

27-31 St. Saviourgate, York

Statement of Significance



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Maybank Building Conservation LLP

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0.0 Non-Technical Summary

- Nos. 27-31 St Saviourgate, York represents a group of high status domestic buildings dating from the mid C18th and incorporating change across the C18th-C20th.
- They form part of a wider grouping of C18th terrace houses along the north-eastern half of St Saviourgate that together create a cohesive Georgian streetscape, which is highly unusual in York.
- Despite subdivision and significant change, particularly to the rear ranges, these properties exhibit high evidential, associative historical, and aesthetic value, and collectively are of regional and national significance as a cohesive group of Georgian elite urban domestic architecture in York.

1.0 Report Context

- The site's owner, the York Conservation Trust (YCT), commissioned Maybank Buildings Conservation (MBC) to prepare a 'Statement of Significance' for nos. 27-31 St Saviourgate, York. The site comprises a terraced group of C18th domestic buildings, now used as residential flats and offices.
 - This report was commissioned to inform the future management of the site.
 - The site is located at National Grid Reference SE6061951958.
 - The local planning authority is the City of York Council.
- This report, written by Dr Dav Smith, 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 documentary research and some limited fabric analysis, undertaken during 2019 and 2021. 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. 27-31 are located on the northern side of St Saviourgate, a quiet residential and commercial street on the edge of the historic town centre (fig. 2.1). The street sits within the interesting Aldwark district of the city, immediately north of Hungate and close to the former Layerthorpe postern tower and bridge.

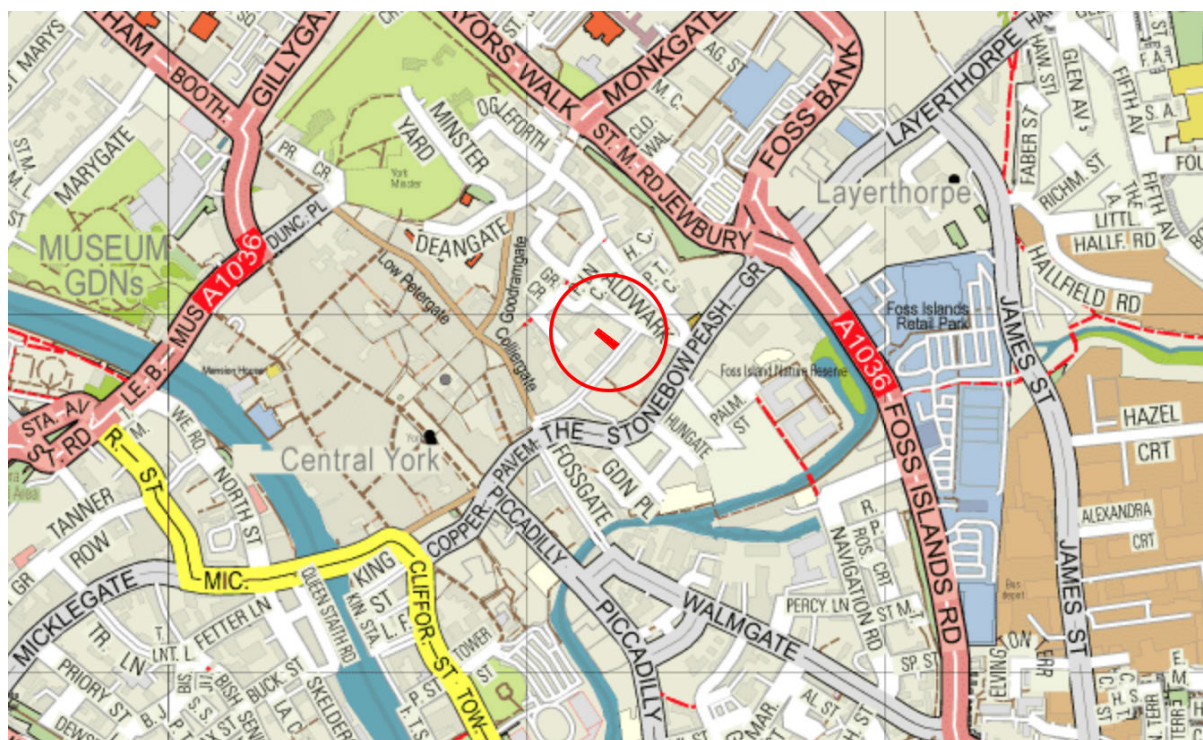


Fig. 2.1 Location Map of the site (red block within circle) within the historic core of York © StreetMap.

- The site incorporates or is affected by a range of heritage designations, including:
 - No. 27 St Saviourgate is a **Grade II** listed building (UID: 1256700; see Appendix A).
 - Nos. 29-31 St Saviourgate is a **Grade II** listed building (UID: 1256701; see Appendix A).
 - Located within the **York Central Core Conservation Area** (adopted 2011).
 - Located within the 'Aldwark' Character Area.
 - Located within the **Central Area of Archaeological Importance**.
- Located within the historic core of York, the site forms part of a streetscape densely packed with listed historic domestic buildings. The principal designations (fig. 2.2) within a 50m radius of the site are:

HNLE ID	Designation	Type	Name
1256710	GII*	Listed Building	St Saviourgate Unitarian Chapel
1256711	GII	Listed Building	Railings, Gate Piers And Gates Approximately 10 Metres To South East Of Unitarian Chapel
1256703	GII	Listed Building	33 And 35, St Saviourgate
1256617	GII	Listed Building	St Andrews House
1256694	GII*	Listed Building	Peasholme House
1256704	GII	Listed Building	34, St Saviourgate
1256702	GII	Listed Building	30, 32 And 32a, St Saviourgate
1256699	GII*	Listed Building	The Acomb Christian Fellowship
1256698	GII*	Listed Building	24, St Saviourgate
1256697	GII*	Listed Building	16-22, St Saviourgate
1256696	GII	Listed Building	Lady Hewleys Almshouses
1256707	GII*	Listed Building	Church Of St Saviour And Attached Gates And Railings
1256705	GII*	Listed Building	Central Methodist Church And Attached Ancillary Buildings
1256709	GII	Listed Building	Masonic Hall



Fig. 2.2 Map showing nearby heritage designations (blue triangles) with the site highlighted in red (no.27) and blue (nos.29-31) © Historic England.

3.0 Early Site History

- The early history of the area around St Saviourgate has been documented through several historic and modern archaeological excavations, including on nearby Pavement, St Andrewgate, and Aldwark. The site lies on the periphery of the known Roman occupation areas to the south-west of the fortress. A known Roman roadway ran near to the modern Spen Lane at the top end of St Saviourgate, beyond which evidence of pottery and tile kilns have been found (fig. 3.1).

