

No.4 Jubbergate, York

Statement of Significance



The London to York Stagecoach on a cobbled street by George Goodwin Kilburne, undated. Image looking down Jubbergate towards to site (rendered and white painted)

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Maybank Building Conservation LLP

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0.0 Non-Technical Summary

- No. 4 Jubbergate is a complex multi-phase timber-framed structure comprising major elements from the late C14th and early C17th. From 1928 the site underwent a major restoration and alteration by architects, Brierley and Rutherford, for Mr Cuthbert Morrell. The building is a comparatively early example of restoration and repair of timber-framing in York by a prominent architectural firm and for a prominent patron.
- Originally sitting at the junction of four narrow streets (High Jubbergate, Little Shambles, Newgate, Silver Street), today the building sits in a relatively open space within the Shambles / Newgate Market, making it a visually-prominent heritage structure within the historic core of York.
- Comparatively little is known about the early history of the site, likely due to its relatively low status in the post-medieval period. By the late C19th it had been subdivided into nine commercial and residential tenancies.
- The site demonstrates high evidential and aesthetic value, and medium to high associative historical value. It has group value with the adjacent C14th timber-framed row opposite on Newgate. It makes a positive contribution to the character and appearance of the York Central Core Conservation Area.

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 no. 4 Jubbergate, York. The site comprises a late C14th timber-framed house with early C17th timber-framed range to the south-east. To the rear (north-east) a mid C20th brick range contains a modern kitchen serving the building's present use as a restaurant. The site was extensively restored and remodelled from 1928 by Brierley and Rutherford architects.
 - This report was commissioned to inform the repair and future management of the site.
 - The site is located at National Grid Reference SE6041251873.
 - The local planning authority is the City of York Council.
- This report, written by Dr Dav Smith MCIfA, 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 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

- No. 4 Jubbergate is located at the north-eastern termination of Jubbergate, at its intersection with Silver Street and Newgate. The open area of the Newgate / Shambles Market lies to the immediate south of the site (fig. 2.1).

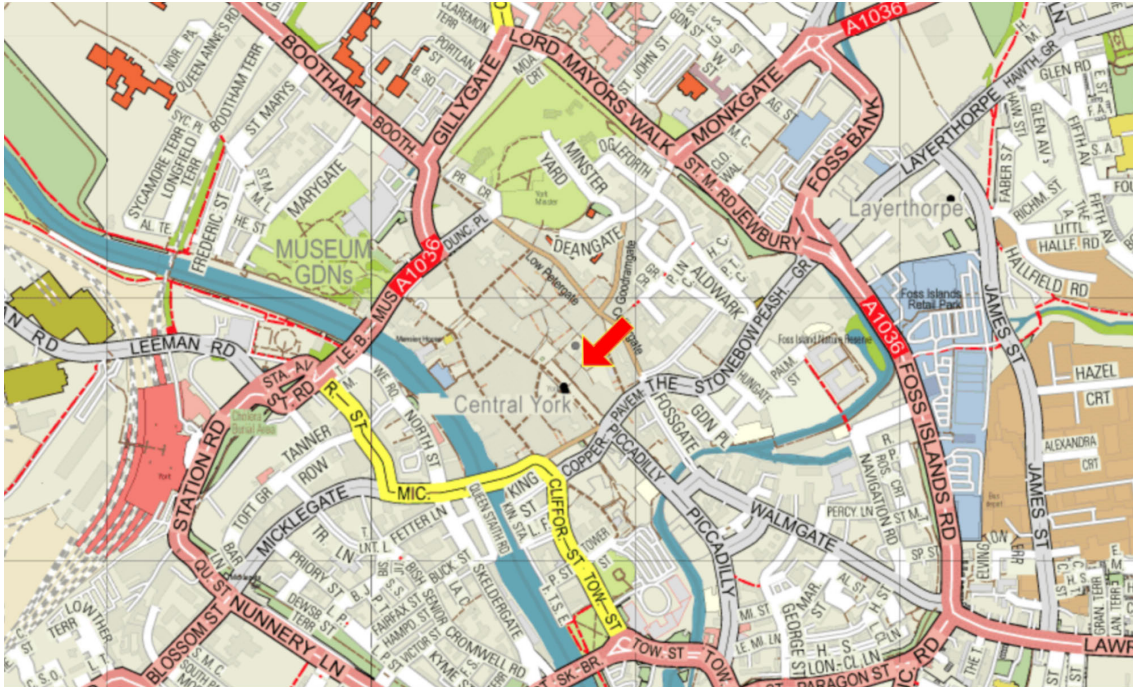


Fig. 2.1 Location Map of the site (red arrow) within the historic core of York © StreetMap.

- The site incorporates or is affected by a range of heritage designations, including:
 - No. 4 Jubbergate is a **Grade II*** listed building ((erroneously listed as “No. 2 Jubbergate” and formerly listed as “White Rose Cafe”, UID: 1257555; see Appendix A).
 - Located within the **York Central Core Conservation Area** (adopted 2011).
 - Located within the ‘Central Shopping’ Character Area of the Conservation Area.
 - Located within the **Central Area of Archaeological Importance**.
- Numerous listed buildings occupy the surrounding streets, particularly on the nearby Shambles, with the rears of many of these buildings overlooking the site. The principal designations (fig. 2.2) within a 50m radius of the site are:

HNLE ID	Designation	Type	Name
1259289	GII	Listed Building	St Sampsons
1256976	GII*	Listed Building	6, Patrick Pool
1257060	GII	Listed Building	11, Newgate
1257061	GII	Listed Building	12-15, Newgate
1257059	GII	Listed Building	6, Newgate
1256662	GII	Listed Building	46 and 47, Shambles

1256661	GII	Listed Building	45, Shambles
1256659	GII*	Listed Building	44, Shambles
1256658	GII	Listed Building	43, Shambles
1256657	GII*	Listed Building	41 and 42, Shambles
1257477	GII	Listed Building	1, Little Shambles
1256645	GII	Listed Building	40, Shambles
1256644	GII*	Listed Building	39, Shambles
1257008	GII	Listed Building	35 and 36, Parliament Street
1257006	GII	Listed Building	34, Parliament Street
1257004	GII	Listed Building	33, Parliament Street

