

60 Goodramgate, York

House History Research



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Revision: –

Maybank Building Conservation LLP

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0.0 Non-Technical Summary

- No. 60 Goodramgate represents a multi-phase urban building incorporating timber-framing and brick construction with later additions, rebuildings, and re-facings. During restoration works at the site in early 2021, evidence was discovered of historic internal decorative schemes.
- This report outlines the understood history of the building, and represents an updating of an earlier Statement of Significance (2019). A more detailed understanding of the building's history is hampered by a dearth of clear documentary evidence, including a lack of relevant deeds.
- The report further documents the historic decorative schemes and makes some general comments about their likely dating and relationship to the understood history of the site.

1.0 Introduction

- The site's owner, the York Conservation Trust (YCT), commissioned Maybank Buildings Conservation (MBC) to prepare an updated report on the history of no. 60 Goodramgate, York, with particular reference to the historic internal decorative finishes uncovered during works in early 2021.
- This report, prepared by Dr. Dav Smith, was commissioned to inform proposals for the interior repairs and redecoration, as part of a wider scheme of restoration (Approval 20/00326/LBC).
- No. 60 Goodramgate is located at National Grid Reference SE 60457 52039.
- The local planning authority is the City of York Council.

2.0 Site Description

- The "site" is a **Grade I** listed building, (as Lady Row, 60-72 Goodramgate - UID: 1257710; see Appendix A).
 - Located within the **York Central Core Conservation Area** (adopted 2011).
 - Located within the **'Medieval Streets' 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 commercial and domestic buildings. The principal designations (fig. 2.1) within a 50m radius of the site are:

HNLE ID	Designation	Type	Name
1017777	SAM	Scheduled Ancient Monument	York Minster cathedral precinct: including Bootham Bar and the length of City Walls extending round the precinct up to Monk Bar
1257686	GI	Listed Building	Church of Holy Trinity
1257695	GII*	Listed Building	Gateway Arch Approximately 25 Metres South East Of Holy Trinity Church Porch
1257711	GII	Listed Building	The Old White Swan Public House
1257712	GII	Listed Building	77, Goodramgate
1257709	GII	Listed Building	59 and 61, Goodramgate
1257708	GII	Listed Building	57, Goodramgate
1257706	GII	Listed Building	55 and 57a, Goodramgate
1257704	GII	Listed Building	53, Goodramgate
1257745	GI	Listed Building	The Wealden Hall
1257742	GII*	Listed Building	The Anglers Arms And Attached Buildings At Rear
1257740	GII	Listed Building	44, Goodramgate
1257741	GII	Listed Building	46, Goodramgate
1257743	GII	Listed Building	48, Goodramgate
1257703	GII	Listed Building	50, Goodramgate

1257705	GII	Listed Building	54, Goodramgate
1257707	GII	Listed Building	56 and 58, Goodramgate

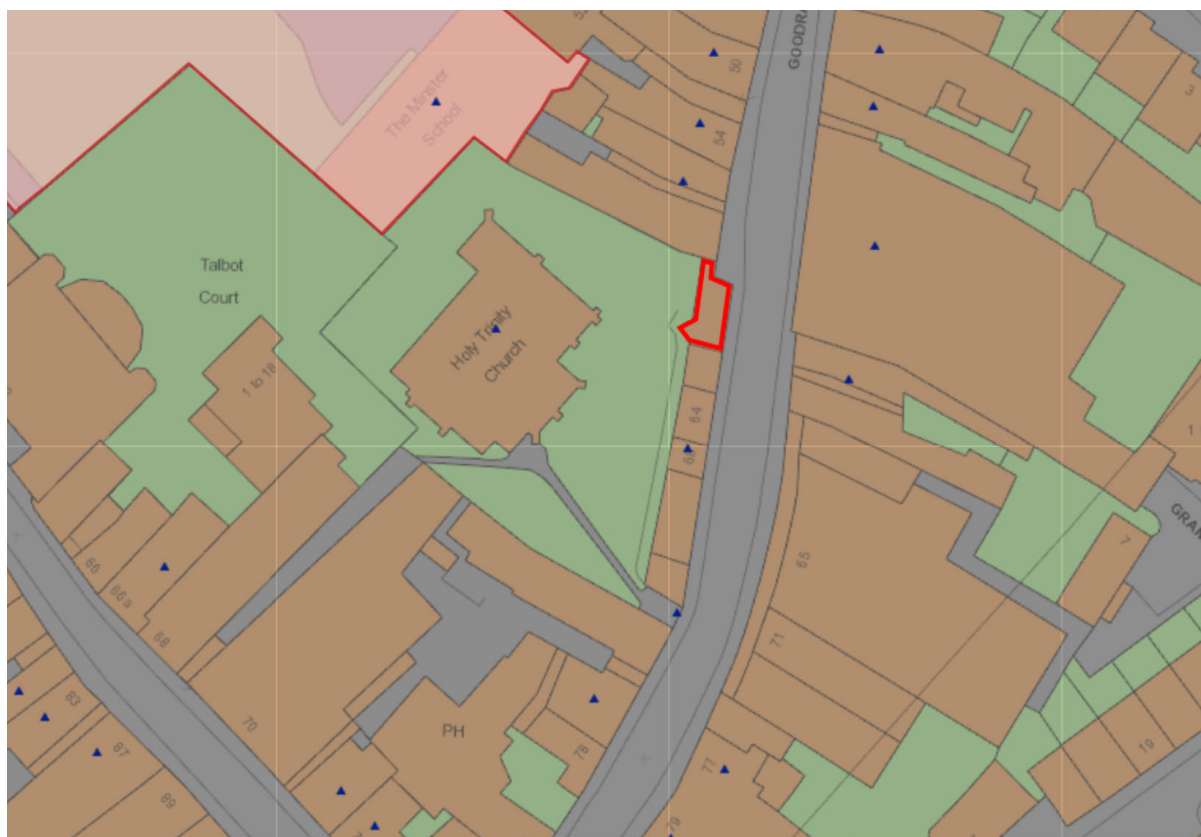


Fig. 2.1 Map showing nearby heritage designations (blue) with the site highlighted in red © Historic England.

3.0 Aims & Objectives

- This report provides a summary of the understood history of the site and its immediate context, with a focus on the period of the exposed internal decoration (late C18th to early C20th). This report follows the standards and guidance outlined in ClfA (2019) and ClfA (2017).
- The report is primarily based on documentary research, including examination of limited primary documentary and secondary evidence, and the use of pictorial and cartographic sources.
- A photographic record of the decorative schemes was undertaken in March 2021.