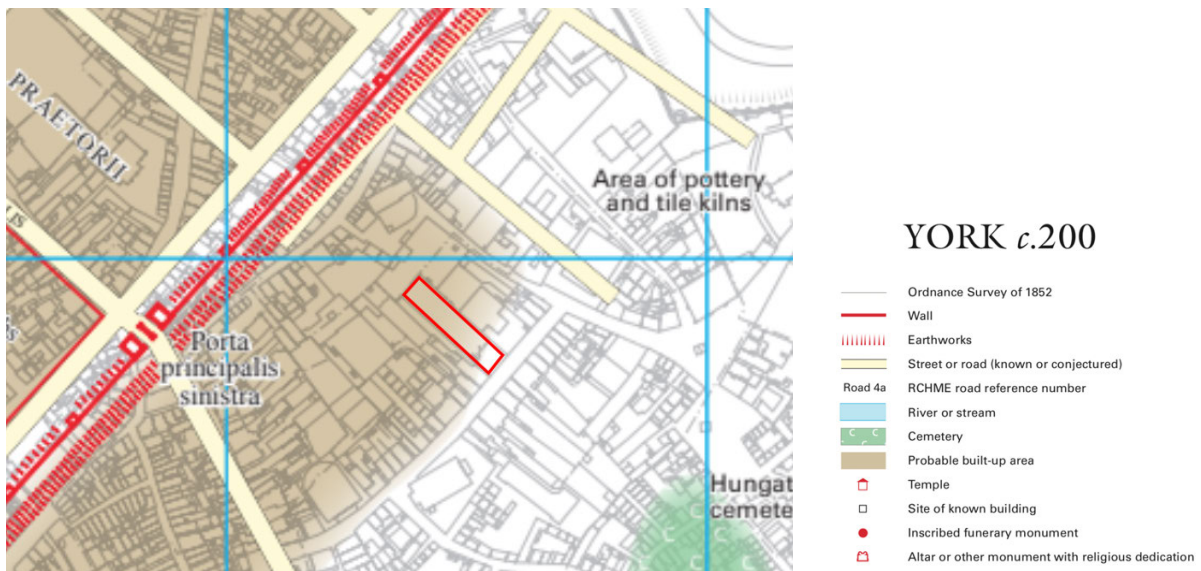


Fig. 3.1 Map showing probable Roman occupation and known or conjectured street patterns (site in red) (© Addyman 2015).

- The site appears to have been outside the main Anglian settlements of the Early Medieval Period, possibly due to the marshy land surrounding nearby King's Pool. The present St Saviourgate was likely established some time prior to the Conquest, and St Saviour's church is thought to have existed prior to the Domesday Survey of 1086. By 1100 it had become a major thoroughfare (fig.3.2), known as Ketmongergate (flesh-seller street).

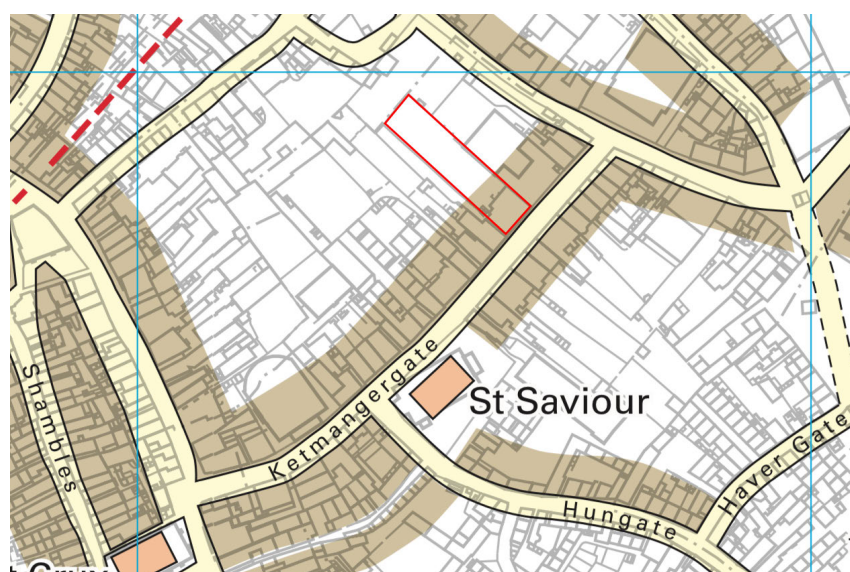


Fig. 3.2 Map showing York c.1100 showing the development of Ketmongergate (later St Saviourgate) (site in red) (© Addyman 2015).

- The present site boundaries on St Saviourgate largely still reflect the burgage plots established during this period. St Saviourgate remained a major route within medieval York, connecting the Shambles and markets on Pavement with Peasholme Green and Layerthorpe Bridge, and thus to the villages and farms to the east of the city.
- From 1699 until her death in 1710, Lady Sarah Hewley lived in a house on the site of the present no. 31 St Saviourgate. The only daughter and heir of wealthy parents, Lady Sarah (née Wolrych) married John Hewley, a successful lawyer and MP for Pontefract and later York. Following the Reformation, the Hewleys became Dissenters and, in 1692, helped fund the construction of the present Unitarian Chapel immediately adjacent to the site.
- Originally built for Presbeterian worship, it is the oldest non-conformist structure in York. In her will Lady Sarah Hewley richly endowed the construction of almshouses in Tanner Row, which in 1840 were moved to St Saviourgate, where they still exist. Lady Hewley is commemorated by a York Civic Trust plaque, unveiled in Feb 2019 on the exterior of 31 St Saviourgate, marking the site of her former home.
- By the C18th, St Saviourgate had transformed into a fashionable and high status domestic street, evidenced by the surviving fine C18th terraces lining the north-eastern half of the street. In 1736, Francis Drake described it as “one of the neatest and best built streets in the city, the houses most of them new, amongst which one belonging to Thomas Fothergill esquire, and another, facing the street at the east end, the property of Thomas Duncombe of Duncombe Park esquire are the chief” (Drake 1736, 312). These two houses appeared on Cossin’s 1748 map of the city, which documented the city’s fine Georgian buildings (fig. 3.3).

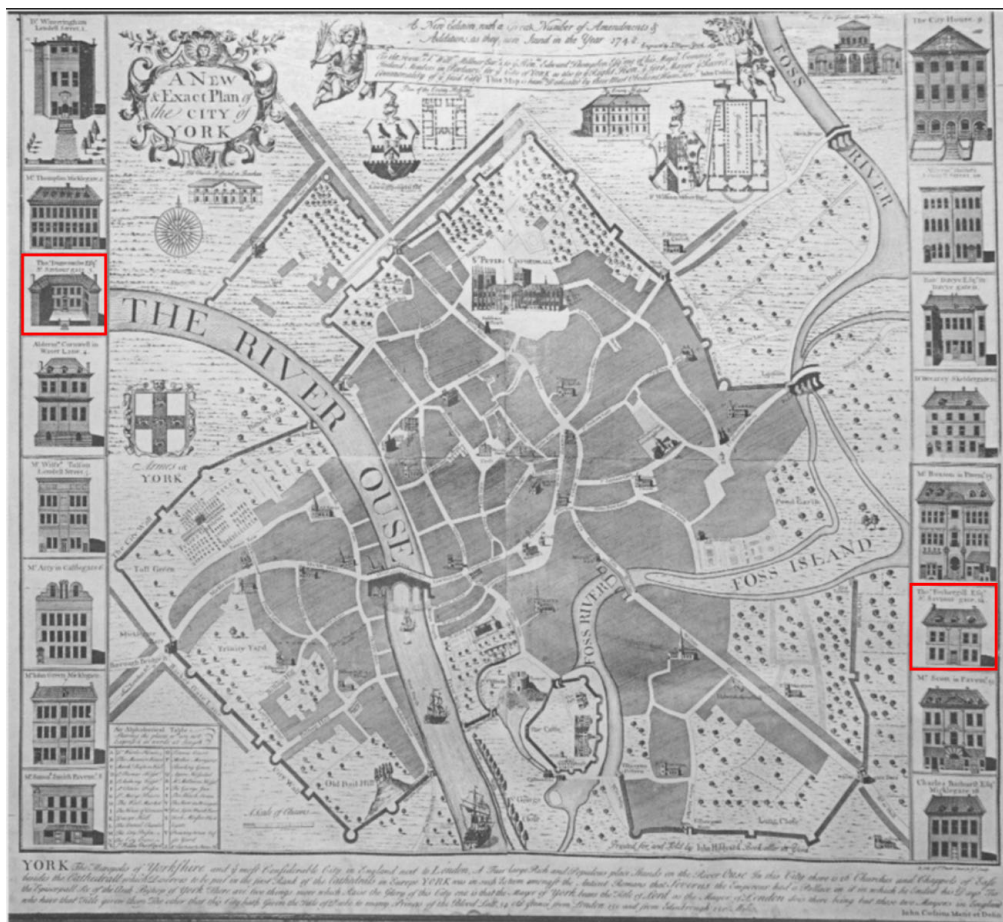


Fig. 3.3 John Cossin’s town plan of York with the St Saviourgate houses highlighted (Murray 1997).

