45 Goodramgate, York

Statement of Significance



Goodramgate, York by Thomas Guy c.1910 - site on left in yellow © The Card Index

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Maybank Building Conservation LLP

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0.0 Non-Technical Summary

- No. 45 Goodramgate, York comprises a series of timber-framed structures and later brick ranges, dating from the late C15th or early C16th and later, all heavily restored by Brierley and Rutherford in 1929.
- The buildings have a long history of commercial and residential use, being predominantly operated by bakeries and confectioners through much of the C19th, and grocers and confectioners into the C20th. Following the restoration and amalgamation of the site in the 1920s, it has been in constant use as a cafe and restaurant.
- The building is associated with the ghost of Marmaduke Buckle, who reputedly haunts the building following his tragic death in the early C18th.
- The buildings are of national significance, and demonstrate high evidential, historical and aesthetic value.

1.0 Introduction

- The site's owner, the York Conservation Trust (YCT), commissioned Dr Dav Smith of Maybank Buildings Conservation (MBC) to prepare a 'Statement of Significance' for no. 45 Goodramgate, York, to support minor repair works. The site comprises a multi-phase series of timber-framed domestic and mercantile buildings, parts of which date from the late C15th or early C16th.
    - This report was commissioned to inform minor repairs and a change of tenant at the site.
    - No. 45 Goodramgate, York is located at National Grid Reference SE 60482 52117.
    - The local planning authority is the City of York Council.

2.0 Site Description

- The "site" is a **Grade I** listed building, (as 'nos. 41, 43, 45 Goodramgate' - UID: 1257738; 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. It also forms part of a series of abutting late medieval timber-frame structures on the east side of Goodramgate (all listed Grade I or II*). 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
1257742	GII*	Listed Building	The Anglers Arms And Attached Buildings At Rear
1257745	GI	Listed Building	The Wealden Hall
1257704	GII	Listed Building	53, Goodramgate
1257706	GII	Listed Building	55 and 57a, Goodramgate
1257708	GII	Listed Building	57, Goodramgate
1257709	GII	Listed Building	59 and 61, Goodramgate
1257707	GII	Listed Building	56 and 58, Goodramgate
1257705	GII	Listed Building	54, Goodramgate
1257703	GII	Listed Building	50, Goodramgate
1257743	GII	Listed Building	48, Goodramgate
1257741	GII	Listed Building	46, Goodramgate
1257740	GII	Listed Building	44, Goodramgate
1257739	GII	Listed Building	42, Goodramgate
1257736	GII	Listed Building	38 and 40, Goodramgate
1257735	GII	Listed Building	36, Goodramgate

1257733	GII	Listed Building	The Cross Keys And Attached Yard Gateway And Wall
1257732	GII	Listed Building	31 and 33, Goodramgate
1257737	GI	Listed Building	39, Goodramgate
1259537	GII*	Listed Building	Bedern Chapel
1259538	GII*	Listed Building	Bedern Hall