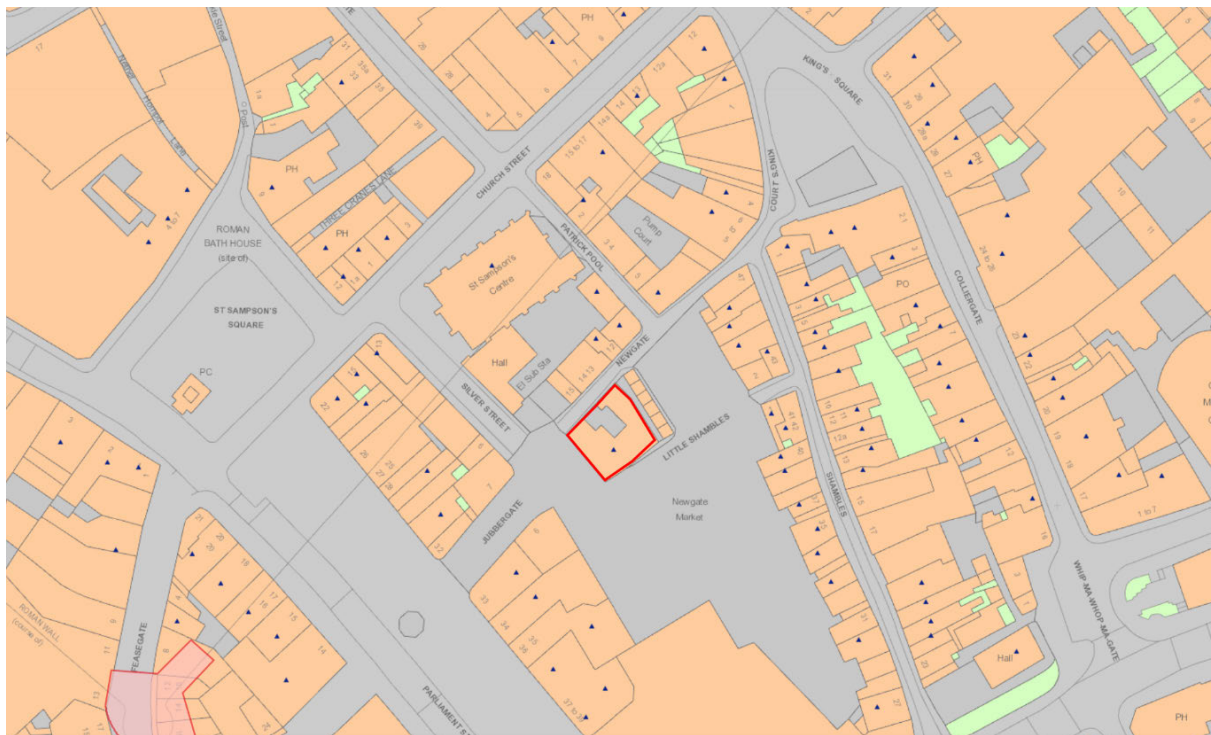


Fig. 2.2 Map showing nearby heritage designations (blue triangles) with the site highlighted in red © Historic England.

3.0 Early Site History

- The site is located immediately outside the former walls of the Roman legionary fortress and within the presumed built up area of the early Roman township (fig. 3.1).

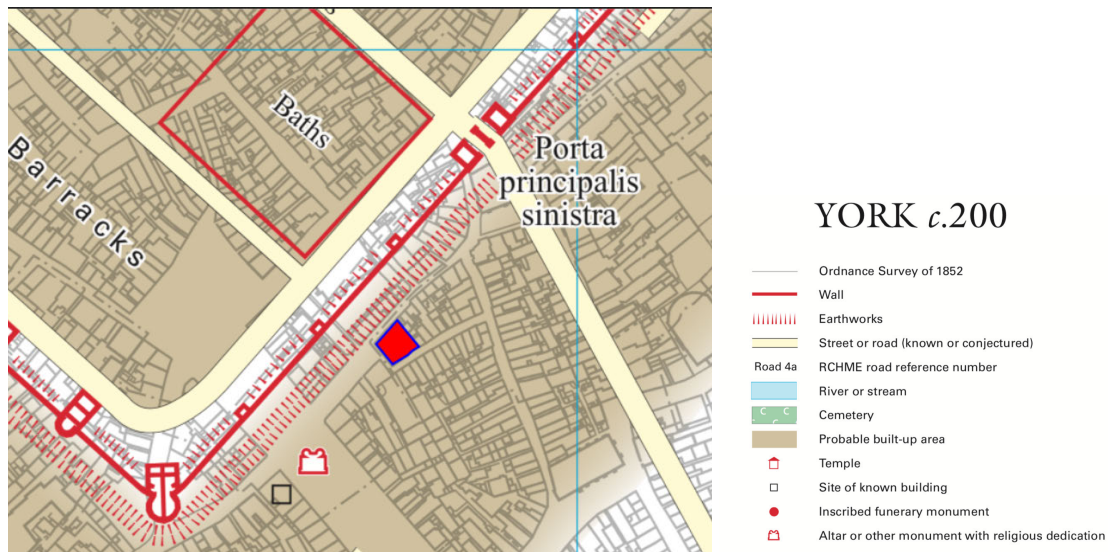


Fig. 3.1 Map showing probable Roman occupation and known or conjectured street patterns (site in blue/red) (© Addyman 2015).

- Jubbergate has early origins, and follows the line of a road established during the Early Medieval period. By the time of the Conquest or earlier, the intersection with Silver Street had been formed (fig.3.2).

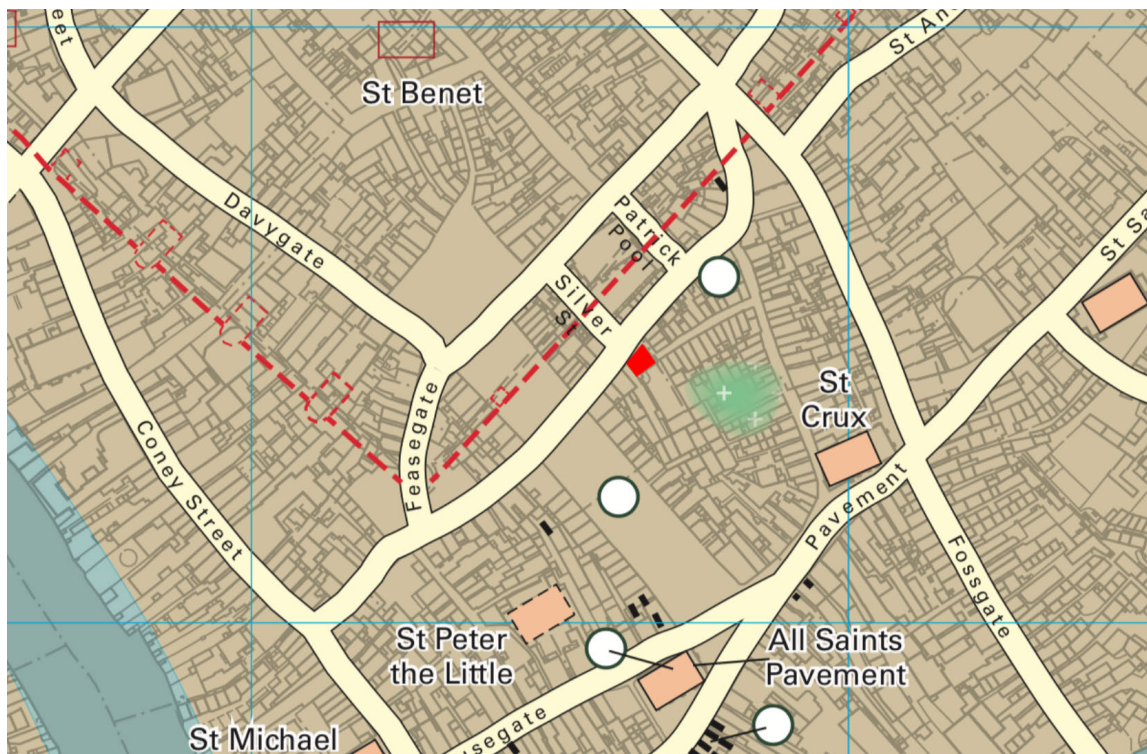


Fig. 3.2 Map showing York c.1066 showing the known roads, with the site (red) at the intersection of Jubbergate and Silver Street(© Addyman 2015).