- Curiously, Drake also notes that during the construction of houses on the north side, quite possibly referring to the recently built nos .29-31, “great quantities of horns of several kinds of beasts were thrown out; which makes me conjecture that a Roman temple stood here, being in the neighbourhood of the imperial palace” (ibid). While Drake’s theory is possible, the horn middens more likely relate to the flesh sellers that gave the street its earlier name of Ketmongergate.
- St Saviourgate became a hub of non-conformist worship in the city, and by the mid C19th, the Unitarian Chapel was joined by the Central Methodist Chapel at its southern end and the imposing Salem Chapel (demolished 1964), which sat at the northern end of the street on the junction with St Saviour’s Place and Spen Lane (replacing Thomas Duncombe’s house mentioned by Drake and featured on Cossin’s map).

4.0 History and Architectural Description

- The following presents a chronological history of nos. 27-31 St Saviourgate, York. Due to the interrelated nature of the properties, the narrative of the whole site will initially be explored as a single entity. The later history of each site will then be related separately.
- The street numbering of St Saviourgate has changed multiple times since their introduction, which presents challenges in confidently associating individuals and events with the site. For example, nos. 29-31 St Saviourgate appears to have previously been nos. 12, 19, and nos. 19-20 before settling in the early C20th as nos. 29-31.
- The present house numbering (fig. 4.1) is utilised throughout this report.



Fig. 4.1 Front elevation showing the division of no. 27 (red), no. 29 (green), and no.31 (blue).

- Nos. 29-31 St Saviourgate was initially constructed in 1735, dateable from a decorative rainwater hopper on the front elevation that records “HG 1735”. The “HG”, which likely commemorates the original owner, has not been identified. This 1735 building was a symmetrical five-bay brick dwelling, with a slightly projecting central bay containing a doorcase.
- Floor repairs in 2021 revealed evidence of reused timbers within the 1735 structure, likely from a previous dwelling on the same site - reused timbers were also seen in the roof (fig. 4.2).



Fig. 4.2 Reused timbers as floor joists (left) and roof truss collar (right).

- The original symmetrical design of 1735 was quickly disrupted, when in 1739, a four-bay extension was added to the north-eastern (righthand) side of the building. This extension is dateable from a similar decorative rainwater hopper, labelled “TW 1739”, suggesting ownership had transferred during these early years.
- While only one decorative hopper survives on the front elevation of this extension, photographic evidence suggests another had been removed and was repurposed as a decorative feature. Previously unidentified, a late C19 photograph (fig. 4.3) shows a matching hopper that had been given to the stained glass artist J.W. Knowles. The location of this hopper, if it survives, is unknown.

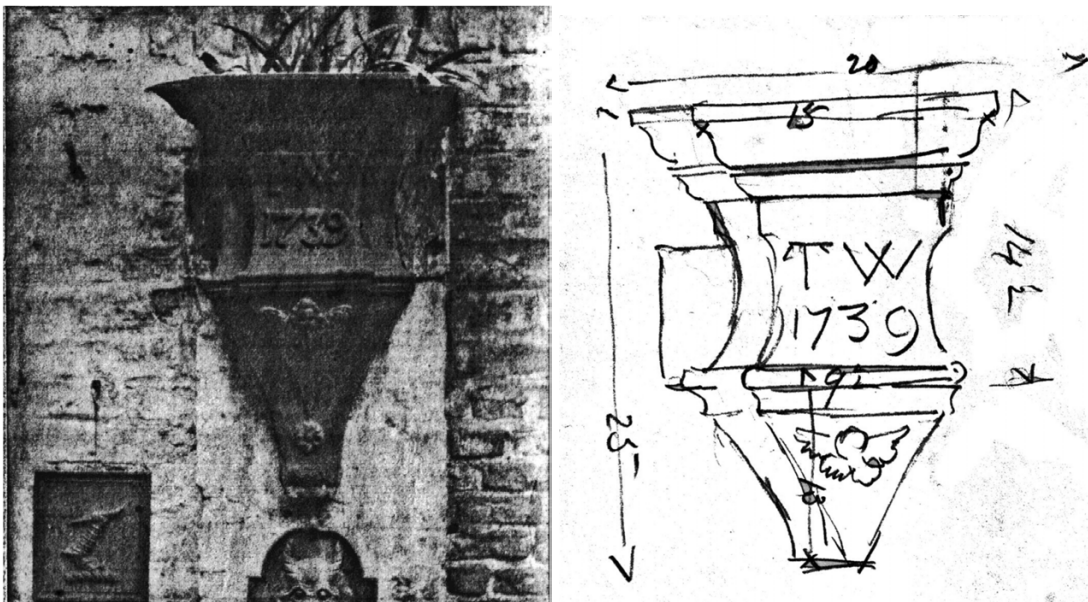


Fig. 4.3 Photographs and sketch of a matching hopper labelled “TW 1739” from the notes of J.W Knowles (© City of York Archives).

- No. 27 St Saviourgate was constructed to the south-west of nos. 29-31 in 1763. The construction date of this narrow three-storey brick building with attics is again provided by a water hopper on the front elevation.
- A deed of 10th January 1769 appears to relate to no. 27, and interestingly describes the site as “newly-fronted and in part rebuilt”. This suggests an earlier core survived within the property. The production of accurate floor plans may shed further light on this.
- This deed, assuming it does relate to No. 27, records that the site was previously occupied first by Thomas Dunn, bricklayer, and then by John Dale, bricklayer, but was in January 1769 uninhabited. Thomas Dunn is also noted as a previous occupier in 1748. In the deed of 1769 the site was purchased by Ralph Yoward.
- Nos. 29-31 appears at this time to also be owned by Ralph Yoward, and occupied by Francis Hunt.
- Before 1780 it appears Francis Hunt had purchased nos. 27-31 St Saviourgate, and indeed it seems Hunt, who had a large property portfolio across York, came to own all of the land at the north-east end of St Saviourgate. Francis Hunt died in 1787.
- In the years following Francis Hunt’s death, nos. 29-31 were purchased by Admiral Hugh Robinson.
- Admiral Robinson’s brother, John Robinson, was Secretary to the Treasury in Lord North’s government from 1770-1782. Admiral Robinson (fig. 4.4) returned to England following the loss of his ship in the Battle of Cape Henry (1781), but with his brother no longer in Government he could not secure another commission, despite George III’s reputed fondness for him.