4.0 Site Context

- No. 60 is located on the north-western side of Goodramgate (fig. 4.1), and sits upon the churchyard of the medieval parish church of Holy Trinity.
- Within the heart of the medieval city, the area is characterised by commercial premises, mostly located within historic structures.

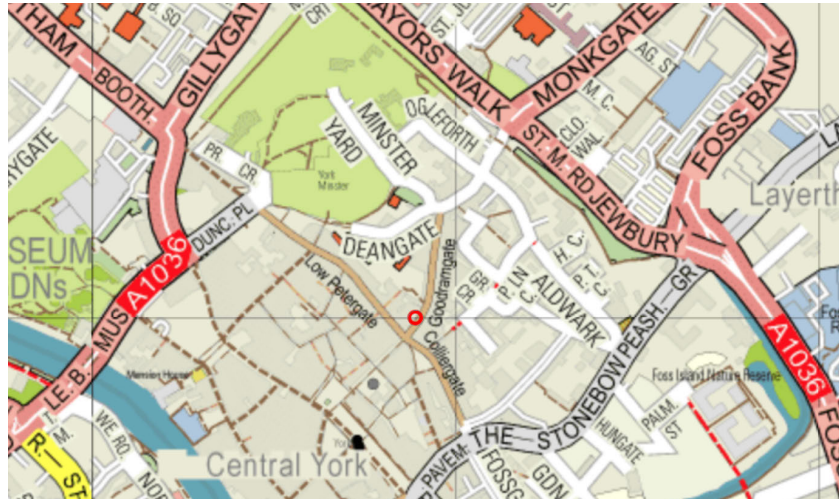


Fig. 4.1 Location Map of the site (red circle) within the historic core of York © StreetMap

5.0 Building History & Description

- A brief description of the architecture of No. 60 Goodramgate can be found in the RCHME (1981, 143-4). A more architectural description can be found in Smith (2019).
- No. 60 Goodramgate is the amalgamation of several distinct structures (fig. 5.1). The south-western portion of the site is a three-storey brick building of the late C18th (referred to throughout as no. 60left). The central portion is a three-storey timber-framed building with a first floor jetty (fig. 5.2). This element is of uncertain (post medieval?) date, while the second floor was added in the early C19th. A final stepped back north-eastern portion of the site likely originally marked a passage from Goodramgate to Trinity Court and Holy Trinity churchyard behind. Again of uncertain date, the first floor was likely initially constructed over the passageway; with the passage being infilled and the whole integrated into no. 60 in the early C19th. These two elements combined are referred to as no. 60right.

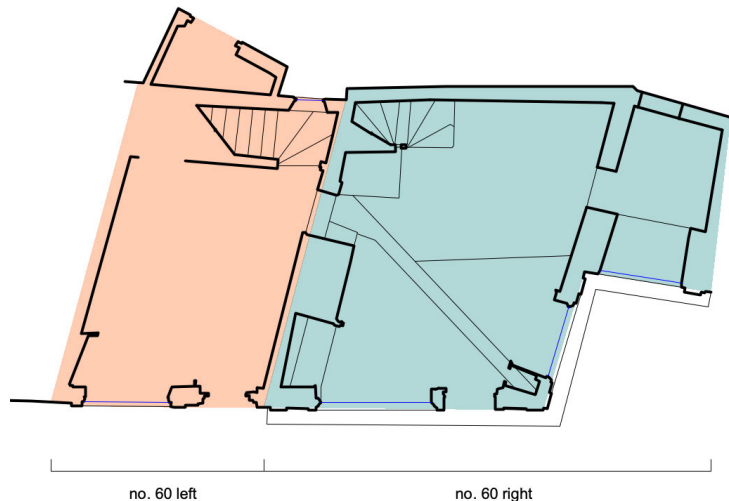


Fig. 5.1 Floor plan of the present no.60 Goodramgate showing the division of the building.



Fig. 5.2 Two main front elevations of no. 60 Goodramgate to right, with no.62 and Lady Row to the left.

5.1 Early Site History

- Drake (1736, 316) proposes the street name 'Goodramgate' is derived from Guthrumgate, possibly after the C9th King Guthrum, founder of the Danelaw. Drake (ibid) also gives alternative early spellings of the street as Gotheram-gate and Guthermundgate. The street is conjectured to have been created in this early medieval period prior to the Norman Conquest (fig. 5.x).



Fig. 5.x Map of C6-9th showing site (red) on conjectured line of Goodramgate (© Addyman 2015).

- The present site is closely associated with the medieval Holy Trinity church, the churchyard of which lies immediately behind the site. The earliest evidence for Holy Trinity dates from charters (possibly forged) of 1082 and 1093. There is more certain documentary evidence from 1125, which is supported by fabric evidence for a church on the site by the early C12th.

- Associated with the site is the adjacent Lady Row, which was constructed c.1316 on the churchyard of Holy Trinity, along Goodramgate. The row can be dated through documentary evidence (Calendar of Patent Rolls, Edward II), which records confirmation of a deed of October 1315 granting permission to build a range on the churchyard, with the proceeds from the rents going to support a chantry of the Blessed Virgin Mary. The grant also included the construction of a house for the chantry priest on an adjacent plot.
- Lady Row has been described as “one of the most celebrated of all surviving early rows of single-cell houses” (Grenville 1996, 190). It is the earliest of a number of such rows built in York in the C14th, is one of the earliest surviving rows in the UK (Short 1979, 86), and one of the earliest surviving examples of timber-frame jetttying. As such, it is unsurprising that Lady Row has received significant academic attention. However, this attention has focussed almost exclusively on the surviving range from 64-72 Goodramgate. Earlier academics (such as Short 1979, 87) have assumed the northern end of the row to have been entirely lost. Based primarily on documentary evidence, the RCHME (1985, 144), have included no. 60 Goodramgate (the site) as part of the original Lady Row, and this is reflected in its inclusion in the present Grade I designation. However, Rimmer (2007, n.109) challenges their interpretation of the early documentary evidence, and argues instead that the construction of the present northern wall frame is indicative of Lady Row never having extended beyond its present dimensions.
- The removal of the render to no. 60right has provided an opportunity to inspect the timber framing, which does not appear to match that of the extant Lady Row. The framing is however complex and not well understood, and further research and dendrochronology are required to establish its age and exact relationship, if any, to Lady Row.