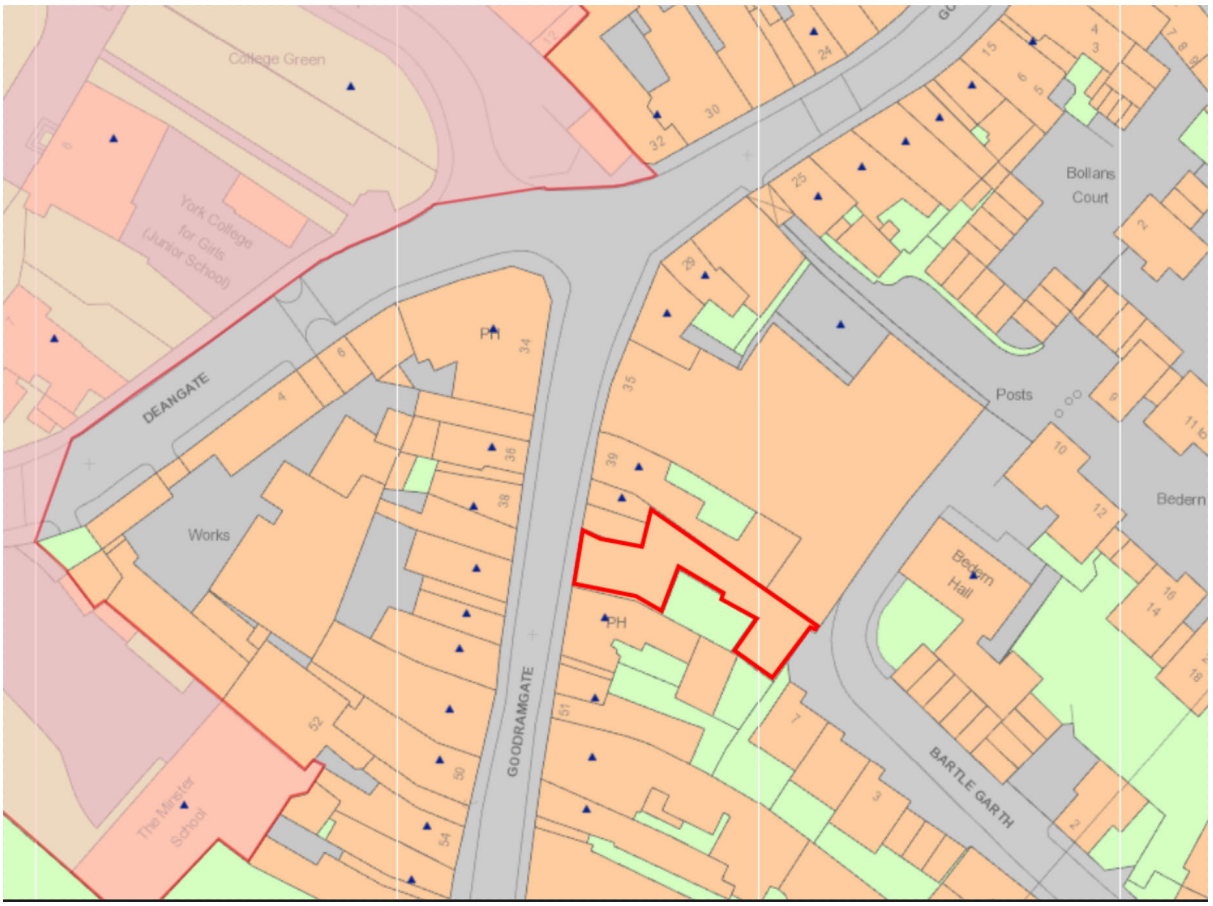


Fig. 2.1 Location map showing designated sites (blue triangles) with the site outlined in red © Historic England

- The site is included in the *Area 10: Medieval Streets* characterisation area of the historic core (City of York 2013). This area is defined as being "hugely significant for the city as it contains the largest numbers of surviving timber-framed houses and is the principal magnet for tourists". As one of the largest surviving timber-framed buildings in the area, no. 45 Goodramgate is a key contributor to this significance.

3.0 Aims and Objectives

- This report provides a summary of the understood history of the site and its immediate context, following the standard and guidance outlined in CIfA (2014) and CIfA (2017). The report concludes with an assessment of significance against Historic England's (2009) Conservation Principles.
- The report is based primarily on archival research, including an examination of primary documentary and secondary evidence, a map regression exercise, and the use of pictorial and cartographic sources. There is significant scope for further primary archival research, and fabric recording and analysis in order to fully understand this complex, multi-phase site.

4.0 Historical Site Context

- No. 45 is located on the north-eastern side of Goodramgate, and sits along a series of surviving timber-framed buildings. Sitting within the heart of the medieval city, the area is characterised by commercial premises, many of which are located within historic structures.
- Goodramgate is of presumed early medieval foundation and connected the former south-eastern gate of the Roman fortress (Porta Principalis Sinistra) with the medieval Monkgate (fig. 4.1).