- Jubbergate first appears in the documentary records in c.1200 as 'Bretgate', but by 1280 it was called 'Joubrettegat' (RCHME 1981, 149), or 'Joubret-gate' (Drake 1736, 322). Various antiquarian authors (e.g Hargrove 1818, 387) note the name's derivation as denoting a street of British settlers in the Jewish quarter.
- The road originally extended from Spurriergate to Newgate, and was known as 'Low Jubbergate' from Spurriergate/Coney St to Peter Lane, and as 'High Jubbergate' from Peter Lane to Newgate/Silver St. High Jubbergate, sometimes called 'Upper Jubbergate', also appears to have occasionally included Newgate through to the top of the 'Great Shambles' (Shambles) and King's Square.
- The area around the site was historically relatively poor and densely populated. This is highlighted by Hargrove, who wrote of Jubbergate: "The houses here are, at present, very small and humble, but on the north side of High Jubbergate, are the remains of several ancient walls, which tradition states were formerly part of a Jewish synagogue (Hargrove 1818, 388).
- The site also lies close to The Shambles, the traditional area of butchers within the medieval and post medieval city. The ancient hall of the 'York Butchers Guild' (fig. 3.3) was located nearby off Little Shambles.



Fig. 3.3 Sketch of the interior of the ancient hall of the Butchers Guild by John Harper © York Museum Trust

- In 1796 a new purpose-built chapel was constructed in Upper Jubbergate, which was licensed as a dissenters meeting house. This was purchased by the Corporation of York in 1834 and demolished as part of the construction of Parliament Street.
- In the C19th, the Corporation sold property and borrowed money to fund road widening and improvements schemes, including Jubbergate. This was a period of significant change on Jubbergate, with the creation of Parliament Street, drainage schemes, road widening schemes, and the creation of markets on Silver Street all impacting on the character of the area.
- Newgate Market was created in 1955 (VCH 1961) following the clearance of most of the buildings surrounding the site, particularly on Newgate and Little Shambles. This clearance of low-status housing, has resulted in the comparative isolation of the site today as a landmark structure.

4.0 Building History

- The following presents a chronological history of no. 4 Jubbergate, York, based on available primary and secondary sources. Today the site comprises a single multiphase building constructed in timber-framing with brick and plaster infill, as well as elements in terracotta-coloured brick. The site started as a late C14th timber frame structure, adjacent to which were constructed two buildings in the early C17th. The site was restored and altered in 1928, resulting in the loss of structures to the rear and considerable rebuilding and planform alterations. In the late 1950s, the site was again altered, with a brick range added to the rear, forming a courtyard. The basic block phasing is shown in figure 4.1.

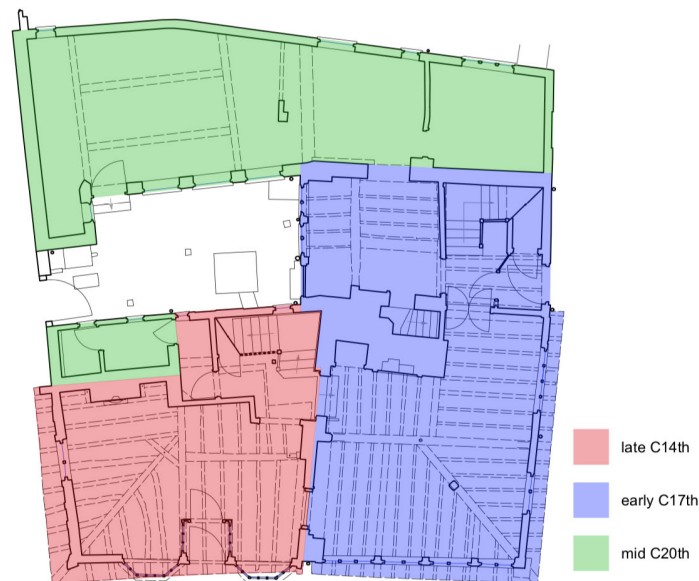


Fig. 4.1 Block phasing of the ground floor plan.

- The historical evidence for the site is very limited due to a number of factors. Its location on the intersection of several streets with numerous names (Jubbergate, High Jubbergate, Upper Jubbergate, Newgate, Little Shambles, Silver Street) makes the site difficult to reliably identify in the documentary record. This is compounded by the fact that the site appears to have been subdivided through much of its later life, and different elements appear to have been recorded on different streets at different times. The extent of change to the streetscape, especially to Jubbergate and Little Shambles, also makes the site difficult to locate in documentary sources. Finally, the comparatively low status of the building and its location through much of its life has limited both the documentary and pictorial evidence for the site.
- The street numbering in Jubbergate changed significantly in the mid C19th, initially through the creation of Parliament Street (1834-40), which intersected High Jubbergate. The numbering was further affected when the western end of the street (from Parliament Street) was renamed Market Street in the mid C19th. The remaining section of 'High Jubbergate' (east of Parliament Street) is all that today remains of the historic Jubbergate.
- The present no.4 Jubbergate was known as nos. 6-9 Jubbergate in the latter C19th, with rear elements being listed on both Newgate and Little Shambles. Modern street numbering is utilised throughout this report.

- Little is known about the early history of the site, with the earliest element (the two-storey structure to the south-west) being stylistically dated to the later C14th (RCHME 1981, 149). Constructed as a house, this timber-frame building is jettied at first floor level to both the Jubbergate and Newgate elevations. Much of the original timber framing survives, including the original dragon beam.
- In the early C17th two structures were added to the south/south-east of the original building. Historic England’s list description describes the C17th work as a “crosswing extension” to the C14th range, however the RCHME confirms they were separate structures (RCHME 1981, 149). The C17th ranges are often considered as a single structure, but the RCHME notes it comprises two parts, which may not be “exactly contemporary”.
- No records have been identified for the site during the C18th.
- By at least the early C19th the site had been subdivided in multiple occupancies, and was in largely commercial use.
- Joshua Pearson, shoemaker, appears on the 1851 census as living at 11 Little Shambles, but appears in a newspaper article as being on Jubbergate (*York Herald* 09/02/1850, 6). Given the street number, it is very likely Pearson occupied part of the C17th range of the site, making him the earliest person directly associated with the present no. 4 Jubbergate.
- The site was shown on the 1852 OS map as having been subdivided into as many as eight separate occupancies. This includes two each in the C14th and C17th structures facing onto Jubbergate, and two each facing onto Newgate and Little Shambles (fig. 4.2).