5.2 Post-Medieval History

- House numbers in Goodramgate changed throughout the C19th and early C20th, with no. 60left being no. 66, and no. 60right being no. 67 Goodramgate through much of the C19th. The current numbering is utilised throughout this report.
- As Jayne Rimmer has noted (2007, n.109), medieval and later documentary evidence is difficult to directly relate to the site. Short (1979, 91) attempted to relate documentary evidence of 1575 to Lady Row, but this interpretation has been challenged (Rimmer 2007, 99).
- John Benson, staymaker (corset maker), left property on Goodramgate to John Lund, Turner, in his will of 1782. Before 1784 John Lund had pulled down the existing dwelling and constructed two new dwellings. Lund’s new brick dwellings are today no. 62 and no.60left. A trade directory of 1787 (Anon. 1787, 44) records John Lund, toy manufacturer, on Goodramgate. By 1790 John Lund was listed as a churchwarden at Holy Trinity (Cook 1911, 330).
- The lease of 1784 reveals the newly constructed no. 60left was at that time unoccupied, while no. 60right was occupied by Alexander Kinghorn, shoemaker, his wife Ann, and their children.
- In 1784 John Lund mortgaged by demise the two new properties (nos. 60left & 62) to George Nottingham of Hessay, Gentleman. The deeds suggest these properties contained rear gardens and outbuildings enclosed by brick walls within what is today the churchyard.
- The properties were subject to a number of complex multi-part leaseholds in the closing years of the C18th. While John Lund appears to have initially occupied no. 62 Goodramgate, no. 60left appears to have been tenanted out.
- By 1797 no. 62 was in the tenure of John Pollard, Painter. John Pollard’s son, also John, was baptised in Holy Trinity church in 1795, suggesting the family were already at the site by that date.

- Documents of 1797 and 1800 record that no. 60left was in the tenure of Sarah Gibson, Shopkeeper.
- In the second quarter of the C19th an additional storey was added to no. 60right, heightening it to three storeys (RCHME 1981, 144). This is clearly visible in the fabric, but no documentary evidence has been found to more precisely date this alteration to the property. The RCHME also states that the recessed north-eastern bay of no. 60right was added at this time. There is however evidence of earlier timber framing at first floor level within the recessed bay. It therefore seems more likely that this space represented a covered passageway through to Trinity Court (being the remains of the 1316 chantry priest's house in the churchyard).
- In 1827 it was proposed to demolish Lady Row in order to open up Holy Trinity churchyard. This proposal was not carried out, but Trinity Court was demolished. This event likely triggered the infilling of the passageway, and also provides a likely date for the remodelling and heightening of no. 60 right into its present form.
- The historic numbering of streets is uncertain, however an 1830 directory of the clothing trade appears to list the occupants of no. 60left as William Broad (joiner & cabinet maker) and William Preston (shoemaker & earthenware dealer). The occupants of no. 60right are listed as William Routledge (shoemaker) and Ann Routledge (dressmaker). William Routledge, shoemaker, married Elizabeth Gray in Holy Trinity Church, Goodramgate, in 1803.
- White's Directory of 1840 lists the occupant of no. 60left as Isabella Camidge (worsted dealer). The first census return of 1841 records George Sealey (35, saddler), husband of Isabella (nee Camidge) living at no. 60left with their two children and two apprentices.
- White's 1840 Directory reveals that no. 60right was still in the occupation of William Routledge (boot & shoe maker), and the census of the following year confirms that William and Elizabeth (both then 65) lived in the property with their 25 year old son (Henry, butcher).
- Curiously, the 1841 census records a Jacob Anderson (45, cooper) and his wife, Elizabeth, living between the Sealey and Routledge families. This may be erroneous or it is possible that one of the families had moved next door between 1840 and 1841.

5.3 Bates Gun-makers

- By mid-1844 no. 60left was occupied by Stephen Bates, gunmaker, and in 1845 he placed an advertisement for an apprentice (York Herald 13/09/1845, 4). Bates is listed in Lady Row in an Pigot's 1841 directory, so must have moved to no. 60left between late 1841 and early 1844. Stephen Bates died in November 1848, and his widow Catherine placed an advert stating that she would be continuing the business (fig. x).

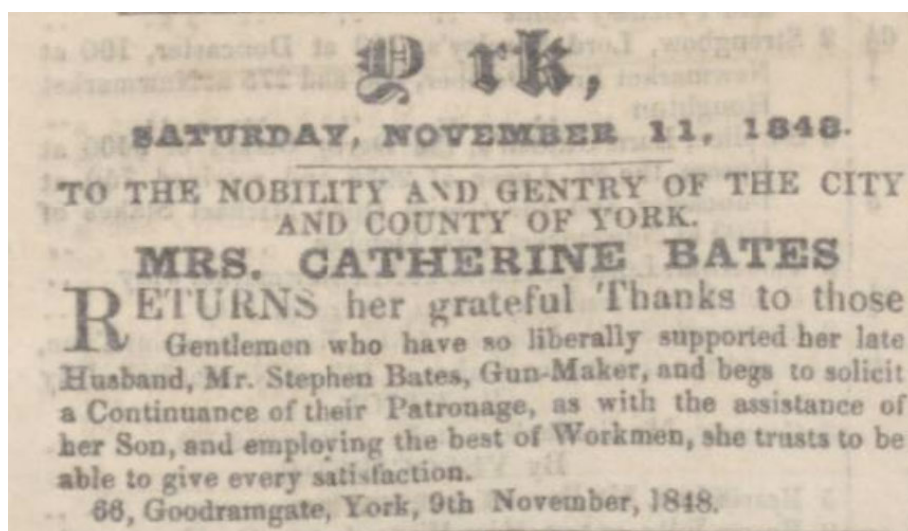


Fig. x Advertisement for Catherine Bates, Gunseller, in the Yorkshire Gazette 11/11/1848,4

- Catherine Bates (gun maker) is subsequently recorded at no.60left Goodramgate up to the 1871 census returns.
- The occupation of no.60right Goodramgate, which was the slightly larger but older property, changed much more frequently than no. 60left. The Andersons or Routledges of 1841 had been replaced by Sarah Abbetson (55, laundress) by 1851, but an 1855 directory has no listing for the property. By 1861 it was occupied by George Huggens (35, glover). None of these occupants appear anywhere else in the documentary record. This suggests no. 60 right was a far less desirable tenancy than the brick built no. 60left.