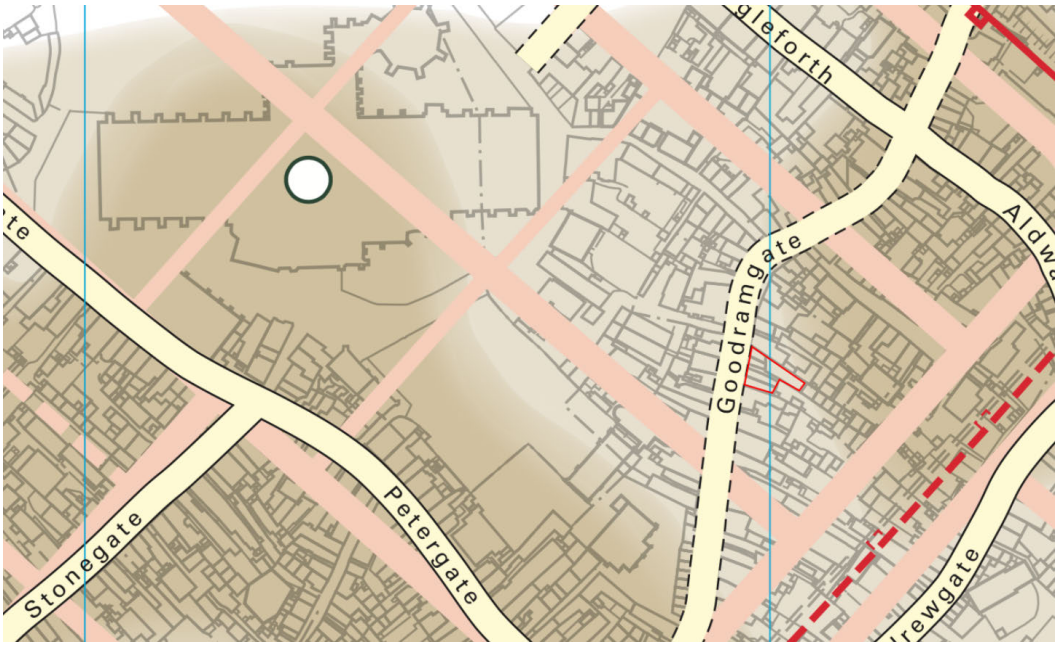


Fig. 4.1 Early medieval plan of York with site outlined in red © Addyman 2015

- Drake (1736, 316) proposes the street name is derived from Guthrumgate, possibly after the C9th King Guthrum, founder of the Danelaw. Drake (ibid) gives alternative early spellings of the street as Gotheram-gate and Guthermundgate.

5.0 Building History & Description

- No. 45 Goodramgate comprises three distinct timber-framed ranges with an infilled space between them (fig. 5.1). A rear courtyard incorporates ranges of predominantly C20th brick structures.

