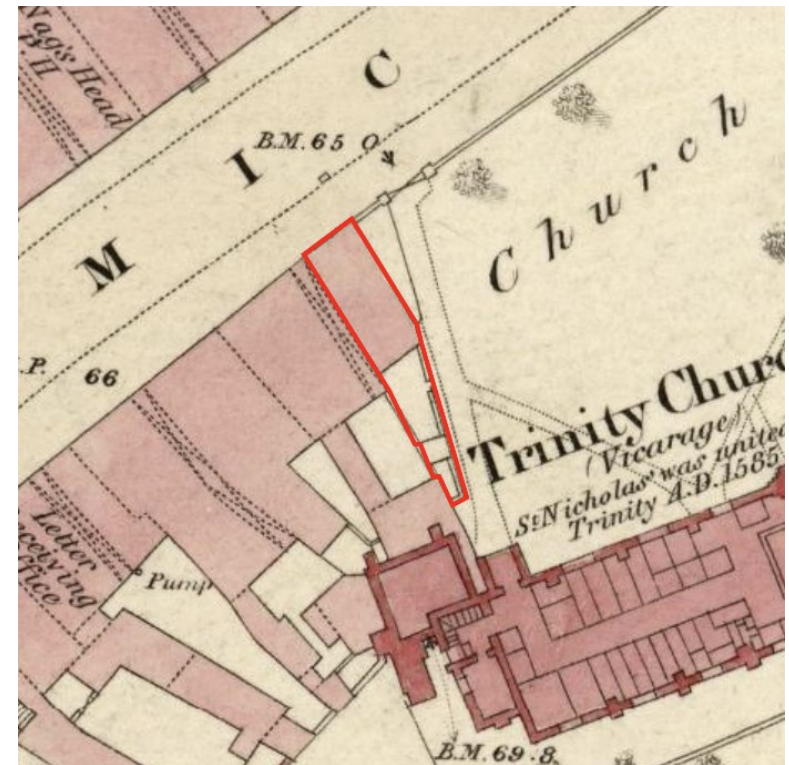


Fig. 5.23 First edition OS map of 1852, with no.83 outlined in red © David Rumsey.

Property for Sale.

32, MICKLEGATE, YORK.

TO BE SOLD as a GOING CONCERN,
the Business of a **POULTERER** successfully carried on by Mr. William Dwyer on the above Premises for nearly 30 years past; also the Counters, Fittings, Fixtures, and Effects used in the said Business. Immediate possession can be given, and for further information apply to

J. H. TURNER,
Solicitor,
17, High Ousegate, York.

7532

Fig. 5.24 Advert for the sale of the Dwyer's poultry business in the *York Herald* (28/05/1892, 1).

- At some point the property had two GF doorways connecting onto the passageway to the west (no.85); one off the front hall passage and one from the rear main room. Both are now blocked, and the RCHME suggests neither was original. The date of these doorways is not clear, but may date from the building's commercial use by the Dwyers.
- There is no record of the successful sale of the business, but a trade directory for 1895 lists the site as occupied by Rueben Reed, poulterer (White 1895, 135). Reuben and Mary Reed are listed on the 1901 census along with their four children and one grandchild. The triangular outbuilding seen on the 1891 OS map (fig. 5.25) had been removed by the 1909 OS survey, along with the western boundary wall, thus connecting the rear yard into that of no.85. The connected yards remain on the 1936 OS map (surveyed 1929), but they had been separated again by the 1960 OS map.
- By the 1911 census, the head of the family was Elizabeth Reed (widow), with two of the children and one grandchild still residing at the property. A lodger, Harold Neilson (25, "carr cleaner") was also at the property, which was listed as containing five rooms (excluding shops, closets, landings, bathrooms etc.). As the core of the property comprises six principal rooms, this suggests one of the ground floor rooms was being used as retail/commercial space.
- This interpretation is supported by a deed from June 1920 which describes the property as a "messuage or dwellinghouse and shop" (Deed 24/06/1920), which suggests the ground floor front room was being used as a shop. The deed indicates that the property was purchased by Mrs Florence Reed Neilson from the Rev. Noel Storrs Fox. It was around this time that the current street numbering came into force, although there appears to have been some lag in their adoption. A directory of 1920 lists Mrs Neilson at no.83 Micklegate, while the Electoral Register for 1922 still lists Mrs Neilson at no.32.
- The 1939 Register listed the following occupants at no.83: John & Mary Flanagan, William Flanagan, and Harry Brown.
- In February 1945 Mrs Neilson sold the property to Roland and Margaret Peckitt, confectioners. The Peckitts were previously listed as "bakers and confectioners" living on Scarcroft Road, and may well have worked at the Terry's Factory. Roland passed away in 1960, but Margaret Peckitt's appear to have remained at the property. The 1960 OS map shows a small rear extension across the east half of the rear elevation, which had been added after the previous OS survey in 1950.
- A photograph of 1965 appears to show further small extensions in the rear yard (fig. 5.26). The building also retains its painted front facade at this time. Following Margaret Peckitt's death in 1972, her heirs sold the building to the Ings Property Trust.
- In April 1974, the Historic Buildings Council of England awarded a grant of £1,150 to the Ings Property Company "towards cost of complete restoration" (*Yorkshire Evening Press* 23/04/1974). This sum was matched by the City of York Council, who advised on the works.