5.4 Watchmakers And Jewellers

- By 1868, Matthew Cook, watchmaker and cleaner, occupied no. 60right and lived there with his wife Sarah and their three sons. On the 5th of June 1871, while on an evening walk along Haxby Lane, Matthew Cook (43) brutally murdered his wife with a pocket knife, apparently while suffering delirium tremen (confusion caused by alcohol withdrawal) (York Herald 10/06/1871, 9). Sarah Cook (42) was holding their eighteenth-month old child at the time of the attack, and Matthew apparently tried to cut his own throat in front of witnesses immediately after the attack. This horrific crime received significant attention in the local and national media at the time, and at trial in August that year Matthew Cook was found not guilty on the grounds of insanity.
- It is not known what happened to the business following Cook's commitment to Broadmoor in late 1871.
- The RCHME (1981, 144) states that no. 60right was the Noah's Ark public house in 1878, however it is not known where this association with the site originated. There certainly was a Noah's Ark in Goodramgate, which was listed for sale by auction in 1878 (York Herald 08/05/1878, 1). The property was at that time occupied by Emma Coulson, Milliner, and the "house known as the 'Noak's Ark' in Goodramgate" was subsequently purchased by the Town Clerk for £340 (York Herald 08/06/1878, 2). Nothing has been found however to directly connect this with no. 60right. A photograph of the street in the 1870s shows the site (in the distance), and while a streetlight can be seen, there is no other signage visible that might confirm the location of the Noah's Ark here, or that it was indeed a public house (fig. x). Emma Coulson appears on the 1881 and 1891 census returns at the property to the immediate right, presently no. 58 Goodramgate.



Fig. x 1870s photograph of Goodramgate, with nos. 60-62 highlighted in red (© York City Archives).

- It is possible instead that Cook's watchmaking business was taken over by Edwin Mandefield following Cook's commitment in 1871. Mandefield, watchmaker and jeweller, was certainly on Goodramgate by 1875. Edwin Mandefield and family are listed at no. 60left Goodramgate on the 1881 census, but there is no entry listed for no. 60right. However Kelly's Directory of 1885 put the Mandefields at both addresses, and they appear to hold both properties as a single shop for most of the remainder of the C19th.
- No. 60left Goodramgate was offered for sale by auction in May 1882, and was bought for £460 by the existing tenant, Edwin Mandefield (York Herald 27/05/1882, 6). The identity of the previous owner is not known.
- In 1883 a drunk soldier smashed "some squares of glass in the window" of Mandefield's shop (York Herald 15/05/1883, 3).
- In 1885 Mandefield was appointed as one of 2 overseers for the ward, highlighting his prominence in the community. Mandefield was also listed in Kelly's Directory of 1885 as an agent for Star Life insurance (fig. x).

EDWIN MANDEFIELD,
WATCHMAKER, JEWELLER, &c
66, & 67, GOODRAMGATE, YORK.

*New & Second-Hand Gold and Silver Watches, Guards,
 Albert Chains, &c.*

Gold Wedding, Mourning, and Fancy Rings, Brooches, Earrings, &c.

Geneva Watches, and Jewellery Carefully Repaired.

OLD GOLD AND SILVER BOUGHT.

Chronometer, Duplex, and Lever Watches Carefully Repaired.

AGENT FOR THE STAR LIFE ASSURANCE SOCIETY.

Fig. x Advertisement for Mandefield's shop in Kelly's Directory of 1885 (p.77).

- Kelly’s Directory of 1885 further records “Mrs Mandefield, pastry-cook and confectioner, tea, coffee & refreshment rooms, 67 Goodramgate.” As Mandefield’s watch business is listed at both nos. 66 & 67, it seems likely that Mrs Mandefield’s ‘refreshment rooms’ were on the first floor of no. 67.
- On the morning of Thursday 6th September 1888, one of Mandefield’s children set fire to a curtain in the upstairs living quarters. The fire was initially discovered by Mandefield’s niece who was coming downstairs, and was also spotted by passers by on Goodramgate (York Herald 08/09/1888, 10). This confirms that the fire occurred in the first floor front window, and suggests the second floor was likely bedroom accommodation. The fire was reported as having damaged the window woodwork and the floor and ceiling around it. The cost of the damage was estimated at between £7-10 (roughly £600-900 today) (Yorkshire Gazette 08/09/1888,3).
- The 1870s photograph of the site (fig. x) shows the first floor window of no. 60left was at that time a plain sash window. It is possible that the present projecting oriel window on the first floor (fig. x) was installed following the fire damage of 1888.
- White’s Directory of 1895 lists a John Marshall Bell, pork butcher, at no. 60left Goodramgate. It appears that at some time between 1891 and 1895, the Mandefield let out no. 60left and moved their watchmaking business into no. 60right. This is confirmed by two newspaper articles in 1896 which list Mandefield’s business address as no. 67 (no. 60right). It is possible this change occurred following the death of the Mandefield’s twenty-year old son, Herbert, who was killed in an industrial accident in Leeds in November 1894 (York Herald 03/11/1894, 4).
- In 1896 two privates of the West Yorkshire Regiment stole 2 watches from Mandefield, running out of the shop with them (York Herald 05/02/1896,2), seemingly in attempt for both profit and to get discharged from the army (York Herald 08/02/1896, 10).
- By 1901 the Mandefields were again listed as occupying both nos. 60left & 60right. Edwin Mandefield died in 1903, aged 57, and by 1911 Elizabeth Mandefield was living on Neville Terrace. It is likely that the Goodramgate property was sold in late 1903 following Edwin’s death.
- The complex occupancy of the site in the later C19th is presented below:

	1881	1885	1891	1895	1901
66 (60 left)	Mandefield	Mandefield	Mandefield	Bell, butcher	Mandefield
67 (60 right)	?	Mandefield	Mandefield	Mandefield	Mandefield

Table 1 Showing Mandefield’s recorded occupation of the site in the later years of the C19th.

- Kelly’s Directory of 1913 lists H. Barrett, wireworker, at no. 60right; there is no listing for no. 60left.
- From 1922 until at least 1929 George Turner was operating his grocers business from no. 60left, but there was no one living at the property (Turner lived at 66 Gillygate).
- The 1922 electoral register lists Walter Sanderson (leather merchant) at no. 60right. Walter and Florence Sanderson appear on the 1923 electoral register.
- Bernard and Hannah Margaret Young are registered at no. 60right for 1932; there is no entry listed for no. 60left.
- The Electoral Register places Fred and Emma Trickett at no. 60right from 1925 to 1930.
- James and Helen Fothergill are listed at no. 60left in the 1932 Electoral Register, but no one is listed by 1935.