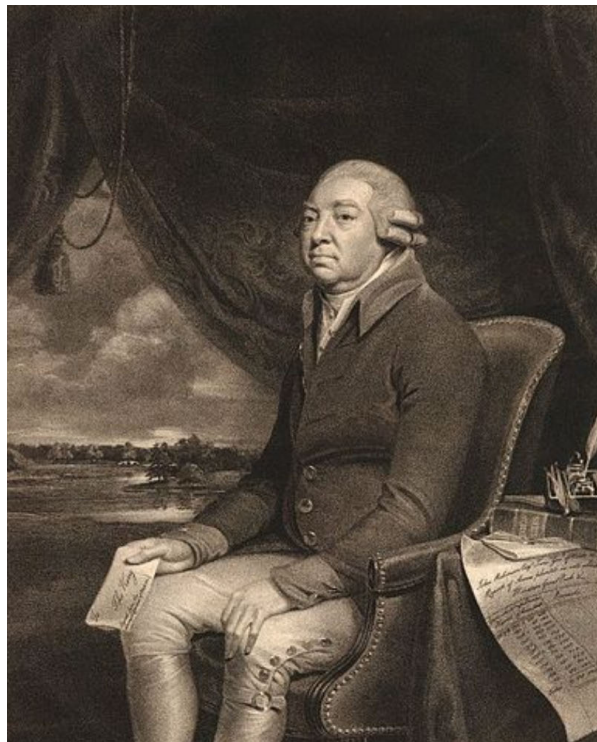


Fig. 4.4 Portrait of Admiral Hugh Robinson (date unknown) © [More than Nelson](#)

- Hugh Robinson retired as Rear Admiral in 1794, but likely purchased nos. 29-31 St Saviourgate as early as 1787, following Francis Hunt’s death.

- Towards the end of the C18th, the original central doorcase of nos. 29-31 was replaced by the present one (currently providing access to no. 29). At a similar time, the eaves cornice for the whole building was also replaced by the present modillioned and dentilled cornice. This work was likely undertaken by Admiral Robinson following his purchase of the site.
- In 1802 Rear Admiral Robinson died at St Saviourgate, survived by his second wife, Mary, and thirteen children.
- In his will Rear Admiral Robinson left “his houses and gardens in St Saviourgate, York, his coach-house and chambers over it in St Andrewgate, two shares in the Foss Navigation Company, and all his real and personal estate to his wife Mary Robinson” (Anon 1874, 57).
- An advertisement for the construction of the Rotunda Museum in Scarborough, gives no. 27 as the office of Richard Hey Sharp, the prominent architect (Yorkshire Gazette 08/03/1828, 3).
- A number of deeds trace the likely ownership and tenancy of residents at Nos. 27-31 St Saviourgate across the mid C18th and first quarter of the C19th. The identified owners / tenants, along with their property boundaries, up to 1835 are presented in fig. 4.5.

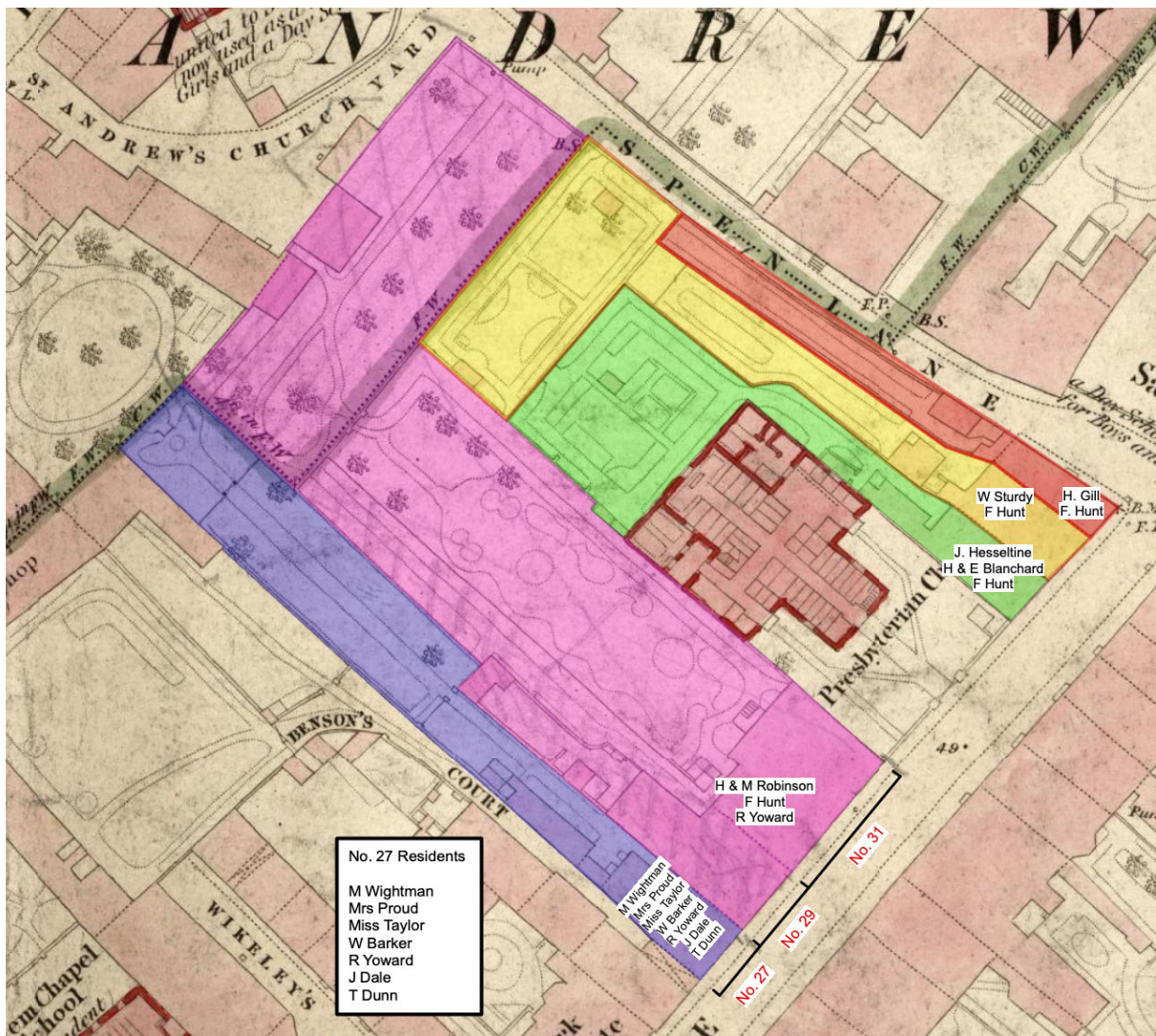


Fig. 4.5 1852 first edition OS map overlaid with known or suspected owners & occupiers from the mid C18th until 1835 (owners/occupiers of no. 27 enlarged bottom left). Base map © David Rumsey

- It is interesting to note the number of female tenants, possibly widows or independently wealthy women, who appear to have occupied no. 27 St Saviourgate across the early C19th.

- Also of note is the impressive scale of nos. 29-31 (then a single dwelling) with its extensive grounds (seen in pink).
- Mary Robinson placed nos. 29-31 St Saviourgate up for private sale in May 1834 (fig. 4.6) and it remained advertised for sale until July 1835.