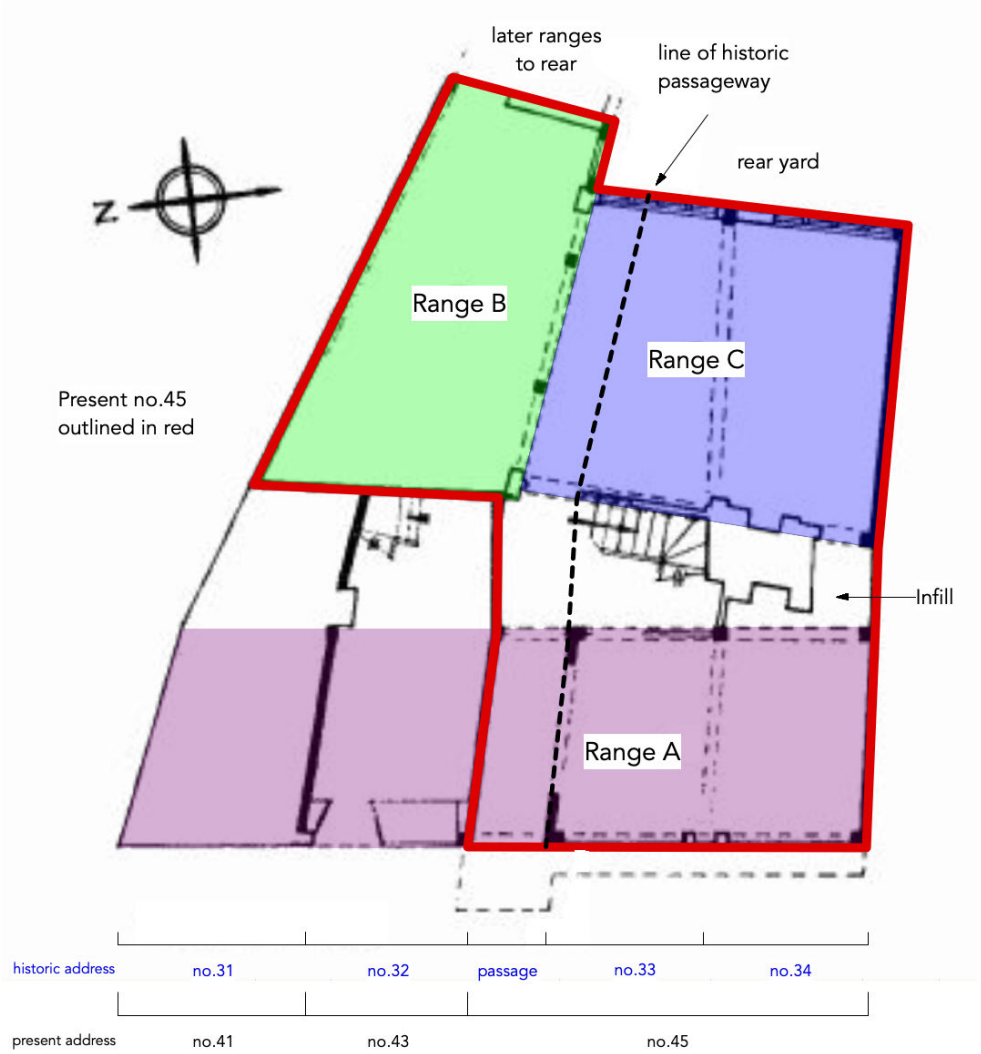


Fig. 5.1 Annotated and labelled ground floor plan (after RCHME 1981)

- The two-storey front range (A), runs parallel to Goodramgate and stylistically dates from the late C15th or early C16th. This double-jettied timber-framed range was built as five bays with a central passage, of which no. 45 represents the southern half and passageway. The northern portion of the frame survives, but cut back and re-fronted in brick as nos. 41 and 43 Goodramgate (fig. 5.2).



Fig. 5.2 No. 45 (timber framed) today with no. 41 (Coffee Culture) and no.43 (Northern Antiques) to the left. Although nos 41-43 are now cut back and re-fronted in brick, they are part of the same range (A).

- The (presently) double-height single-storey Range B, sits behind nos. 41-43 and parallel to the central passageway, and is roughly contemporary with Range A.
- The two-storey Range C, which lies behind no.45, dates from early C17th. This was constructed as single rooms on both ground and first floors, with the original attic surviving above.
- An irregular 6-10 foot gap between Range A and Ranges B & C was likely infilled at an early date, and contains a large brick chimney of similar date to Range C.
- The present doorway to no.45 sits within the original passageway that connected Goodramgate to the yard behind.

5.1 Early History

- Little is known about the early history of the site. A Marmaduke Buckle is known to have lived in Range A during the late C17th and early C18th centuries, and his graffiti remains in the building. There are records of multiple Marmaduke Buckle living in Goodramgate. Stories tell that this Marmaduke was severely handicapped, which allegedly resulted in him being accused of witchcraft. Marmaduke reputely engraved his name, year of birth (1697) and death (1715) on the wall in a first floor front room before hanging himself from a ceiling beam (York Press 11/01/2020). There is a 1697 baptism record for a Marmaduke Buckle, but no burial record for 1715. The wealthy Buckle family owned several properties in York during the C18th, including at least three properties on Goodramgate as well as property on Fishergate and Monkgate.

5.2 C19th Bakery and Confectionery

- The earliest pictorial evidence for the site are etchings from the very early C19th. One, by an unknown author dates to c.1800 (fig. 5.3 left), and an etching by Henry Cave, which appeared in his 1813 publication, *Antiquities of York* (fig. 5.3 right). Cave's detailed etching shows the site in a rather dilapidated state, with areas of render missing to reveal the laths beneath. Cave is generally considered faithful in his drawings, although not always, so some care needs to be taken in analysing his works. This etching does however appear to closely correspond to later depictions of the building.



Fig. 5.3 Etchings of the site by an unknown author (left) and by Henry Cave (right) © YAYAS & York Museums Trust.