- Bernard & Hannah Margaret Young werelisted at no. 60right in 1932 and again in 1936 (fig. x). There is no record of either property being occupied in the 1939 register.

Fig. x Detail from a 1930s photo, showing the return elevation of the site, with curtains in the upper windows, and seemingly decorated in a darker paint colour than today including distinctive sill bands (© York City Archives).



Fig. x Photograph looking south-west from 1988, showing the return wall of No.60 looking much as it does today. The shop was then occupied by Minouche, a childrens' clothing store (© York Press).

- In the later C20th, the site was occupied by a range of specialty retail (fig. x), including clothing, shoes, and most recently as a jewellers, with the upper floors utilised for storage.
- A number of small changes were made to the fabric of the buildings in the later C20th, including changes to the flooring, and the insertion of a shop window into the blind wall of the northern recess.
- The site was bought by the York Conservation Trust in 2001, and in 2006 the small brick lean-to extension (fig. x) was rebuilt to house air conditioning units.



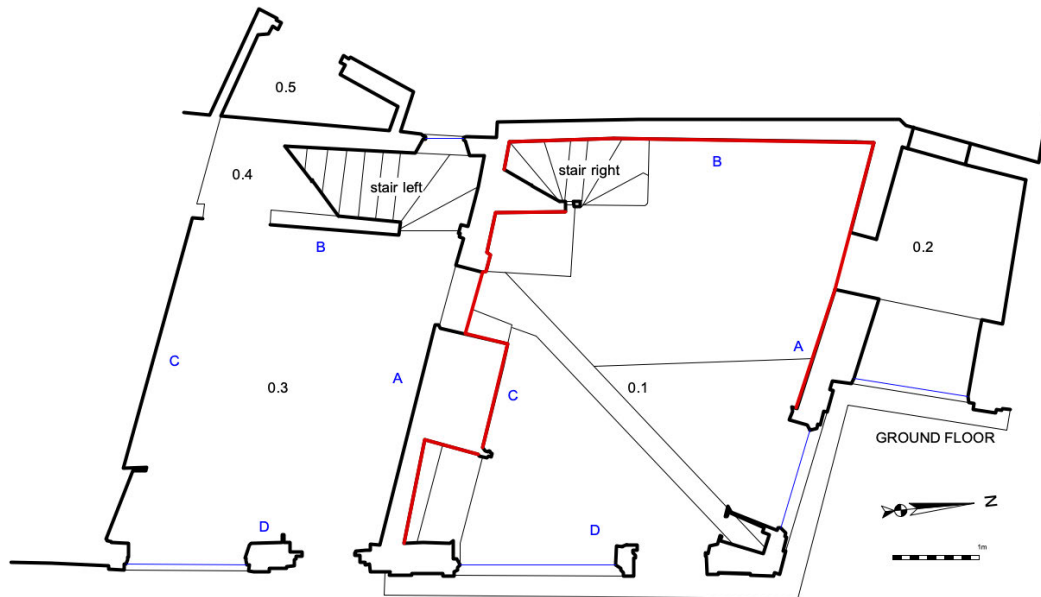
Fig. x Historic photograph (late C19th?) of the rear of the site, showing the brick lean-to prior to rebuilding (© Historic England).

6.0 Historic Interiors

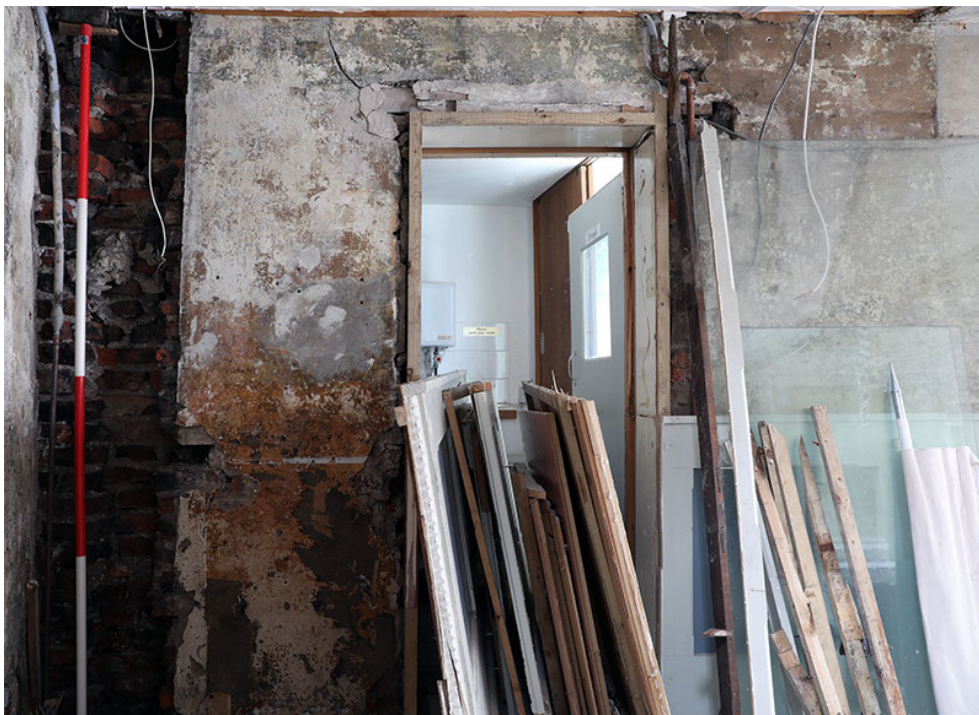
- This section provides a photographic record of historic interior decorative finishes uncovered during repair works in April 2021.

ROOM 0.1

- Room 0.1 represents a ground-floor commercial space (no. 60right), and behind the modern shop-fittings, a near-complete historic paint scheme survives. This scheme survives best on Wall C, which features an aquamarine green above the dado level and a medium brown below. This arrangement is reversed on the staircase, which also features an azure green dado fillet.