TO BE SOLD BY PRIVATE CONTRACT,
ALL that extensive and excellent **FAMILY MANSION-HOUSE** in St. Saviourgate, in the City of York, lately occupied by Mrs. Robinson, consisting of, on the Ground Floor, an Entrance Hall, 18ft. 7in. by 14ft. 10in. ; a Dining-room, 22ft. 4in. by 15ft. 7in. ; Library, 22ft. 7in. by 16ft. 9in. ; Servants' Hall, 16ft. 4in. by 15ft. 10in. An excellent Kitchen, Scullery, and every requisite Servants' Office and convenience.
 On the First Floor are a Drawing Room, 27ft. 7in. by 16ft. 8in. ; four capital Bed Chambers, and a Water Closet ; a large Laundry fitted up with Housemaids' Closets and Store Room.
 Above are seven good Attic Bed Rooms.
 Under ground are three roomy Wine Cellars, one Ale and Beer Cellar, and a good Larder.
 Behind the House are two good Gardens well stocked with Fruit Trees and Ornamental Shrubs ; the first contains about 1500 square yards, and the second which extends into Spen-lane, about 800 square yards, having an extensive front into St. Andrewgate Churchyard and Spenlane, and being very suitable for building upon.
 Also attached to the House are two good Coachhouses opening into St. Andrewgate Churchyard.
 Above them is a Tenement or House for the Accommodation of a married Coachman or Groom.
 On the Premises are two Pumps of excellent Spring Water.
 All the Property is Freehold.
 Two Pews in the Parish Church of St. Saviour are attached to the House.
 Possession of all the Property, excepting one of the Coachhouses and the Tenements above, may be had immediately.
 The Premises may be viewed on application to Wm. STOKOE, joiner, St. Saviourgate ; and Plans of the Premises may be seen and further Particulars known on application to Messrs. R. and S. SHARP, Architects, New-street ; or Mr. ROBINSON, Solicitor, Lendal, York.
 York, 24th April, 1835.

Fig. 4.6 Advertisement for the sale of nos. 29-31 St Saviourgate from the Yorkshire Gazette 25/04/1834, 2.

- The sale particulars in the Yorkshire Gazette provide valuable information about the property. The wider site, including the two gardens, coach houses on St Andrewgate, and pumps align with the pink area highlighted on the 1852 OS map (see fig. 4.5).
- The layout and arrangement of the house in 1835 can also be discerned. Based on the room dimensions in the advert it is possible to reconstruct the original arrangement and room use, despite later alterations (fig. 4.7).



Fig. 4.7 Current ground & first floor plans of nos. 29-31 with 1835 footprint (red), and original room labels added based on dimensions. Later walls within the 1835 plan are shown as grey dotted lines.

- The mentioned kitchen and servant spaces were likely located in a rear range, which was replaced by the present range behind no. 29 in the 1960s (see below).
- After only two years, the property was again listed for sale, with the previous owner given as a Mr Rigg (*Yorkshire Gazette* 23/09/1837). The site is offered in lots, and this likely marks the point at which the property was subdivided, including the division of the house into nos. 29 and 31.
- This division was achieved by adding a dividing wall through the Entrance Hall, and at first floor two internal doorways were blocked (fig. 4.8).

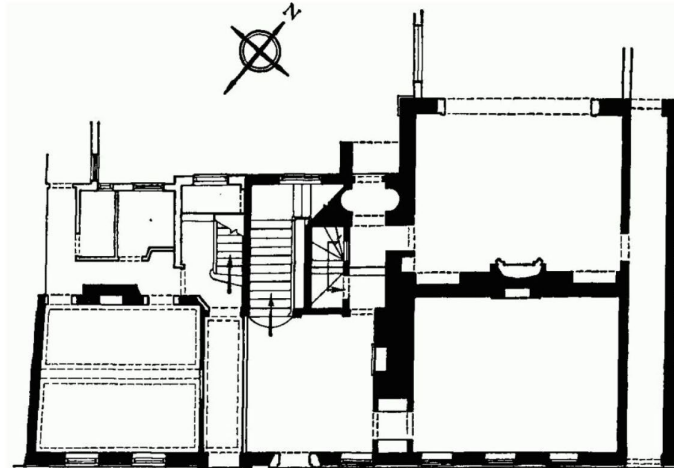


Fig. 4.8 Ground floor plan by the RCHME (1981), with later walls unfilled and representing the C19th subdivision of nos. 29 and 31. Note the dividing wall now separating the entrance hall to create a narrow hall for no.29.

- A new entrance was added to provide access to no. 31, featuring wide pilasters, a heavy modillioned cornice, and overlight (fig. 4.9).



Fig. 4.9 Late C18th door (left) providing access to no.29, and door of c.1837 (right) in newly divided no.31.

- As the ownership and occupation of the properties becomes more complex at this point, the history of each property will now be explored separately.

4.1 No. 27 St Saviourgate

- The mid C19th residents of no. 27 St Saviourgate are difficult to confidently pin down, in part due to changing numbering, but also because of its proximity to an adjacent court (running north from St Saviourgate and variously called Whikeley's Court or Benson's Court), the residents of which are sometimes included with those of St Saviourgate.
- It is also possible that no. 27 was in multiple occupancy in the mid C19th. Several names are listed on the 1841 census that may relate to the property, however many of these names are recorded in other sources at no. 17 (rather than no. 18, which was the likely house number of the property at the time). There are therefore several potential occupants of no. 27, with the most likely being Thomas Forrest (40 draper) and family, who also appear on the 1851 census.
- By 1861 no. 27 had been purchased by Thomas Smith, chicory merchant, and it returned to single occupancy for the remainder of the century.
- Chicory was a major industry in mid C19th York, and Smith owned chicory kilns in Layerthorpe as *Smith's Chicory Works* (fig. 4.10), and farmed chicory in nearby Haxby.



Fig. 4.10 Smith's Chicory Works shortly before their demolition (left), & on the 1892 OS Map © Crown copyright.

- In 1938 Charles Herbert-Smith, late County Court Judge, was awarded the Freedom of the City of York. A newspaper article reported that Charles was the "son of a freeman, the late Mr Thomas Smith, a chicory merchant of York in the days when that industry was one of the city's principal undertakings. The object of Mr Herbert-Smith taking up the freedom is to continue an ancient family connection with the city" (Leeds Mercury 30/03/1938, 5).
- Thomas & Jane Smith raised eight children at no. 27 St Saviourgate, where they lived from c.1860 until Thomas' death in 1914, aged 90. At his death his estate was valued at £29,018 (equivalent to over £1.2 million today).
- The 1926 electoral register suggests the site had returned to multiple occupancy, with the following occupants listed:
 - Thomas Stainthorpe
 - Kate Stainthorpe
 - Samuel Thompson
 - Hilda Thompson
 - Sidney Melville.
- The 1939 Register confirms this, with No. 27(1) occupied by Thomas Stainthorp (78, retired grocery assistant), Samuel Thomson (57, gymnasium attendant), Hilda Thomson (51,

housewife), and their son Henry Thomson (18, apprentice scientific instrument maker). No. 27(2) was occupied by Jane Trueman and a Mary (surname obscured).

- The property is visible in a photograph of the time, with a bicycle parked by the front door, showing the ground floor window had external shutters (fig. 4.11).



Fig. 4.11 c.1940 photograph showing nos. 27-31 St Saviourgate, with no. 27 being the 3-storeys building at the left end of the row with a parked bicycle by the door.