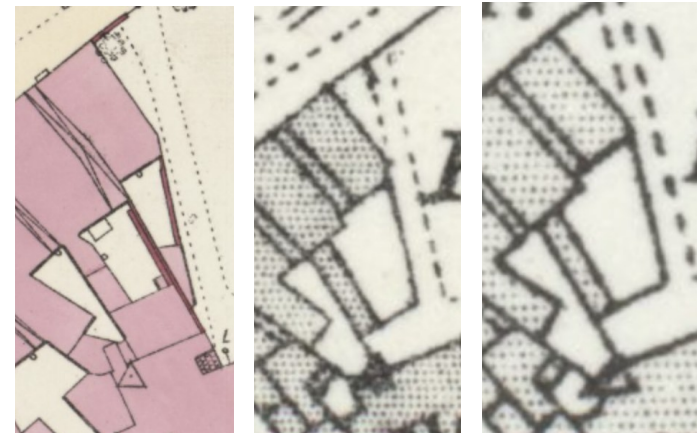


Fig. 5.25 OS maps for no.83 from (i) 1891 (ii) 1909 (iii) 1936 showing the changes to the rear yard across the early C20th © Crown copyright.



Fig. 5.27 Photograph from 1975 showing the fully restored no.83 Micklegate with the painted brickwork restored and the dormer window added.

- The 1975 restoration, led by architect Tom Adams, cost around £10,000, included the removal of the exterior paint and restoration of the brick facades (fig. 5.27). A newspaper article detailing the restoration notes that “period fireplaces have been installed and at the back the kitchen, bathroom and toilet modernised and the tiny backyard tidied up”. It further noted that “A small dormer window has been added to the original front attic and a small window added to the back attic, making two bedrooms” (Yorkshire Evening Press). Drawings from Tom Adams Design Associates also reveal that the present rear extension housing the ground floor kitchen and first floor bathroom were added as part of these works. Additionally, a blocked window in the side of the ground floor front room was reopened and a new sash window installed, and the main chimney stack rebuilt using reclaimed bricks. The restoration received a *House and Cottage Award 1975*, from the Civic Trust for the North East.



Fig. 5.26 December 1964 photograph showing no.83 prior to its restoration. Note the infilled ground floor window in the side elevation, and lack of rear extension © Historic England.

6.0 Assessment of Significance

- Following on from the understood history outlined in this report, this section provides an assessment of the significance of no.83 Micklegate and nos. 85-89 Micklegate respectively, utilising the heritage 'values' outlined in English Heritage (2008) *Conservation Principles*.