Wall A



Wall B



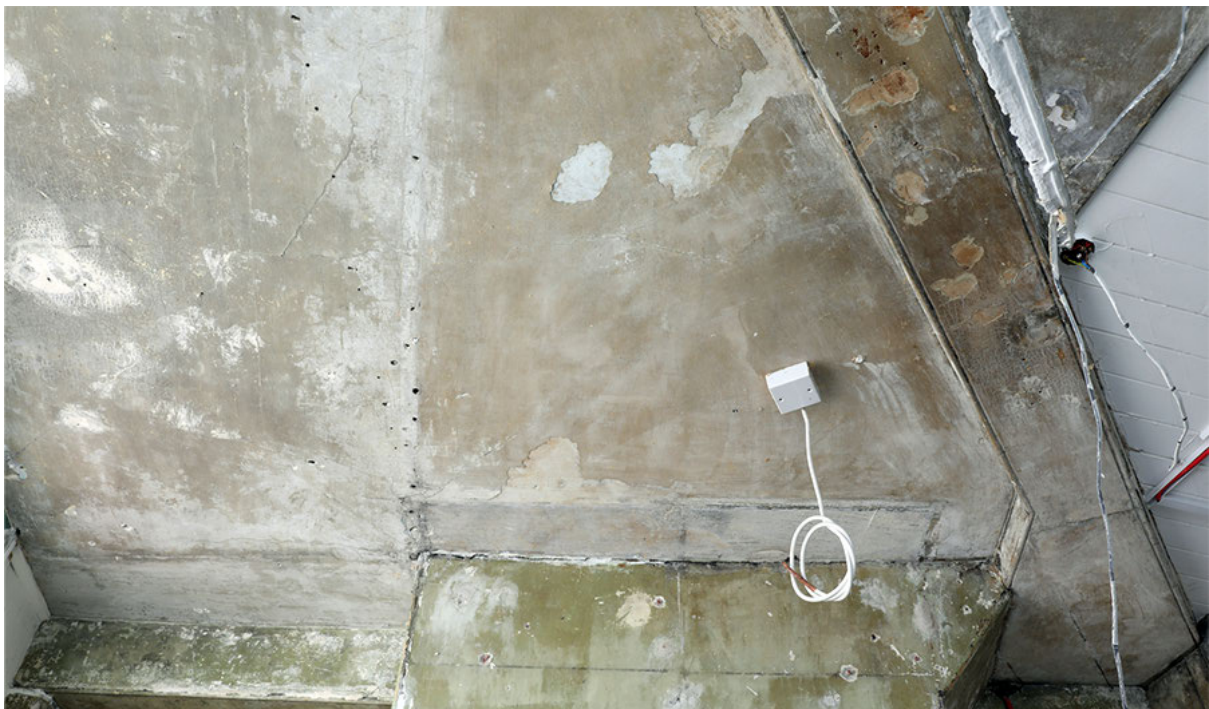
Wall C



Wall C chimney returns (left and right)



Ceiling

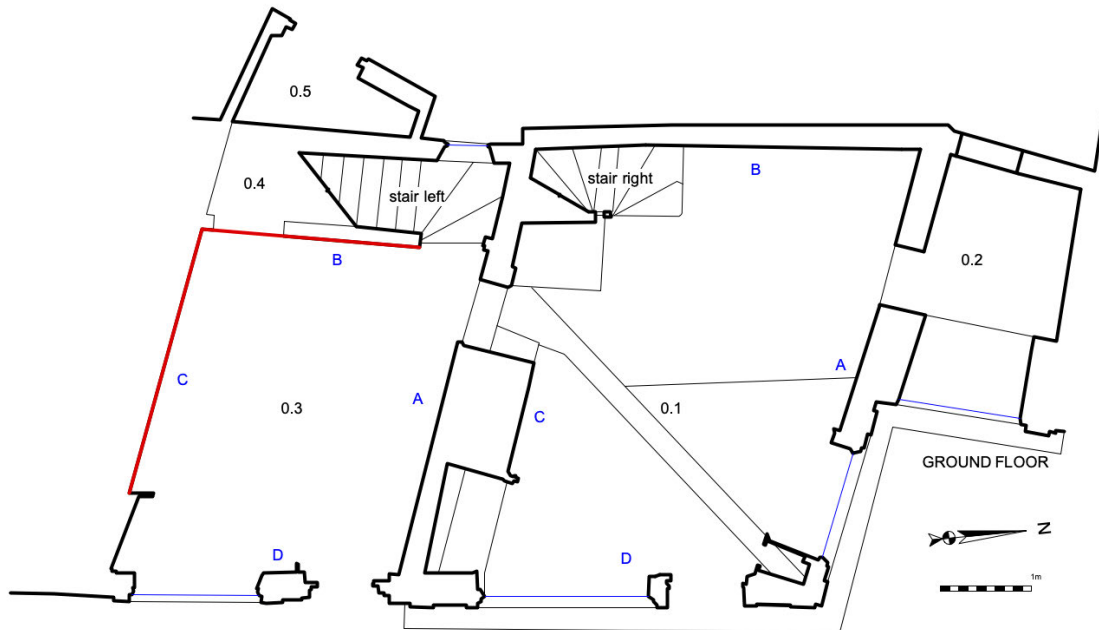


Stair



ROOM 0.3

- Room 0.3 represents a ground-floor commercial space (no. 60right), and behind the modern shop-fittings, elements of historic paint and wallpaper survive on Walls B & C. The latter includes a cast-iron range. The door to the understair cupboard (0.4) is covered with wallpaper featuring tiny white flowers on a blue background. There is evidence that this survives behind the timber boarding above the door, and above the cupboard space on Wall C. Parts of the door frame are painted a marine blue, below a later yellow. There is fragmentary evidence of at least one scheme of rich blue paint on Wall B, likely only below the dado rail. There is evidence of multiple paint schemes on Wall C surrounding the fireplace opening. The floor surface of Room 0.3 is mostly of quarry tile, however the area within the front window is brick.