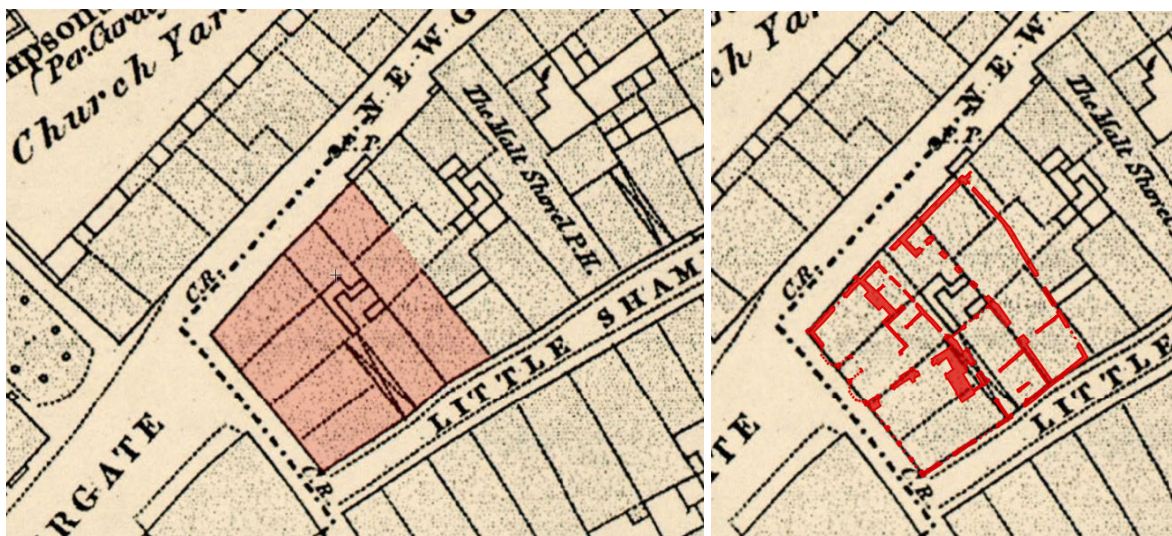


Fig. 4.2 The 1852 first edition OS map with (left) modern site overlaid in red, and (right) ground floor plan overlaid
 © David Rumsey Historical Maps.

- The 1852 map depicts a narrow snickelway off Little Shambles separating the two C17th ranges. This supports the interpretation of the C17th ranges as separate constructions.
- In 1862 the property was offered for sale, confirming the various structures were by that time in single ownership, and providing a list of the tenants (fig. 4.3).

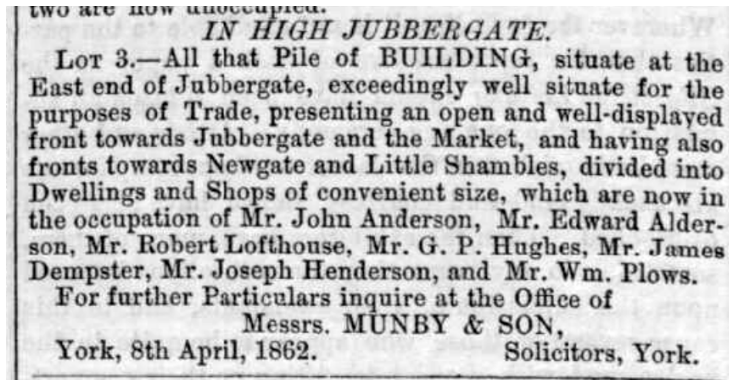


Fig. 4.3 Sale advert appearing in the Yorkshire Gazette 12/04/1862, p.7.

- John Anderson, merchant tailor, and his wife and son, were listed in the 1861 census at no.13 Newgate.
- Robert Lofthouse, butcher, was listed as living in High Jubbergate, with his wife, three children, and a lodger, James Gay. John Hughes, hat manufacturer, and his wife Mary, were listed next door.
- Joseph Henderson, master clogger, and his wife and five children were listed at no.10 Little Shambles in 1861. Edward Alderson, James Dempster, and William Plows do not appear in the York census records for the site.
- It is not known if the property was sold in 1862. By 1876 (Johnson & Tesseyman 1876, 53) the occupants on Jubbergate were listed as:

6	Henry Empson	shoemaker
7	Alexander Frazer	hairdresser
8&9	Richard Wilson	boot & shoe maker

Nos. 6-7 Jubbergate correspond to the present C17th range, while nos. 8-9 represent the C14th range. The Newgate properties appear to have been occupied by Mr John Dalby, general dealer (no.14), and Charles Brewitt, fishmonger (no.15). The Little Shambles properties were occupied by William Riley, chimney sweeper (no.9), Joseph Henderson, clogger (nos.10-11).

- By the 1880s, the C14th structure was occupied by Andrew Wells, broker (no.9 Jubbergate), and George Cook & Son, bootmaker (no.8 Jubbergate) (fig. 4.4).



Fig. 4.4 An 1880s photograph of the C14th range viewed from Jubbergate. The shopfronts and signage for A Wells and C Cook & Sons are clearly visible © York Explore

- In the 1885 trade directory the C17th range was partially vacant (no.6 Jubbergate), while no.7 was occupied by Rosa Stricker, dressmaker.
- In February of that same year, the property was offered for auction (fig. 4.5). It was listed as part of the estate of the late Mr Edward Clancy (*Yorkshire Gazette* 18/03/1885, 1). Mr Clancy does not appear in the census records for York, but two Edward Clancy appear in the death records for 1885, both resident in London.

JUBBERGATE, NEWGATE, AND LITTLE SHAMBLES,
YORK.
THE ESTATE OF EDWARD CLANCY, DECEASED.
VALUABLE FREEHOLD PROPERTY.

TO BE SOLD BY AUCTION, by MR.
EDWARD WILKINSON, at the WHITE SWAN HOTEL,
Goodramgate, York, on WEDNESDAY, the 18th day of
MARCH, 1885, at Three for Four o'clock in the Afternoon,
subject to Conditions of Sale to be then and there produced,
in one Lot.—

All that SHOP, situate and having a frontage to Jubber-
gate, and now in the occupation of Mr Wells; also
All that SHOP, situate and having a frontage to Jubber-
gate, and now in the occupation of Mr Cook; also
All that SHOP, situate in Jubbergate, and now in the occu-
pation of Mr Streather; also
All that SHOP, situate in Jubbergate, in the occupation
of Mr Empson; also
All those THREE DWELLING-HOUSES, situate in
Little Shambles, in the occupation of Mr Riley and others;
and also
All those TWO DWELLING-HOUSES and SHOPS,
situate in Newgate, and now in the occupation of Mr Dalby.
The whole of the above Property is Freehold, and faces
Parliament Street, in the centre of the City of York. The
sites of the above contain 180 square yards, more or less.
The full Rental of the Property is £84 14s. 4d.
For Plans and Particulars apply to Mr WILLIAM CLAPHAM
MILBURN, Goodramgate, York, Tailor; Messrs WM. LEWIS
and SON, Architects and Surveyors, 46½, Stonegate, York; to
the AUCTIONEER, Feasegate, York; or at the Offices of
Messrs ANDERSON & LYTHER,
2401 Solicitors, 41, Stonegate, York.

Fig. 4.5 Advertisement for the auction of the property in May 1885 (*Yorkshire Gazette* 18/03/1885,1).

- The advert confirms that the property was still in a single ownership and gives further details of its subdivisions at this time. The occupants included Mr Wells, Mr Cook, Mr Empson, and Mr Streather on Jubbergate. There is no record of the last name, which is likely a misspelling of Stricker, as Rosa Stricker was still listed at the property in 1886. Based on the advertisement and trade directories the understood occupancy in 1885 is shown in figure 4.6.