No.83 Micklegate, York (Grade II listed historic building)				
EVIDENTIAL VALUE MEDIUM	HISTORICAL VALUE MEDIUM	AESTHETIC VALUE MEDIUM - HIGH	COMMUNAL VALUE NEUTRAL	OVERALL HERITAGE VALUE MEDIUM
<p>> No.83 Micklegate exhibits medium evidential value as a relatively complete example of a c.1730 residence, likely constructed as a rectory for the adjacent Holy Trinity Priory church. The site's evidential value was slightly eroded during the 1970s restoration when fireplaces were altered and removed, and a modern rear two-storey extension added.</p> <p>> The site has evidential value as part of the evolving religious landscape of Holy Trinity Priory, being one of three different surviving structures to have served as the rectory / vicarage for the historic church (along with Jacob's Well and the adjacent Victorian rectory).</p>	<p>> The site has medium illustrative value as an early C18th rectory built onto the historic churchyard of Holy Trinity.</p> <p>> It further demonstrates illustrative historical value as part of the wider 'Georgianisation' of Micklegate, forming part of a large group of (often impressive) Georgian buildings lining Micklegate, demonstrating the importance and fashionability of the street during the long C18th (see Jenkins 2013).</p>	<p>> No.83 Micklegate exhibits medium aesthetic value as a Georgian brick townhouse incorporating Regency modifications, including the doorcase and bow window. The side elevation overlooking the churchyard is of symmetrical Georgian design and includes segmental-arches over the sash windows, brick stringcourses, and a partially-blind Venetian window within the gable. The 1970s rear extension is recessive, blending well with the historic building, and does not detract from its aesthetic value.</p> <p>> The site demonstrates high aesthetic group value when considered both in its immediate context (Holy Trinity and nos.85-89) and within the wider historic streetscape of Micklegate.</p>	<p>> As a private residence, the site has neutral communal value beyond forming part of the historic streetscape of Micklegate.</p>	<p>> No.83 Micklegate demonstrates medium evidential, historical and aesthetic values, as a Georgian rectory sitting within a rich and complex historic streetscape. The core of the original c.1730 building survives relatively complete and later additions and alterations have not significantly harmed its heritage values.</p> <p>> The site therefore demonstrates medium special architectural and historic interest as a modest but good quality early Georgian building sitting within a streetscape rich with other fine C18th structures.</p> <p>> As such the site is of regional significance.</p>

Nos.85-89 Micklegate, York (Grade II* listed historic building)

<p>EVIDENTIAL VALUE</p> <p>HIGH</p>	<p>HISTORICAL VALUE</p> <p>HIGH</p>	<p>AESTHETIC VALUE</p> <p>HIGH</p>	<p>COMMUNAL VALUE</p> <p>LOW</p>	<p>OVERALL HERITAGE VALUE</p> <p>HIGH</p>
<p>> Nos.85-89 Micklegate exhibits high evidential value as a late medieval timber-framed row. Although substantially altered and restored, the site retains its original division into three properties, with retail space and through passage at ground floor and residential accommodation on the upper floors.</p> <p>> The complex development of the rear ranges to each property demonstrate their varied commercial uses across the post-medieval period.</p> <p>> No.87 retains the most structural evidence for the original construction, including the rear stair tower and evidence of internal stair. No.89 retains the most evidence for incremental development including its late C16th rear range. No.85 has been the most altered, with major C20th intervention removing much of the earlier evidence.</p> <p>> The site is one of the few visible reminders of Micklegate's medieval past, with all other pre-1700 residential structures hidden behind later Georgian and Victorian facades.</p>	<p>> The site demonstrates high illustrative historical value as the largest and latest of York's four surviving examples of medieval timber-framed investment rows constructed on church land (along with Lady Row, Goodramgate; Newgate; and North Street). These reflect the late medieval need for parish churches to generate new income from their existing land following reforms in the late C13th.</p> <p>> This historical value includes the site's survival as part of the medieval monastic landscape of Holy Trinity, which once dominated this area of the city and for which the site is one of only three survivors (along with elements of the church, and Jacob's Well).</p> <p>> Nos.85-89 Micklegate has further illustrative historical value as an example of the post-medieval growth of merchant landowners, with a wide range of mercantile activity known from the early C18th onwards across all three properties.</p>	<p>> Nos.85-89 Micklegate exhibits high aesthetic value as a large late medieval timber-framed row, with jetties at both first and second floors, embattled bressumers, and paired curved braces. The complex development of the rear ranges, spanning the late C16th to C19th add to this aesthetic value, while C20th interventions do not significantly detract.</p> <p>> The site also demonstrates high aesthetic group value as part of an important historic streetscape on Micklegate, being surrounded by many fine Georgian buildings, as well as Holy Trinity Priory and its historic churchyard..</p>	<p>> The site demonstrates some limited communal value as part of the rich historic streetscape of Micklegate, sitting within the context of the adjacent medieval church and surrounded by fine Georgian buildings. Its prominent timber frame construction with jetties and paired curved braces is an active reminder of the area's medieval history and contributes to the local sense of history and identity, demonstrating Micklegate's historical significance as a major thoroughfare into the historic centre of York.</p>	<p>> Nos.85-89 Micklegate demonstrates high evidential, historical and aesthetic values, as a late medieval timber-framed row associated with the adjacent Holy Trinity Priory. Although altered and restored, it retains much of its original appearance and original property divisions. Its internal floor plan and rear ranges demonstrate the breadth of post-medieval mercantile investment in the three properties from the late C16th to the C20th.</p> <p>> The site therefore demonstrates high special architectural and historic interest as a large late medieval investment row for Holy Trinity that came to be developed by post-medieval merchant landowners.</p> <p>> As such the site is of national significance.</p>