Wall B



Wall C



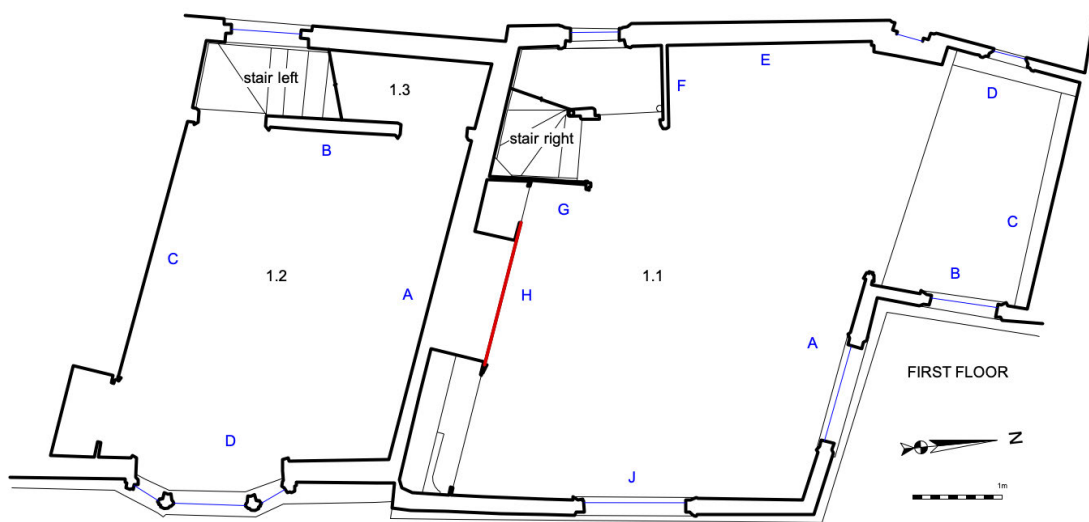
ROOM 0.4

- The small cupboard below the stairs, which once connected through to the range extension, retains evidence of historic wallpaper on the backs of the stair risers featuring a marine blue geometric pattern on a light blue background.



ROOM 1.1

- This large space was likely previously two rooms, and formed the first floor of no. 60right. Historic plaster finishes survive, but the only real evidence of any historic decorative scheme can be seen on the chimney breast on Wall H, which features a dark blue up to picture rail height. The lack of paint on the other walls suggests these were likely covered in wallpaper, all traces of which have been lost. Distemper or limewash survives on the ceiling, and the large timber boards boxing out the staircase are bare timber. The decorative scheme of the staircase continues from below and survives well at this level.



Wall A



Wall E



Wall F



Wall H



Wall J



Ceiling

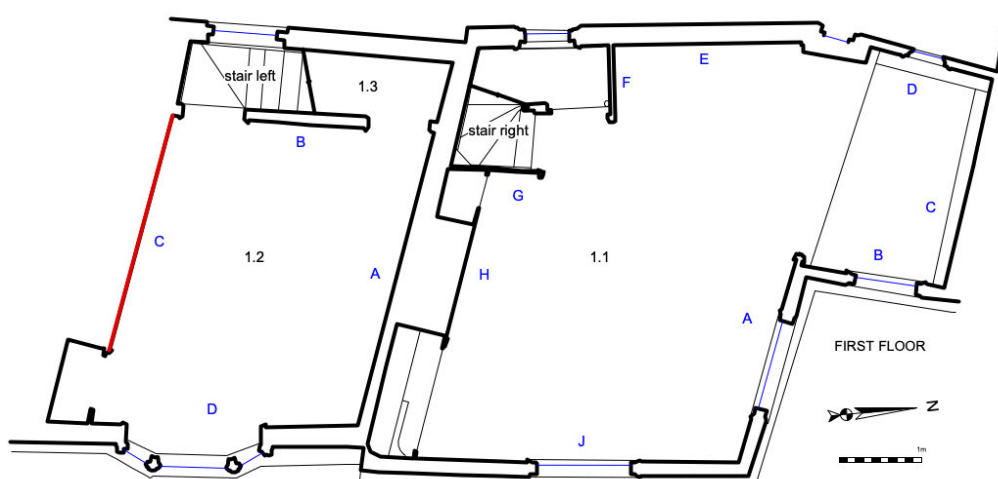


Stair



ROOM 1.2

- The first floor of no. 60left was the site of the fire in 1888, which affected Wall D. During recording, most of the walls of this room were still covered by modern paint, obscuring any earlier decorative schemes. There is some evidence of a possible light blue scheme on Wall C, and a richly patterned floral wallpaper fragment was found within the cupboard.

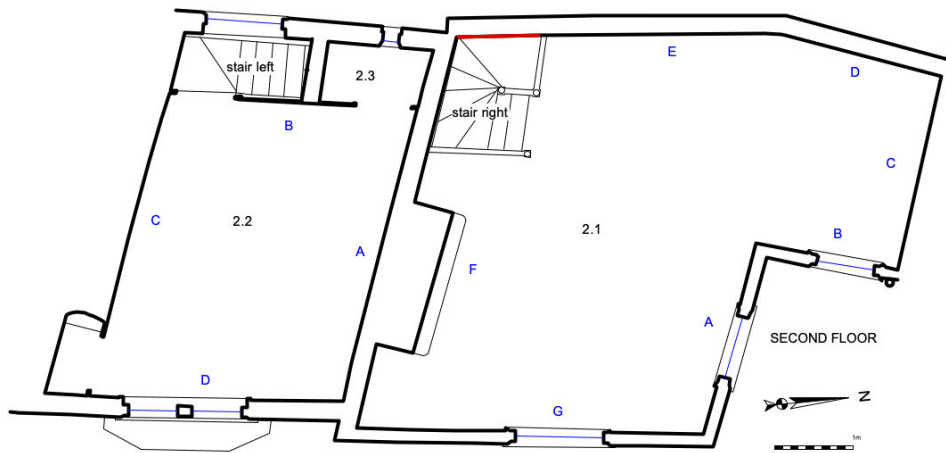


Wall C



ROOM 2.1

- The upper floor of no. 60right was added c.1827, and has been significantly altered since, including the replastering of many of the walls. Evidence of historic decorative schemes survives only on part of Wall E, above the staircase, in the form of a deep, possibly arsenic, green. This likely relates to an earlier boxing in of the staircase and does not continue across in the room.

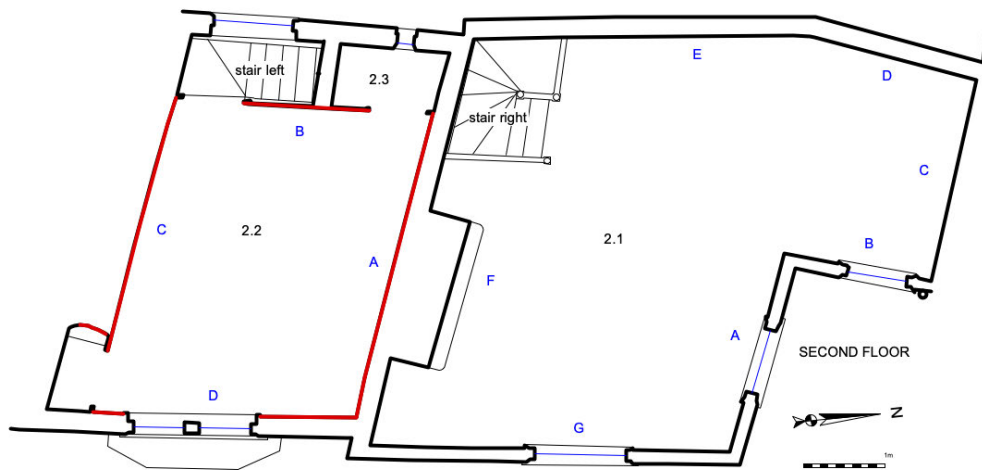


Wall E



ROOM 2.2

- The top floor of no. 60left was likely a bedroom and retains significant evidence for an historic decorative scheme. More than one scheme of pale to medium blue survives on most walls, with a rich marine blue surviving on the woodwork around the doors. On the boarded wall separating the rear staircase, multiple layers of wallpaper survive, including evidence of decorative borders. In the small cupboard beside the chimney breast, a fragment of richly patterned floral wallpaper survives.