- In the mid C20th the ground floor front wall was rebuilt, and the end of the rear range was removed. The reason for this rebuilding is not known, however the c.1940 photograph appears to show the central ground floor window had deflected, suggesting possible structural issues. The freshly rebuilt front can be seen in a photograph from 1966 (fig. 4.12)



Fig. 4.12 Photograph of no.27 from June 1966 showing the rebuilt ground floor © RCHME

- No. 27 St Saviourgate was purchased by the York Conservation Trust in 1994, who converted the property into its current residential arrangement.

4.2 No. 29 St Saviourgate

- According to the 1841 census, the newly separate no. 29 St Saviourgate was at that time occupied by Thomas Featherstone (32, linen draper), his wife Elizabeth, their four children and two servants.
- In 1846 an auction was listed for the sale of all the furniture at the property as part of a *Writ of Fieri Facias* (judgement). Furniture was listed for “Drawing, Dining, and Six Bed Rooms” (Yorkshire Gazette 19/12/1846, 4).
- By 1849, the property was owned or occupied by Edward Allen, who with his wife Margaret and daughter, lived at no. 29 St Saviourgate until at least 1871.
- Edward Allen was a surgeon and GP, and a member of the Royal College of Surgeons. This demonstrates that even following the subdivision of the property, no. 29 remained a desirable residence.
- They initially employed two servants, but this had dropped to one by the 1861 census, and their daughter was no longer listed at the site by the 1881 census. The last reference to the Allen’s living at no. 29 is in Kelly’s directory for 1885.
- The property was advertised to let in 1888, and is listed as containing 13 rooms with a large garden and plant house at back (York Herald 24/07/1888, 1). The plant house, presumably a conservatory, is shown as a hatched blue extension on the 1889 OS map (fig. 4.13).

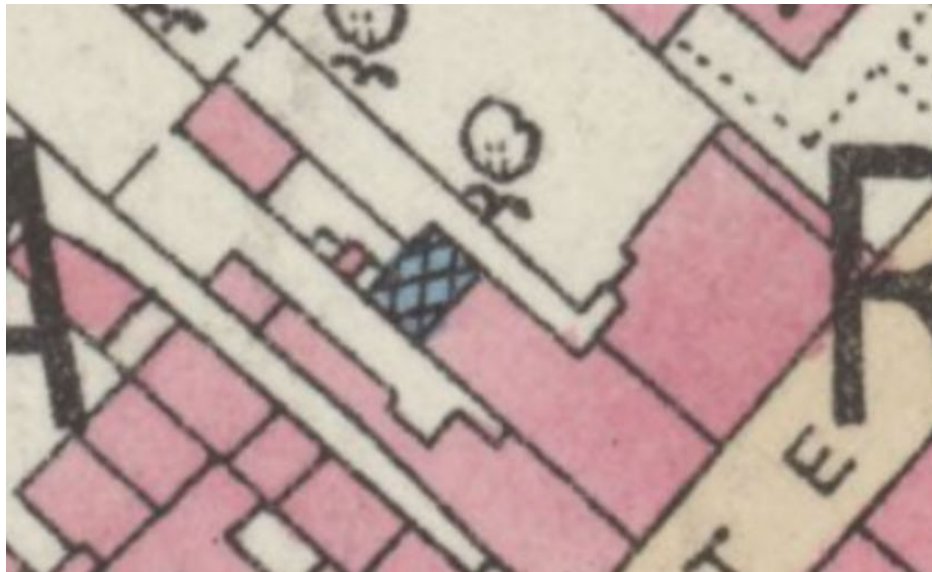


Fig. 4.13 1889 OS map showing the ‘plant house’ (hatched blue) at the rear of no.29 © Crown copyright

- The 1891 census records the property was then occupied by George Hardie (52, veterinarian) and his wife Mary, six children and servants. Kelly’s Directory of 1885 notes that George Hardie was a member of the Royal College of Veterinary Surgeons (MRCVS). James Hardie, their son, also gained his membership and became MRCVS that year (York Herald 21/12/1895,)
- A newspaper article from February 1891 relates to the internal and external redecoration of no. 27 by Frederick Webster, painter (fig. 4.14). This redecoration work presumably took place towards the end of 1890, and the article confirms that George Hardie was a tenant rather than the property owner. Further it reveals that the building exterior was painted at this time - dark red paint traces remain visible on the upper storeys of the front elevation today.

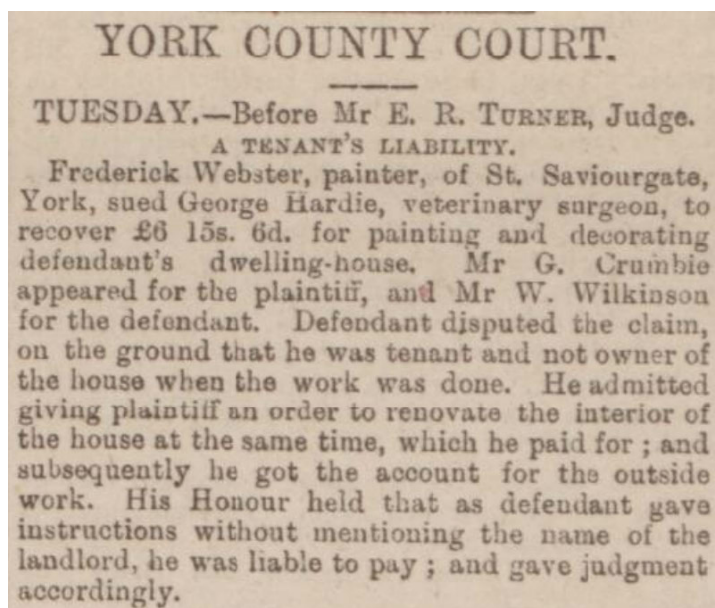


Fig. 4.14 Article in the Yorkshire Gazette 14/02/1891 relating to the redecoration of no. 27 St Saviourgate.

- Another newspaper article from 1895 confirms that George Hardie (or Hardy) was also carrying out his veterinary business at the house on St Saviourgate (York Herald 12/06/1895, 3).
- George Hardie died in October 1902.
- In 1910 no. 29 St Saviourgate became the headquarters of the Yorkshire Mounted Brigade Transport and Supply Column (YMBTSC) (Westlake 2011), as demonstrated by an advert in January 1911 (fig. 4.15).



Fig. 4.15 Article in the Yorkshire Evening Press (21/01/1911, 4) directing new recruits for the Yorkshire Mounted Brigade to apply at their headquarters at no. 29 Saviourgate.

- The 1911 census records the occupants as Alf Ed Kennard (39, soldier, warrant officer), his wife Harriet (32) and their three young children. Their stay proved temporary, as the YMBTSC moved headquarters to the Lumley Barracks in 1912.
- Kelly's Directory of 1913 lists the new occupants of no. 27 as William Birch, builder (also at 14 Grange Street). William Birch had established a building firm with partner Mr Naylor in 1874, which had been subsequently dissolved in 1887.
- William Birch continued the company with his sons, and although William Birch died in January 1913, William Birch & Sons Ltd remains a major family-run building contractor in York. The

company quickly outgrew the property and before 1928 William Birch Ltd's offices were located around the corner into Spen Lane.