7.0 Conclusion

- The Grade II listed no.83 Micklegate is a c.1730 Georgian brick townhouse, likely constructed as a rectory for the adjacent Holy Trinity Priory. It retains much of its original design and features, along with evidence of Regency updating to the front elevation. A thoughtful C20th restoration and expansion has not significantly impacted on its heritage values. As such it demonstrates medium evidential, historical and aesthetic value, and makes a contribution to the character and appearance of the conservation area. The site demonstrates medium special architectural and historical interest, and is of regional significance.
- The Grade II* listed nos.85-89 Micklegate is a late medieval timber-framed row retaining its original spatial division into three properties, each of two bays. Most of these properties retain their original through passage and retail space at ground floor, with residential accommodation at first and second floor. No.87 is the best preserved and retains evidence of its original rear stair tower providing access to the domestic accommodation on the first floor, and of an internal staircase from first to second floor. The rear extensions span the late C16th to C20th and reflect the mercantile post-medieval development of the properties. The heavy restoration of no.85 in the mid C20th has resulted in the loss of much of its internal planform, particularly to the ground floor. Overall the site demonstrates high evidential, historical, and aesthetic values, has group value, and makes an important contribution to the character and appearance of the conservation area. The site demonstrates high special architectural and historical interest, and is of national significance.

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Sheffield Independent

York Herald

Yorkshire Evening Post

Yorkshire Gazette

Yorkshire Post and Leeds Intelligencer

Appendix A - List Descriptions

85, 87 AND 89, MICKLEGATE

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1257323

Date first listed: 14-Jun-1954

List Entry Name: 85, 87 AND 89, MICKLEGATE

Statutory Address: 85, 87 AND 89, MICKLEGATE

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

District: York (Unitary Authority)

Parish: Non Civil Parish

National Grid Reference: SE 59846 51557

YORK

SE5951NE MICKLEGATE 1112-1/15/667 (South side) 14/06/54 Nos.85, 87 AND 89

GV II*

Terrace of 3 tenements. c1500; wing added to rear of No.89 in late C16-early C17; C18 wing to No.87; late C19 shopfronts. Restored c1961. Probably built as rentals for Holy Trinity Priory. Timber-framed with wall-tile infilling, largely replaced by brick; front rendered and white-washed; rear wings of red, and orange-red, brick in random bond. Tiled roof with brick stacks. Each tenement 2 bays wide and 2 bays deep. EXTERIOR: 3-storey 6-bay jettied front, first floor jetty at left end supported on cast-iron Doric column. Shopfronts inserted to right of upstairs access doors; that to No.85 has glazed and panelled door and plate glass window beneath fascia board between grooved brackets. Upstairs access doors of 6 raised and fielded panels, beneath divided overlights. Upper floor windows are of 2 lights fitted between studs of each bay, those on first floor 8-pane top-hung lights, on second floor 6-pane casements. Jetty bressumers have attached embattled mouldings reproducing original, defaced, mouldings. Inverted bell-shaped rainwater head dated 1961 between Nos 85 and 87. Left and right returns: crown post roof trusses exposed in gable ends. Against right gable end, re-used inverted bell rainwater head dated 176?. INTERIOR: in Nos 85 and 89, timber-frame with braced, jowled posts, studding and offset spine beams, is largely complete and detectable on all floors. On first floor of No.89, front room has marble chimneypiece with moulded cornice shelf; in rear wing, two rooms have painted stone fireplaces in moulded timber surrounds, with plain friezes and moulded shelves. On second floor of front range are two early doors, one of 3 panels, one of 2 panels on a butterfly hinge. On first and second floors of front range, studding is exposed internally in the gable wall. On ground floor of No.87, front room (now shop) has detectable studding in rear wall, and coffered ceiling with moulded transverse beam and moulded and offset spine beams. Access to upper floors of No.87 not possible. On the upper floors, RCHM record almost complete framing, including boxed-in straight staircase from first to second floor and fireplace with stone surround in rear room on first floor. (City of York: RCHME: South-west of the Ouse: HMSO: 1972-: 82-83).