Wall A



Wall B



Detail of Wall B



Wall C



Wall D



Cupboard



7.0 Analysis

- With such fragmentary survival of decoration within the property, it is difficult to draw any firm conclusions about their dating. However, based on the understood history of the buildings and their occupancies, the following observations can be made.
- Important dates that may be related to key decorative schemes, include:
 - the (c.1871) occupation and then purchase and amalgamation of the properties by Edwin Mandefield (1882);
 - the fire of 1888 on the first floor of no. 60left;
 - the c.1895 division into two separate occupancies, and subsequent re-merger before 1901;
 - The separation back into two occupancies in 1903, in which they remained until the later C20th.
- The common theme of marine blue decoration throughout the property may suggest that this scheme, if it is a singular scheme, may date from the Mandefield's occupation of the property in the late C19th.
- The presence of marine blue in room 1.2 may be indicative of this scheme post-dating the fire of September 1888 in that room.
- The green and brown scheme found in no. 60right likely dates from a period of separate occupancy, either c.1895 or c.1903. The painting of separate colours above and below dado level, and the use of a colour dado fillet on the staircase (right) are very common in the C19th and early C20th.
- Specialist wallpaper research might be carried out, however given the fragmentary survival of these, the benefit may be limited. The multiple layers of wallpaper in room 2.2 likely all date from the very late C19th and early C20th.
- Detailed analysis of the paints and distemper may be revealing and more rewarding.

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Appendix

LADY ROW

Overview

Heritage Category: Listed Building
Grade: I
List Entry Number: 1257710
Date first listed: 14-Jun-1954
Date of most recent amendment: 14-Mar-1997
Statutory Address: LADY ROW, 60-72, GOODDRAMGATE
The building or site itself may lie within the boundary of more than one authority.
District: York (Unitary Authority)
National Grid Reference: SE 60457 52039
SE6052SW GOODDRAMGATE 1112-1/27/418 (West side) 14/06/54 Nos.60-72 (Even) Lady Row (Formerly Listed as: GOODDRAMGATE (West side) (Even) Nos.60 and 62, Nos 64-72 (Even) Our Lady's Row)

GV I

Formerly known as: Nos.61-65 GOODDRAMGATE. Row of 9 tenements; now 5 shops and cafe. 1317 with later alterations; part Nos 60 and 62 rebuilt in late C18; part No.60 rebuilt and extended in early C19; altered in late C19 and C20. MATERIALS: timber-framed; fronts plastered, except for Nos 60 and 62: right bay of No.60 has front and right return of incised render; left bay of Nos 60 and 62 have fronts of painted brick in Flemish bond. At rear, ground floor is orange-brown brick in random bond, No.64 plastered; upper floor of first bay of No.60 orange-grey brick in English garden-wall bond, second bay of Nos 60 and 62 red-brown brick in stretcher bond; remainder of row plaster. No.60 has part-tile, part-slate roof, hipped to right; remaining roofs are pantile; brick stacks to No.64 and between Nos 70 and 72. EXTERIOR: Nos 60 and 62 have 3-storey 3-bay front, with jettied right return and 3-storey 1-bay extension further right: remainder of range is 2 storeyed, with attics to Nos 68 and 70, jettied first floor, and 7 bays. Right bay of No.60 has late C19 shopfront, returned to right, encasing dragon post, with deep fascia and moulded cornice on heavy grooved and scrolled consoles; shop door is three-quarter glazed and windows plate glass. First floor windows to front, return and extension are 4-pane sashes; on second floor unequal 12-pane sash to front, unequal 9-pane sashes to return and extension. Left bay of Nos 60 and 62 share C19 shopfront with moulded cornice between gabled brackets; No.60 has three quarter glazed door beneath overlight, No.62 half glazed door between half canted windows over sunk-panel risers. First floor windows to both are canted bays with 1-pane sashes and moulded cornices, and paired 1-pane sashes with painted sills on second floor. Raised band to second floor, and timber eaves board and guttering on console brackets. No.64 has C20 glazed door between canted and cantilevered shop windows of 4- and 5-lights: on first floor, two 2-light Yorkshire sash windows, one with 4-pane lights, one 6-pane lights.

No.68 has glazed and panelled door to right of reversed 3-light shop window: on first floor, one 2x8-pane Yorkshire sash and in attic, raking dormer with 2x3-pane Yorkshire sash. No.70 comprises 3 bays, right one with door to left of 2x6-pane Yorkshire sash window, left one with door to left of plate glass window: third bay has 6-panel door, two panels glazed, between small pivoting lights: on first floor, window to right is squat 8-pane sash; to left, 3x2-pane Yorkshire sash; in 3rd bay, fixed light with small inserted casement. No.72 has glazed and panelled door to right of 3-light canted bay shop window and fixed light at left end: on first floor, 3x2-pane Yorkshire sash window. Rear: No.60 has 8-pane staircase sash in first bay. Second bay has pent porch with 4-panel door and fixed window to left. No.62 has blocked doorway to right of 2-light casement window; both have 2-light fixed windows or Yorkshire sashes on first and second floors and brick dentilled eaves course. No.64 has 6-pane casement window and gabled dormer with 2x1-pane Yorkshire sash. No.66 has vestigial chimney stack with plain door and 2x6-pane casement inserted on ground floor, and two tiny casements on first floor; gabled dormer with 1-light staircase casement. No.70 has board stable door to left of 2x4-pane Yorkshire sash, similar larger window to right, and 9-pane fixed light above. No.72 has large casement window. INTERIOR: partly inspected. Most framing is complete, though with some later alterations. This range is thought to be some of the earliest urban vernacular building surviving in England. Nos 60 and 62 were listed on 19/08/71. (City of York: RCHME: The Central Area: HMSO: 1981-: 143).