- In 1920 an L. Nurick declared bankruptcy, with no. 29 St Saviourgate listed as one of his associated addresses (The Times 30/06/1920, 25).
- In 1924, the property was listed as the address of J. Priestly-Mitchell, secretary of the York Little Theatre (The Era 26/11/1924, 8).
- The 1929 electoral register lists the following occupants of no. 29, suggesting it had been divided into two different occupancies at this point:
 - Caroline Judges
 - Herbert Amos (above - 66 Viner St)
 - Arthur Edward Manners
 - Lilian Manners
- In 1930, Mr Charles McCauley, cattle dealer, was also declared bankrupt, with his residence given as no. 29 St Saviourgate (The Times 26/07/1930, 18).
- The early 1940s photograph of St Saviourgate (fig. 4.11) shows no. 29 having a ground floor shop front with an awning above. It is not known when this shop, with its large plate glass windows and central doorway, was installed, but it likely relates to one of these early C20th businesses.
- In 1954, nos. 29-31 St Saviourgate was acquired by the York Conservation Trust.
- In the late 1950s the rear extension and plant house at no. 29 were demolished and replaced with the current structure. This substantial change can be seen on the 1960 OS map versus the 1931 map (fig. 4.16). The date(s) of the lost rear extension is not known, but it appeared on the 1852 map and was likely of the early C19th.



Fig. 4.16 OS maps of 1931 (left) and 1960 (right) with the old and new rear extension highlighted in light blue © Crown copyright.

- At a similar time, and possibly concurrently with the works to the front of no. 27, the ground floor front of no. 29 was rebuilt into its current form, removing the inserted shop front.
- In 1968, it was the listed address of the Chairman of the Acton Society Trust.

4.3 No. 31 St Saviourgate

- In or around 1837, the newly separate no. 31 St Saviourgate was purchased by Mr Frances (Francis) Teale. The 1841 census lists Frances (60) as living with his spinster sister Emma (or Gemma) and two servants. A later census lists his profession as an “owner of houses”.
- In 1858 Emma married the Rev. Josiah Crofts (or Croft), rector of St Saviour church, and former chaplain to the York County Asylum on Bootham. The marriage was relatively short lived and Josiah died in May 1866.
- Emma remained at no. 31 and appears on the 1881 census as living with a housekeeper and servant. She either passed away or sold the property soon after, as Kelly’s Directory of 1885 lists the occupant as William Robert Wright Mus. Bac. Oxon.
- The 1891 census lists the occupants as Agnes A Jennings, who is joined on the 1901 census by David Jones Jennings, professor of music.
- From c.1901 until its closure in 1956, no. 31 St Saviourgate was the home of Haughton’s School (fig. 4.17). In the late C18, William Haughton, a former Sheriff of York, left an endowment of £1,300 towards the education of 20 poor children in the parish of St. Crux to read and write English. The school was originally located in a room near St Crux parish church, which had been erected by the then schoolmaster (Hargrove 1818, 665). It subsequently moved several times around the city, including to Fossgate, and then to St Andrew’s Hall on Spen Lane.
- In 1824 there were said to be "20 or 30 poor boys taught by the rector, English, writing and arithmetic free, and such whose parents desire it and are properly qualified, Latin". In 1864 there were said to be 34 boys attending in a small room rented by the master; the furniture and school apparatus were poor, and the standard of instruction lower than that in other parochial schools in the city. It was a day and boarding establishment for fee-paying pupils, governed by the trustees of the charity and receiving an income from the endowment until 1947. Subsequently it was a private school but children entitled to benefit from the endowment are said to have continued to attend.



Fig. 4.17 Early C20th photograph showing Haughton’s School, with its signage clearly visible at the northern end © York Press.

- The master of the School from 1898 to 1939 was George Henry Golledge (York Press 14/10/2013). Golledge was therefore master during the school's move to St Saviourgate.
- The 1909 OS map reveals the construction of several large extensions at the rear of the site (fig. 4.18), which must have been added since the previous survey of the 1892 OS map.

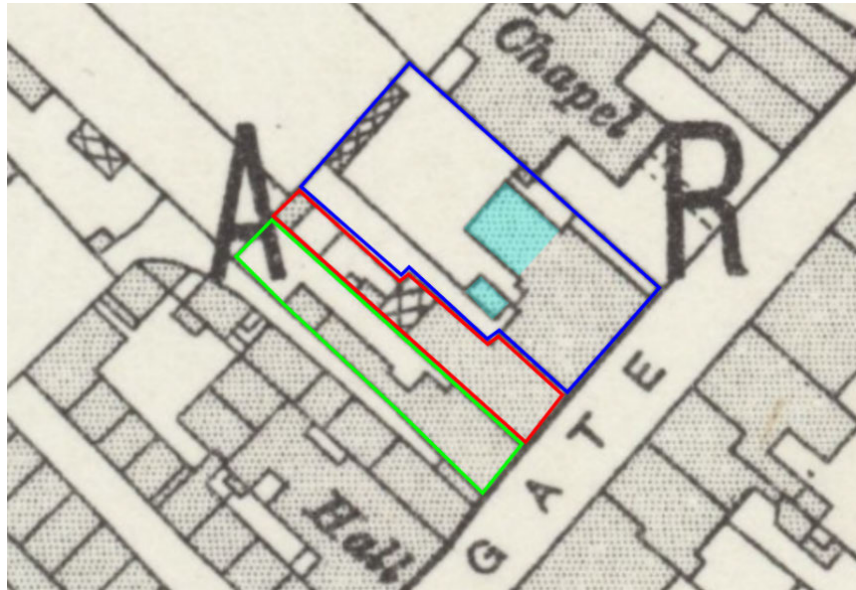


Fig. 4.18 OS map of the site in 1909 - no.27 (green), no.29 (red), and no.31 (blue). Note large new extensions to no.31 the rear highlighted in light blue © Crown Copyright.

- These extensions were likely added around the turn of the century, and presumably relate to the arrival of the school in 1901.
- The OS map of 1931 shows a further large extension had been added, but this was subsequently removed by the 1960 map (see fig 4.16).
- Little is known about the specific use of space within no. 31 during those school years, but with Master Golledge having a background in music, it's not surprising Haughton's had a large music room, as seen in a photo of c.1920 (fig. 4.19).



Fig. 4.19 Early C20 photograph of the Music Room at Haughton's School. Located on the ground floor, this room is today the reception for the commercial tenants © The Card Index.

- Another photo, presumably of the same date shows the entrance hall to No. 31 which at that time featured timber panelling, now lost (fig. 4.20).



Fig. 4.20 Photo of c.1920 showing the entrance hall to Haughton's School in no. 31 St Saviourgate.

- This panelling was still in place in an RCHME photo of the 1970s (fig. 4.21).



Fig. 4.21 RCHME photograph of the principal staircase, with the entrance hall's panelling, now painted white, still visible to the right of the stair © RCHME 1981.

- By the 1940s, it appears the building has had its front elevation painted (see fig. 4.11), although there is no evidence of this scheme surviving.
- On the closure of Haughton's School in 1956, the property was acquired by the York Conservation Trust, who undertook its conversion into offices. As part of this conversion, some first floor rooms were subdivided and the larger of the two outbuildings was substantially remodelled into the structure that survives today.
- Undated floor plans, presumably dating from the mid-C20, show the building has not been substantially altered since, with the exception of the cellars, where internal partitions have been added to close off some areas and to create a new boiler room.

5.0 Phased Development of the Site

- The following is a phased block plan of nos. 27-31 St Saviourgate, based primarily on documentary evidence and limited fabric analysis (fig. 5.1). Only internal changes directly discussed above are included, and this plan does not represent a detailed phased analysis of the structure.
- It does however demonstrate the extent of surviving C18th material and complex narrative of change in the subsequent centuries.



Fig. 5.1 Phased ground floor plan of nos.27-31 St Saviourgate. Note internal planforms of nos.27-29 are indicative only (shown dotted).