Listing NGR: SE5984751555

Legacy

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

Legacy System number: 464026

Legacy System: LBS

Sources

Books and journals

An Inventory of the City of York III South West, (1972), 82-83

83, MICKLEGATE

Heritage Category: Listed Building
Grade: II
List Entry Number: 1257322
Date first listed: 14-Jun-1954
Statutory Address: 83, MICKLEGATE

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

District: York (Unitary Authority)
Parish: Non Civil Parish
National Grid Reference: SE 59854 51566

Details

YORK

SE5951NE MICKLEGATE 1112-1/15/666 (South side) 14/06/54 No.83

GV II

House. c1730, with early C19 doorcase and bow window, and C20 extension at rear. Red brick in random bond with brick dentil eaves cornice; timber doorcase; pantile roof with brick kneelers and brick parapet to left gable; left brick stack. EXTERIOR: 2 storeys and attic; 1 window front. Step up to doorcase of fluted half-columns with floriate impostes and moulded cornice hood on acanthus brackets; door of 6 raised and fielded panels beneath divided fanlight in round-arched architrave. To left, bow window with tripartite window, curved on plan, with 12-pane sash in centre, in frame with fluted frieze and plain cornice. First floor window is 12-pane sash, and attic has flat dormer with small 12-pane sash. 3-course raised brick bands at first floor and eaves levels, returning on left gable wall. Left return: 2 storeys and attic; 2 windows. Two segment-arched 12-pane sashes on ground and first floors. Attic has partly blind Venetian window formed from round-headed sunk panel between small 12-pane sashes. INTERIOR: newel stair from ground floor to attic. Ground floor: plain round arch on impostes leads to rear of entrance passage. Front room has plain stone fireplace with cast-iron basket grate between anthemion side pieces. First floor: front room has chimneypiece with fluted jambs, frieze with paterae and plain shelf, and hob grate with floral drops on side pieces; moulded dado rail. Attic: both rooms retain plank doors with pegged-on panels, hung on H hinges. (City of York: RCHME: South-west of the Ouse: HMSO: 1972-: 81).

Listing NGR: SE5985651561

Legacy

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

Legacy System number: 464025
Legacy System: LBS

Sources

Books and journals

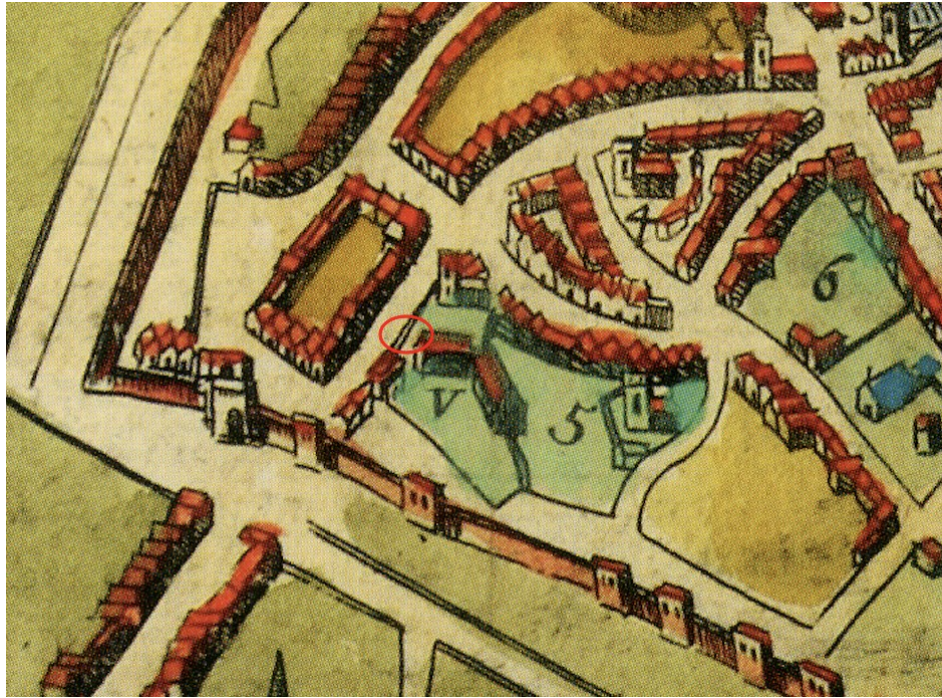
An Inventory of the City of York III South West, (1972), 81