Fig. 4.6 Understood occupancy in 1885 overlaid on the 1852 OS map. Base map © David Rumsey

- A later newspaper report records that there was a good attendance at the auction, but few bids and the property was withdrawn from the auction (*Yorkshire Gazette* 19/03/1885). There are no further advertisements and no record has been identified for a subsequent sale of the property.
- Henry Empson, shoemaker, was listed at no.6 Jubbergate in 1876 (*Johnson and Tesseyman's City of York Directory* 1876, 157), and George Cook, bootmaker, appears at no.8 Jubbergate in *Kelly's Directory* of 1885.
- On Newgate, John Dalby is recorded in the 1871 census as a house painter, and lived with his wife Eliza, and a lodger, Frank Chatman, ship carpenter. The widow Charles Brewitt, fishmonger, lived at no. 15 with his five children.
- On Little Shambles, the widow William Riley, chimney sweep, lived with his three children and brother, all also chimney sweeps. Riley was living on Little Shambles by 1850, and the family appear to have remained at the property into the C20th. Joseph Henderson, clog maker, lived with his wife and six children.
- According to a newspaper report on his 1891 insolvency, Andrew Wells had opened his business on Jubbergate in 1881, but moved to King's Court four years later (*Yorkshire Gazette* 01/08/1891, 10). It is unclear if he left and then later returned to the Jubbergate property, however he appears in various adverts at no.9 Jubbergate in 1887 and later. By 1898 A Well's business on the site was listed as *The Rummage Stores*, advertising that "Furniture and all kinds of goods, bought, sold, or exchanged" (*Yorkshire Evening Post* 20/06/1898, 4).
- This information reveals the site to have been heavily occupied. While the four properties facing Jubbergate were primarily in commercial use, those on Newgate and Little Shambles were in dense domestic use. Of these latter elements, only Joseph Henderson's property survives today, although heavily altered and partially rebuilt into a stair tower. The remaining properties were demolished in the late 1920s or 1950s.

- In 1888, a letter to the *York Herald* (23/04/1888, 6) suggested that the York Corporation should improve access to the markets through the purchase, and presumed demolition, of several buildings, including “part of the very old property facing the end of Jubbergate”. Thankfully this proposal appears to have gone no further.
- In 1889, no.9 Jubbergate was listed as being occupied by Mrs A Boyce, furniture dealer, (*Well's Directory* 1889) suggesting that Andrew Wells had sold his business following his insolvency. Mrs Boyce's occupancy appears short lived, as by the end of the following year a “Pearson” was listed at “9 Jubbergate and 1 & 2, Newgate” (*Richmond & Ripon Chronicle* 06/12/1890, 1).
- In 1891, no.6 Jubbergate was advertised for rent as “a convenient 4 roomed house” (*York Herald* 08/08/1891, 1), suggesting the property has ceased to be used for commercial purposes. The 1891 OS map (fig. 4.7) shows that the C17th range of the site had been further subdivided by this date, so the street numbering is not clear, and the advert may not refer to the site. An identical advert in 1888 (*York Herald* 15/11/1888, 1) is listed as no.5 Jubbergate.



Fig. 4.8 The 1891 OS map (surveyed 1889) showing changed subdivisions since 1852 © Crown copyright

- A photo from the 1890s looking eastwards down Little Shambles shows the side of the site (fig. 4.9). Visible on the image are a shuttered window and doorway near the centre of the main C17th range. The latter was likely inserted following its subdivision. The pre-1920s brick infill is also visible near the wall base, showing that it was regularly coursed brick rather than the decorative coursing present today.



Fig. 4.9 1890s photograph looking east down Little Shambles, with the site visible in the left foreground. A sign for a chimney sweeper & cleaners (presumably William Riley's) is visible on the brick building beyond, which is also part of the site © York Explore

- Interestingly, a newspaper article from 1895 mentions “The [Sanitary] committee inspected premises situate in Newgate, Jubbergate, and Little Shambles, and being of the opinion that the same were unfit for human habitation, instructed the Inspector of Nuisances to issue orders for the closure of the same” (*York Herald* 07/12/1895, 14). An earlier article refers to “the Jubbergate and Little Shambles property” (*Yorkshire Gazette* 07/12/1895, 6), suggesting this is in reference to the site, however there is no evidence the property was closed at this time. This may be clarified by another article, which suggests there were differing opinions as to the course of action, with one committee member suggesting that instead of closure, the building owner “be requested to put the property in habitable repair” (*York Herald* 03/12/1895, 6). There is no evidence that any changes were made at the property around this time.
- In the early C20th the C14th range was occupied by a newsagent on the right, and either empty or selling fish to the left, based on advertisement in the window (fig. 4.10).



Fig. 4.10 Early C20th photograph (possibly 1910) showing the newsagents occupying the right half of the C14th range. The C17th range appears in poor condition © York Explore

- Based on the electoral register by 1910, the left unit of the C14th structure was occupied by Harry Hartley Muir, perambulator maker. Muir's shop appears in a photo of the period (fig. 4.11).



Fig. 4.11 Photograph from the 1910s, with the advertisement for Muir's visible. The property appears to have been fairly recently redecorated © York Explore

- *Kelly's Directory* of 1913 lists John Clark, leather seller, and Harry Hartley Muir, at the Jubbergate properties.
- By c.1920 John Clark had been replaced by Forrington's furniture dealers in the southern half of the C14th range. Both shops appear in a photo from that decade (fig. 4.12), although little else is known about Forrington's. It appears that Harry Muir remained at the site throughout the 1920s, as the building was sometimes referred to as "Muir's House" in documents of 1928 (BIA 8/87).



Fig. 4.12 1920s photograph looking southwards across the front of the site, with a Muir perambulator visible in the foreground, and Forrington Furniture next door. This is one of the few historical images to clearly show the pre-1928 shop fronts of the C17th range © York Explore

- In 1927 Cuthbert Morrell purchased the property and commissioned the architects, Brierley and Rutherford, to restore the property, and drawings were prepared in October 1927 (BIA 2/21). These show initial plans to keep the C14th & C17th ranges as separate properties, with the former proposed as offices, and the latter containing a shop with showrooms above.
- By 1928 the proposals had been altered to restore the building as a cafe and shop, with Mr Beaufort referenced as the cafe manager by October 1928. Work commenced that year, by principal contractors, William Birch Ltd, and Thorpe Allen of Castlegate.
- Despite the detailed initial plans, the restoration was clearly an additive process, with various changes and additions proposed and completed between 1928 and 1934. These include exterior "pointing up" following complaints that the "wind comes in now with terrific force" (1931); repairs to fireplaces (1932); addition of coal chute and soot door on Little Shambles (1933); addition of heating (1933); and decoration of radiators and pipes in the "cafe - smoke room, sitting room, and shop" (1934). An estimate survives from 1933 for a range of works including the creation of a staircase to the basement and addition of a 2nd floor kitchen (BIA 8/154/1).

- The incremental development of the site is highlighted by a photograph of c.1933 looking down Little Shambles, which shows the side of the fully restored timber framed C17th range (fig. 4.13). Abutting this to the east is a brick three-storeyed building, which is likely a C18th refacing of the rear C17th timber-framed range. This range differs from the Brierley and Rutherford brick gable facade on the building today, indicating that this part of the restoration had not yet been commenced.