6.0 Assessment of Significance

- This section provides an assessment of the significance of the nos. 27-31 St Saviourgate through the values outlined in English Heritage (2008) *Conservation Principles*, being: evidential, historic, aesthetic, and communal value.

6.1 Evidential Value

HIGH

- The buildings exhibit high evidential value as a series of high-status, early C18th domestic buildings.
- There is evidence these properties also incorporate earlier fabric, adding to their evidential value.
- The rapid expansion of nos. 29-31 within 4 years of its construction, and its subsequent development and change at the rear provide evidence of its changing use, from single grand residence, to smaller high-status housing, to more commercial uses.
- The later changes, particularly the C19th subdivision of no. 29-31 and the loss of its wider landscape and ancillary buildings, provide evidence of the site's changing fortunes, and the intensification of urban land use in Victorian York.
- The properties, particularly no. 31, retain their fine C18th interiors including ornate cornices, doorcases and fireplaces, providing evidence of room use and status. The access patterns largely survive in no. 29-31, and where internal subdivisions have been made, the surviving corning and skirtings enable the original layout to be easily read for most of the building.
- Nos. 27-31 have high evidential group value as part of a high status Georgian streetscape, being almost unique in York, and reflecting the street's position as a premier residential street during that century.

6.2 Historical Value

HIGH

- The site has high associative historical value through its connections to Lady Sarah Hewley, who is commemorated for both the construction of the Unitarian Chapel next door and the richly endowed almshouses that still operate today at the other end of St Saviourgate. This association was recently marked with a York Civic Trust plaque on no. 31.
- The properties also have medium associative historical value through their connections to figures and businesses of national and regional prominence, including Rear Admiral Hugh Robinson (nos. 29-31), Thomas Smith (no. 27), the Yorkshire Mounted Brigade Transport and Supply Column (no. 29) and William Birch & Sons Ltd (no. 29).
- No. 31 also has medium historical value as the final home of Haughton's School, one of the earliest and most eminent private boarding schools in York.

6.3 Aesthetic Value

HIGH

- Nos. 27-31 St Saviourgate exhibit high aesthetic value as fine examples of mid C18th high-status domestic architecture. Despite some changes in the C19th and C20th, the front facades of these buildings are relatively cohesive and exhibit good quality architectural detailing, including fine doorcases and cornices.
- They also exhibit high group value as part of the uniform historic streetscape of Georgian terrace housing at the north-eastern end of the street.
- The rear ranges, particularly those dating from the C20th are of limited aesthetic value, and modern interventions, such as the fire escapes are of minor detractors.

6.4 Communal Value

MEDIUM

- No. 31 exhibits communal value through its use as a day and boarding school from c.1901 to 1956, as evidenced by recent newspaper articles reminiscing about school days at the site.

6.5 Conclusion

- The Grade II listed nos. 27-31 St Saviourgate are fine C18th domestic buildings and have significant group value as part of a rare Georgian domestic streetscape in York.
- Internally the buildings have been subdivided and considerably altered between the mid C19th and mid C20th, although much of their original layouts and access patterns can still be discerned. Some of the interior rooms feature fine bolection-moulded C18th panelling and fireplaces with overmantels, exhibiting high evidential and aesthetic value.
- The site exhibits high evidential, historical and aesthetic value, and together make an important contribution to the character and appearance of the Conservation Area.
- The more recent interventions to the rear, including the rebuilding of rear ranges, insertion of fire escapes, and use of inappropriate materials (such as concrete) detract slightly from the significance of the sites. This level of change is reflected in their listing at only Grade II. Despite the change, the properties retain high levels of evidential value and are of both regional and national significance.

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Appendix - List Descriptions

27, ST SAVIOURGATE

Overview

Heritage Category: Listed Building
Grade: II
List Entry Number: 1256700
Date first listed: 14-Jun-1954
Statutory Address: 27, ST SAVIOURGATE

Location

Statutory Address: 27, ST SAVIOURGATE

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

District: York (Unitary Authority)

National Grid Reference: SE 60608 51942

Details

YORK

SE6051NE ST SAVIOURGATE 1112-1/17/988 (North West side) 14/06/54 No.27

GV II

House, now flats. Rainwater head dated 1763, with later alteration; ground floor rebuilt in C20. Ground floor of red-brown brick in Flemish bond on concrete plinth; upper floors of red-painted brick in stretcher bond; timber doorcase and cornice; pantile roof with brick stacks. EXTERIOR: 3 storeys and attic; 2-window front. Door of 6 raised and fielded panels in doorcase of fluted pilasters and frieze with cornice on acanthus consoles: 16-pane sash window with flat arch to left. Unequal 20-pane sash windows on first floor, 16-pane sashes on second floor, all with grooved wedge lintels. All windows have renewed stone sills. Dentil and modillion cornice, returned at right end, with moulded rainwater head at left end. Attic windows are gabled dormers with 2x6-pane horizontal sliding sashes. Moulded brick band to first floor; 2-course raised brick band to second floor, returned across gable wall to left. INTERIOR: not inspected. (City of York: RCHME: The Central Area: HMSO: 1981-: 208).

Listing NGR: SE6060851942

29 AND 31, ST SAVIOURGATE

Overview

Heritage Category: Listed Building
Grade: II
List Entry Number: 1256701
Date first listed: 14-Jun-1954
Statutory Address: 29 AND 31, ST SAVIOURGATE
Location
Statutory Address: 29 AND 31, ST SAVIOURGATE
The building or site itself may lie within the boundary of more than one authority.
District: York (Unitary Authority)
National Grid Reference: SE 60619 51958

Details

YORK

SE6051NE ST SAVIOURGATE 1112-1/17/989 (North West side) 14/06/54 Nos.29 AND 31

GV II

House now offices. 1735 with extension of 1739; subdivided in mid C19. MATERIALS: orange brick in Flemish bond, on part concrete plinth, part painted stone; timber cornice. Roof of tiles at front, pantile at rear, with brick stacks and four flat-topped dormers with 2- or 3-light windows. Painted stone doorcase to No.29, timber to No.31. EXTERIOR: 2 storeys and attic; 5-bay original front, with slightly projecting centre bay; 4-bay extension to right. Original entrance to No.29 in projecting bay, in replacement doorcase with round-arched architrave, fluted impost band, spandrels enriched with garlanded wheatear mouldings and dentilled open pediment on grooved consoles with foliate pendants. Entrance to No.31 to right, in inserted doorcase of plain pilasters and heavy moulded and modillioned cornice. Both have doors of 6 raised and fielded panels, that to No.29 with patterned fanlight, that to No.31 divided overlight. At right end, original door of 8 sunk panels with radial-glazed fanlight in round-arched opening leads to side passage. Windows on ground floor are 12-pane sashes, on first floor unequal 15-pane sashes, all with flat arches of gauged brick and stone sills, some painted. Window arches on second floor partly hidden by moulded dentilled and modillioned cornice. Raised band of brick to left of doorcase to No.29, of painted stone to right and across extension front. Two ornate moulded rainwater heads embossed with winged cherub heads. INTERIOR: not inspected. RCHM records original staircase in No.29 with close string, turned and fluted balusters and square fluted newels with moulded, ramped handrail. First-floor room in No.29 and ground-floor room in No.31 have bolection moulded panelling and elaborate plaster overmantels. (City of York: RCHME: The Central Area: HMSO: 1981-: 208).

Listing NGR: SE6061951958