Legal

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

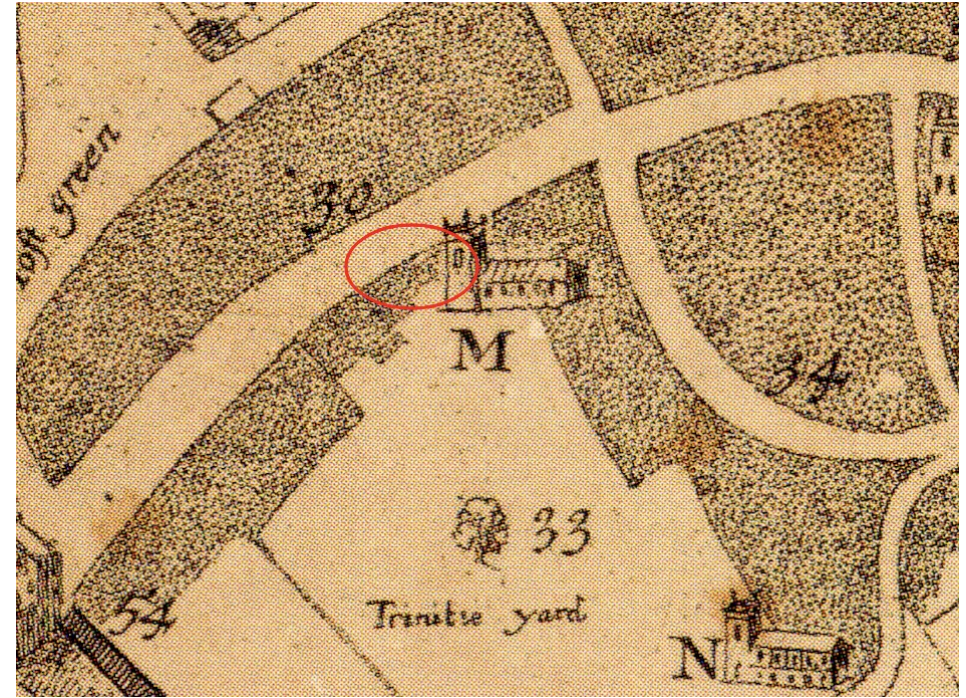
End of official list entry

APPENDIX B Historic Mapping



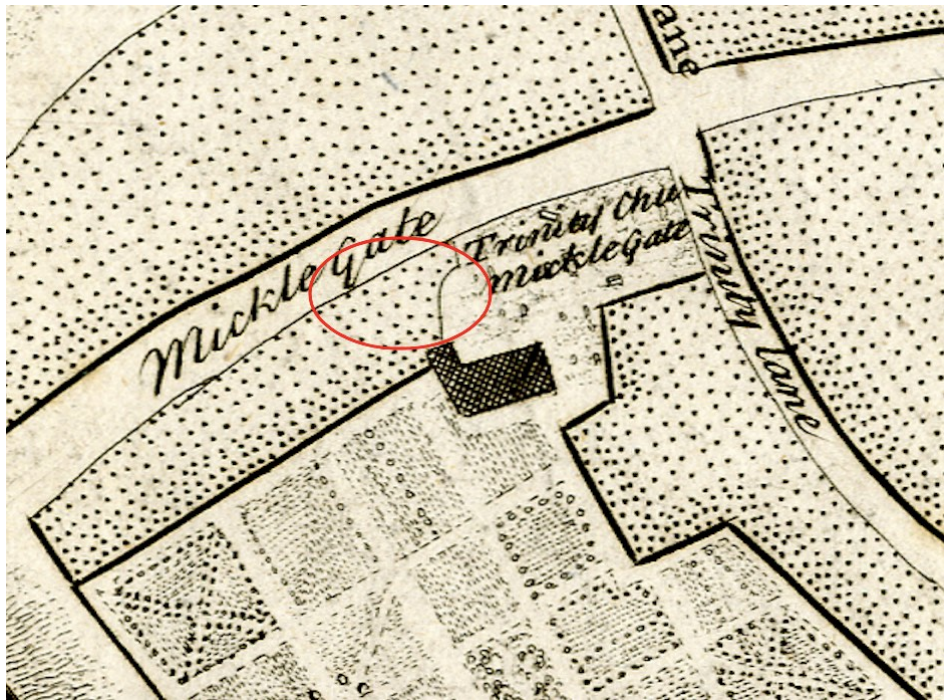
1610 Map - John Speed

Note the lack of structures, which has led some to assume nos.85-89 Micklegate were not constructed until after this map was produced. The RCHME argues convincingly that this cannot have been the case on stylistic grounds. They instead posit that there was insufficient space to draw the building, and that Speed has instead utilised the tramlines to indicate development between Micklegate and Holy Trinity (V).



1694 Map - Horsley

Approximate site location highlighted in red. This map shows development along Micklegate to either side of the church, with the open land of 'Trinity Yard' behind.



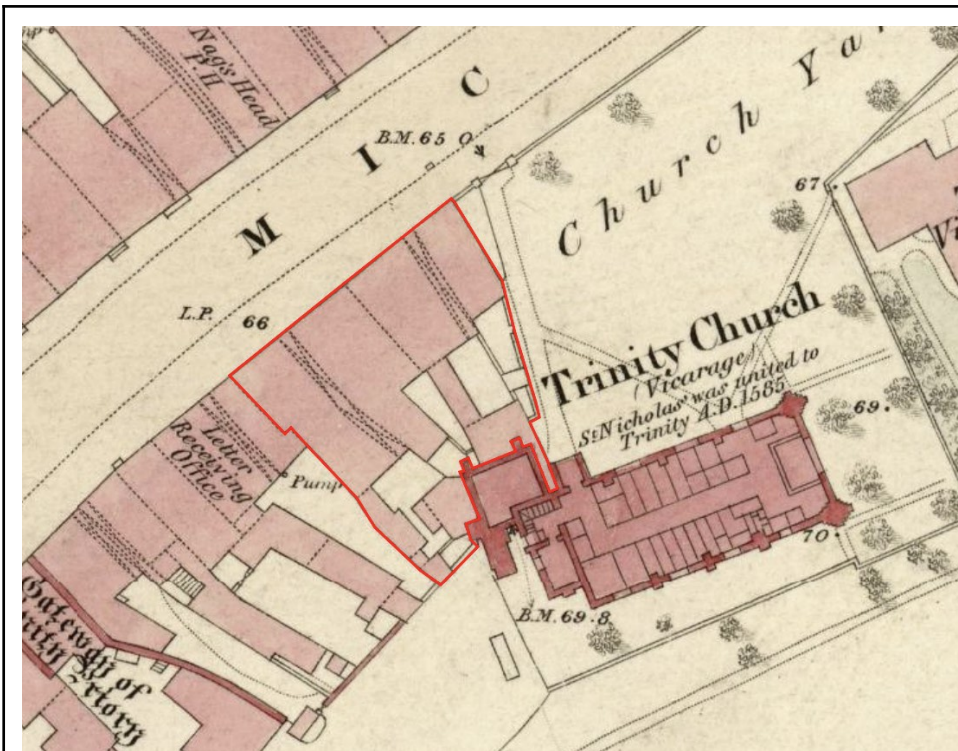
1750 Map - Peter Chassereau

This is the earliest map to clearly delineate the churchyard surrounding Holy Trinity with the development on Mickle Gate seen to the left of the open yard. The angled projection of that development likely reflects the construction of no.83 Mickle Gate. Trinity Gardens is shown behind.



1822 Map - Smith (Baines Directory)

Although not very metrically accurate, this map demonstrates the extent of rear development at the site, including the warehouse constructed behind no.85 Mickle Gate by John Fisher.



1852 Map - First Edition Ordnance Survey

This is the earliest detailed map of the site and provides clear evidence of the through passages, rear yards and extensions and outbuildings.



1891 Map - Ordnance Survey

While the footprint has not changed substantially from the earlier OS edition, this map provides some further detail of spatial divisions in the rear extensions and outbuildings.