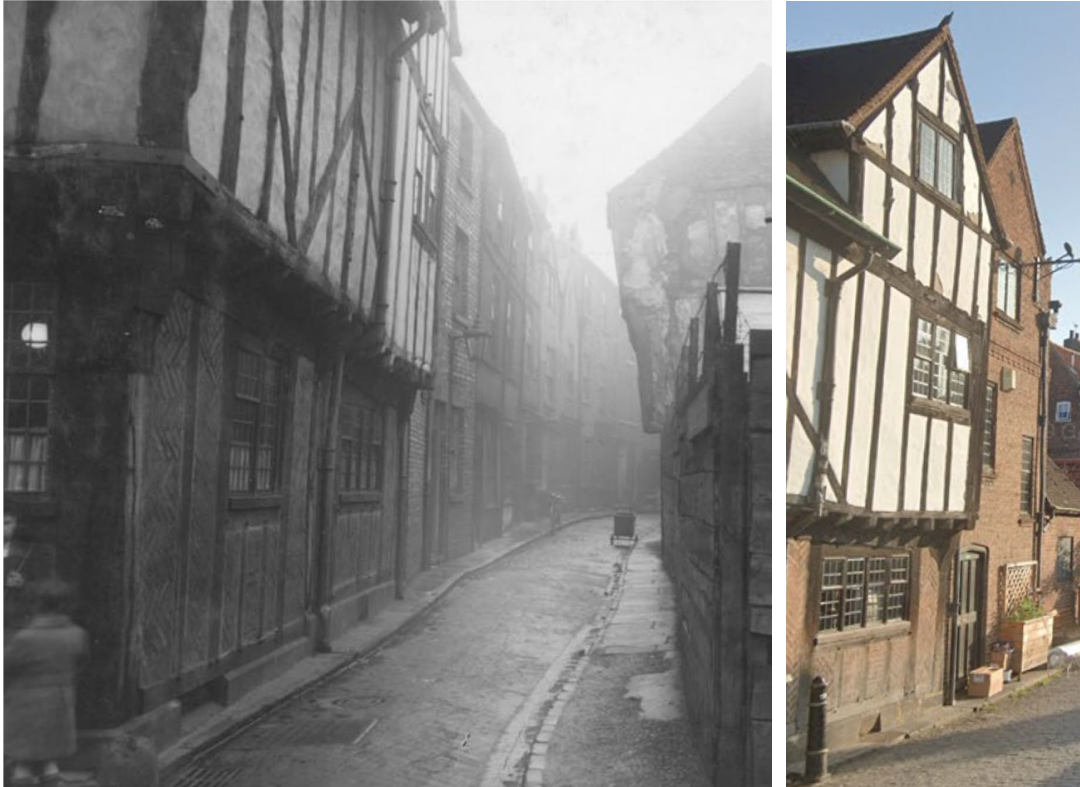


Fig. 4.13 Photograph of c.1933 looking eastwards down the Little Shamble side of the site, with the restored timber framed C17th range in the foreground. An earlier three-storeyed brick building abuts the timbered range © York Explore. A modern image to the right shows the present brick gabled elevation.

- A letter dated 29/10/1930 from the City Engineer to the architects, notes that the Corporation of York had recently purchased nos. 8-9 Little Shambles “and as soon as ever possession can be obtained, I propose to take down both the shoring and the dangerous part of the building (BIA 8/87). This may indicate the works to south-eastern area of the site on Little Shambles were delayed due to the abutting buildings.
- The 1928-34 restoration of the site by Brierley and Rutherford retained much of the original timber framing from both the late C14th range and early C17th ranges, although there was considerable timber replacement in places, and the C14th roof was completely replaced. All of the infill panels, windows, doors, and fixtures and fittings appear to have been replaced. In the rear C17th range, some internal floors were removed to create the present stair tower. The structures on both Newgate and Little Shambles that formed part of the site were demolished. New internal openings were created in the restored buildings to join the separate structures into a single structure.
- Another photograph from 1933, (fig. 4.14) shows Newgate following the restoration. The newly created courtyard can be seen behind the C14th range, following the demolition of the previous buildings. This courtyard is surrounded by a low brick wall, which survives, although heightened today. On its western wall of the adjacent building the roof scar of a two-storey structure can be seen, presumably marking the roofline of no.13 Newgate.



Fig. 4.14 Left - the site shortly after its restoration by Brierley and Rutherford architects for Cuthbert Morrell. Note the creation of a yard on Newgate (left), and in the foreground, the C18th ranges on the south side of Jubbergate have not yet been cleared; Right - detail from a 1933 photograph showing the roof scar of the now lost brick range on the site of the present kitchens © York Explore

- In March 1931 it was proposed to add domestic accommodation onto the site, however, the Council pointed out that permission had only just been granted for the addition of the “mixing room and larder” on the basis that the premises were not used as a dwellinghouse. It appears the earlier proposed additions were withdrawn in favour of the domestic use, as subsequent documents refer to works to the first floor ‘bedrooms’ above the shop.
- In March 1931, permission was granted for “proposed additions, ‘White Rose Cafe’, Jubbergate”, the first mention of the cafe’s name. The site was to remain as the White Rose (fig. 4.15) for much of the C20th.



Fig. 4.15 Late 1930s photo showing the White Rose Cafe signage on the restored building © York Explore

- Presumably around 1934, the Little Shambles properties were removed and the works completed to the main site. At a later date, possibly in the 1950s, the ground floor W/Cs were expanded with a near courtyard addition on the rear of the C14th range.
- By 1955 all of the buildings at the rear of the site on both Newgate and Little Shambles were demolished, creating the markets (fig. 4.16).



Fig. 4.16 c.1955 photograph looking across the cleared properties towards Newgate. The single storeyed 1930s ranges are visible to left, with the courtyard wall visible in the centre of the image © York Explore

- The property was purchased by the York Conservation Trust in 1957. In the late 1950s a new kitchen range had been added to the east of the site, utilising and heightening the 1920s courtyard wall and abutting the 1930s double-pitched building. The last known major alteration to the site was the extension of the W/C on the rear of the C14th range in the later C20th.
- The White Rose closed in 1981, at which point the tenant became Grandma Batty's Yorkshire Pudding Emporium. After several food service tenants, the site is today operated by the present tenants as 'Gert & Henry's Restaurant'.
- In summary the overall phasing of the site is as follows:

Late C14th	Two storey jettied timber frame range constructed.
Early C17th	Two timber-framed ranges added to the south-east. These are likely slightly different phases.
C18th?	The properties come into single ownership along with neighbouring properties on Newgate and Little Shambles. The properties are subdivided (if not already). The rear C17th range is refronted in brick on Little Shambles.
Late C19th	Part of the front C17th range is further subdivided.
1928-1934	The site is restored and altered by Brierley and Rutherford, with the abutting associated structures on Newgate and Little Shambles being demolished
c.1958	New kitchen range added in the courtyard and a W/C extension added.
Late C20th	The W/C extension is added to the rear of the C14th range.

5.0 Assessment of Significance

- Following on from the understood history outlined in this report, this section provides an assessment of the significance of the no. 4 Jubbergate through the values outlined in English Heritage (2008) *Conservation Principles*, being: evidential, historic, aesthetic, and communal value.

5.1 Evidential Value

HIGH

- The site exhibits high evidential value as a collection of late medieval and post medieval timber-framed domestic/commercial buildings of middling status.
- The site has evidential value as a relatively early example of timber-framed conservation in York, carried out by a regionally significant architectural firm, Brierley and Atkinson (this project commenced only a year after Walter Brierley's death in 1926).
- The comprehensive restoration of the site in 1928-34 removed much of the evidence for the low status use and adaptation of the site through the C18th and C19th.
- The site has group evidential value of one of the few surviving historic buildings in the area of the present Newgate markets. Together with the adjacent C14th row on Newgate, the site forms a surviving fragment of medieval York cut off from the historic streetscape of The Shambles following the slum clearances following Post WW2.