- The c.1800 etching depicts the whole of Range A, prior to the re-frontings of nos. 41 & 43 in brick (see fig. 5.2 for modern comparison). The range can be seen as a symmetrical five-bay structure with a narrow central bay which projects at the first floor over the passageway.
- Cave's etching focuses on the northern end of Range A, again showing nos. 41 & 43 prior to their re-frontings. The ground floor shops are shown with projecting Georgian bay windows, supported on either brackets or posts. A doorway can be seen to the immediate right of the passage.
- A wicket gate is shown within the large plank door of the central passageway. Possibly the original door, this is shown with large ironwork hinges set on the northern side of the opening. This doorway with its carved cheeks, can be seen a lovely 1832 etching (fig. 5.4).

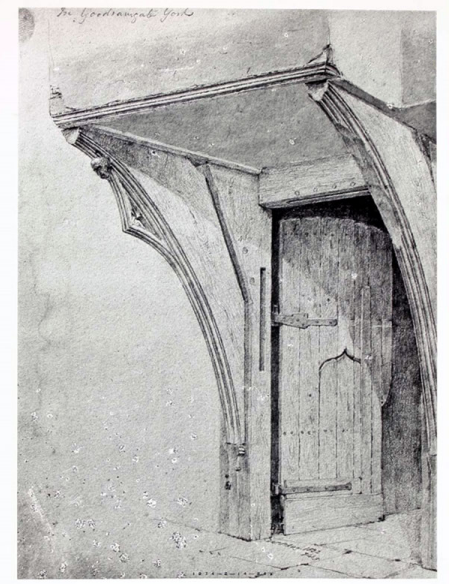


Fig. 5.4 1832 etching of the passageway entrance of no.45 - note the original mouldings on the projecting cheeks, which is now largely lost © YAYAS.

- In places, and in particular to the right of the passageway door, Cave's etching appears to show brick or stone masonry infill.
- On the second floor, immediately to the south of the central projecting bay, what appears to be a loading bay is shown containing a Dutch or half timber door, although there is no hoist visible. This is indicative of the site being used as commercial premises, and likely that the upper floor was primarily used for storage. This was not uncommon; see for example Herbert House building B.
- Nicholson's and Harper's depictions of 1837 and 1840 (fig. 5.5) reveals that the northernmost bay (present no. 41) has by this stage been cut back and re-faced in brick with segmental-arched windows. At this point No. 43 retains its jettied-timber-frame, and between the two pictures (1837-1840) the external render was removed to reveal the timber framing to the front elevation.