5.2 Historical Value

MEDIUM - HIGH

- The purchase and restoration of the site was an early example of the Morrell family's desire to rescue York's historic timber-framed buildings. The site demonstrates medium to high associative historical value, through this, representing one of templates for the purchasing and restoration of such buildings that form the core of the York Conservation Trust's estate.
- The site has historical value as a survivor of the dense medieval and post medieval lower-status timber framing that filled the narrow streets of York's historic core. This area of York has fundamentally changed since the early C19th, with the creation of Parliament St and Piccadilly, the late C19th street widening and improvements schemes, and the C20th clearances.

5.3 Aesthetic Value

HIGH

- No.4 Jubbergate exhibits high aesthetic value as a series of fine timber-framed structures, complemented by high quality late Arts and Crafts elements by Brierley and Rutherford. This detailing was externally carried through in the 1950s works, collectively presenting a cohesive and highly aesthetically pleasing structure.
- This site also demonstrates high aesthetic group value when considered with the near contemporary (mid C14th) timber-framed row opposite on Newgate.

5.4 Communal Value

MEDIUM

- No.4 Jubbergate has communal value as a large cafe and restaurant that has served York's residents and visitors for nearly a century. Its present comparatively isolated position within the Newgate/Shambles Markets makes it a landmark building within York.

6.0 Conclusion

- The Grade II* listed no.4 Jubbergate is a collection of timber-framed and brick ranges today forming a complex courtyard building. It demonstrates high evidential and aesthetic values, has group value, and makes an important contribution to the character and appearance of the conservation area.
- The site developed as a series of separate structures, including a late C14th range, two C17th ranges, and presumed C18th structures on Little Shambles and Newgate. The status of the site appears to have declined in the C18th and by the later C19th it was in single ownership but with nine separate occupancies. Newspaper reports suggest the site was deemed unfit for habitation by 1895, highlighting its 'slum' status.
- The building survived several suggestions that it be demolished, before being extensively restored in 1928-34 by Brierley and Rutherford architects for Cuthbert Morrell. The restoration better revealed the historic external appearance of the structure, while removing almost all evidence of its use and alteration since construction. The structures on Newgate and Little Shambles were demolished or substantially rebuilt at this time. Internally, some areas, such the C17th range that today contains a staircase, have been significantly altered, and the original internal arrangements are not well understood.

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Appendix A - List Description

2, JUBBERGATE

Overview

Heritage Category: Listed Building
Grade: II*
List Entry Number: 1257555
Date first listed: 14-Jun-1954
Date of most recent amendment: 14-Mar-1997
Statutory Address: 2, JUBBERGATE

Location

Statutory Address: 2, JUBBERGATE
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 60412 51873

Details

YORK

SE6051NW JUBBERGATE 1112-1/28/515 (South East side) 14/06/54 No.2 (Formerly Listed as: JUBBERGATE White Rose Cafe)

GV II*

House. Late C14 with early C17 crosswing extension; extensively restored 1928, including re-roofing and partial rebuilding and extension to rear of C17 wing. Restoration by Brierley and Rutherford. Both parts timber-framed; ground floor rebuilt in red herringbone brick and rear of wing in red-grey mottled brick in English bond; upper floors plastered and white-washed; tiled roofs with brick stacks. EXTERIOR: C14 block has 2-storey, 2-bay front, with gabled roof dormer and first floor jettied on adjacent sides; to right, C17 gabled crosswing of 2 storeys and attic, 1 bay, first floor jettied on adjacent sides, attic jettied at front. Framing exposed on all floors, that on ground floor mostly renewed except for dragon posts, that on upper floors largely original. C14 block has glazed and panelled door flanked by small-pane canted bay windows over sunk panelled risers, and two 2-light windows on first floor. C17 block has four windows of 2 or 3 lights on ground floor: on first floor, 3-light oriel window with 16-pane centre sash, flanked by small 2-light windows; 3-light window in attic gable. Good wrought-iron bracket at left end of attic jetty. Right return: 2-storey front of 2 unequal bays, with two parallel gabled crosswings to right, of 2 storeys and attics, and irregular fenestration. End crosswing has panelled door in 4-centred opening, and 1- and 2-light windows with tiled sills between upper floors. Windows elsewhere repeat those of main fronts, all with square- or diamond-paned leaded lights. Embattled rainwater head dated 1928 at eaves level of end crosswing. INTERIOR: original timber-framing and studding survive substantially in all parts of the building, including dragon beams in ground floor ceilings. At rear of left bay of C14 part is reset cast-iron fireplace. On first floor, C17 wing has moulded plaster cornice to ceiling and transverse beam; reset cast-iron range in fireplace. In C17 attic, front room has early C20 cast-iron fire grate in C19 surround, rear room retains chamfered 4-centred fireplace arch. An interesting example of early C20 restoration, by the important local architects Brierley and Rutherford. (City of York: RCHME: The Central Area: HMSO: 1981-: 149).

Listing NGR: SE6041251873

Legacy

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

Legacy System number: 463751

Legacy System: LBS

Sources

Books and journals

An Inventory of the City of York V Central, (1981), 149

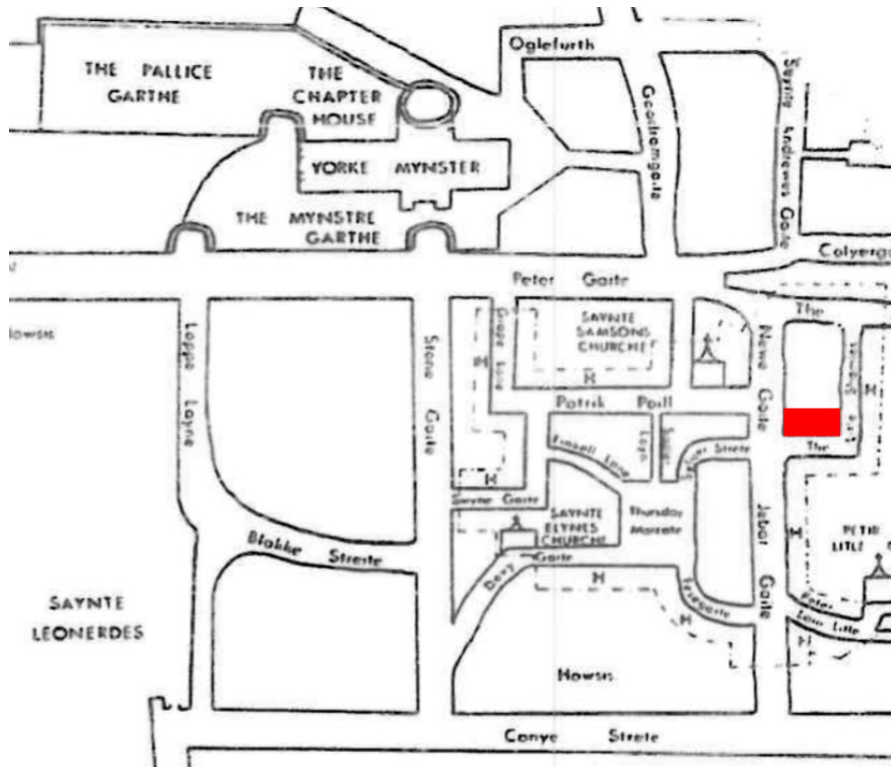
Legal

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 listing

APPENDIX B Historic Mapping

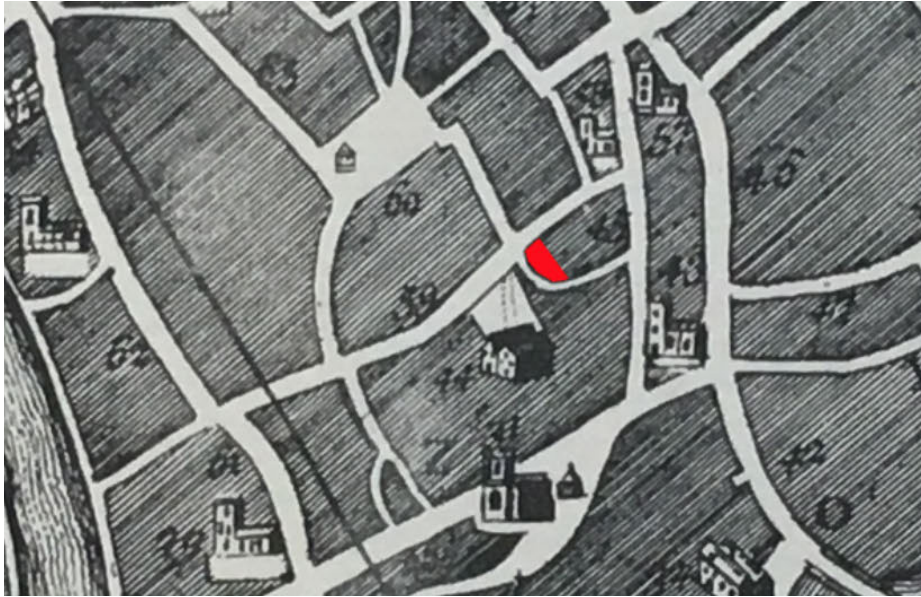
1545 Map -



1610 Map - John Speed

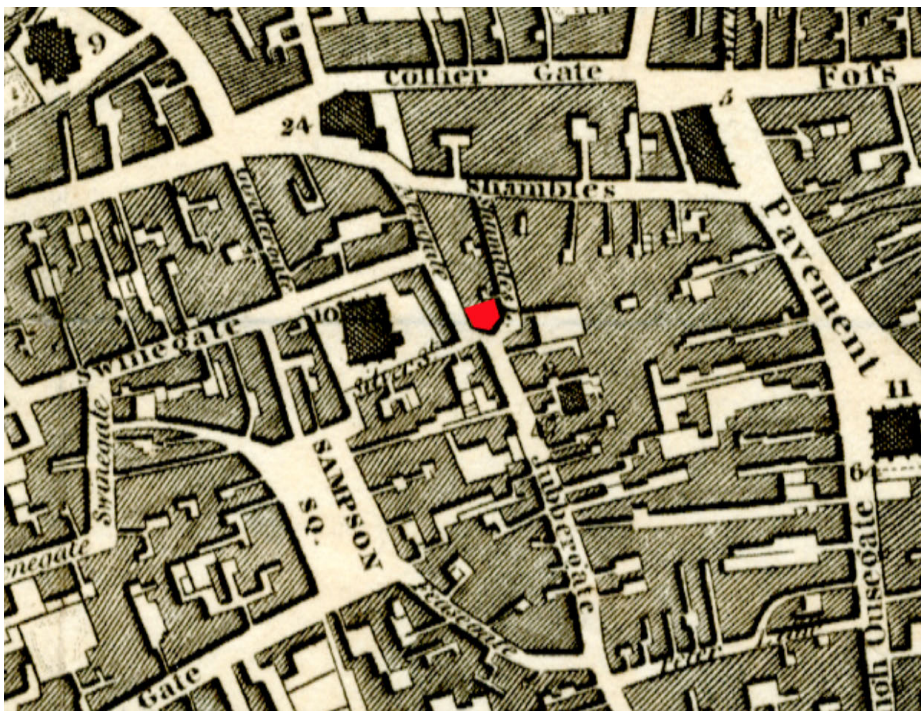


1736 Map - Drake



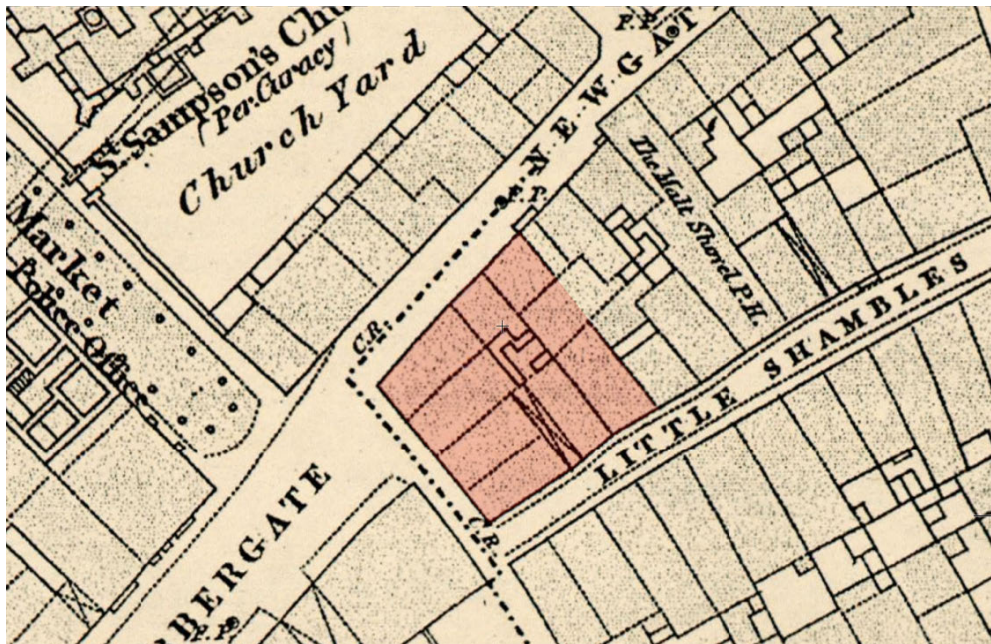
The Butchers Hall is shown (no.44) in close proximity to the site with an open space leading to Jubbergate.

1828 Map - Bellerby



The density of the low-status housing with rear courts can be seen in the area surrounding the site. This map was created only a few years before much of this was demolished to create Parliament Street.

1852 Map - Ordnance Survey



Note the level of subdivision and snickelway connecting to the small rear courtyard © David Rumsey Historical Maps

1909 Map - Ordnance Survey



Note the additional subdivision at the southern corner (C17th range) © Scottish National Library

1941 Map - Ordnance Survey (revised 1937)



Note the main Jubbergate ranges have been constructed, but the buildings behind have still not been demolished, and the kitchen range and single-storey double pitched roof structures have not yet been constructed © Scottish National Library

1960 Map - Ordnance Survey



Note the kitchen range has been completed, but the loo extension has not yet been added to the rear of the C14th range © Crown Copyright