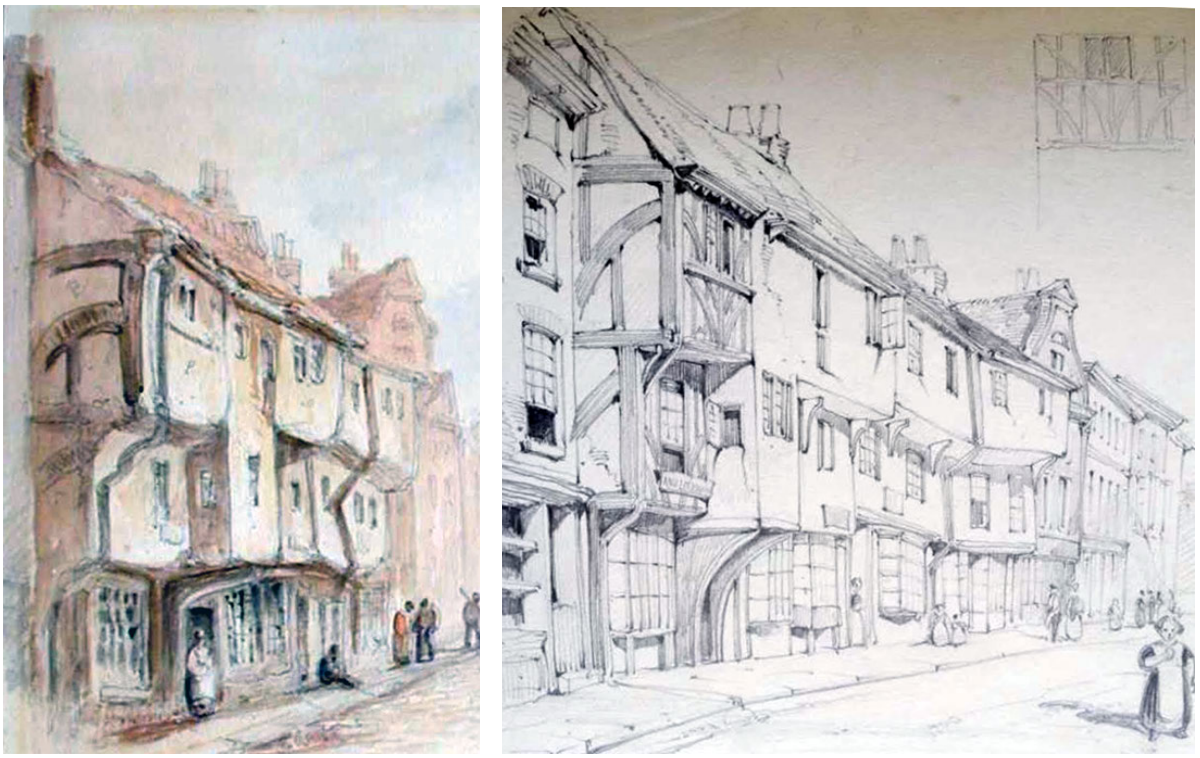


Fig. 5.5 Left - watercolour by George Nicholson, dated 1837; right - sketch from April 1840 by John Harper, including a sketch of second-floor framing in the top right © York Museums Trust.

- In both images, the rest of No. 45 remains rendered, and is shown with small-paned casement windows on the upper floors, and with Georgian shop windows at ground floor. One of these windows is a projecting bay supported on small timber posts. A doorway appears to be located at the southern end of the range, past the projecting bay window. At first floor level a small casement window is shown on the northern side of the projecting bay over the (originally central) passageway.
- The central passageway can be seen on the 1852 first edition OS map (fig. 5.6), running through the present building and leading to Baker's Yard behind.

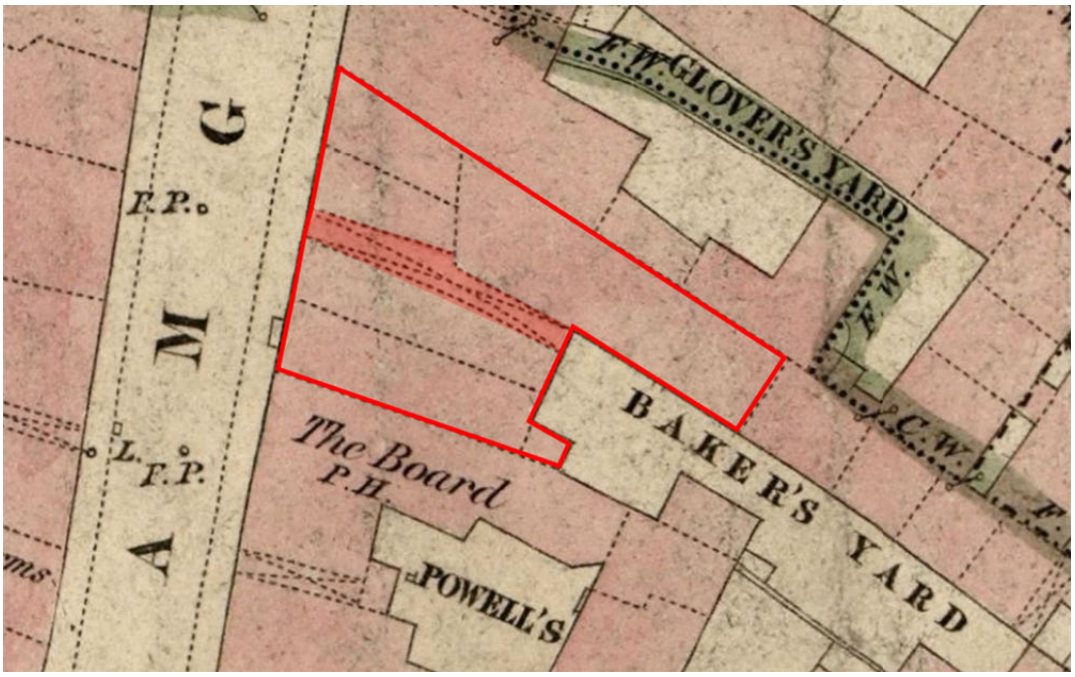


Fig. 5.6 Detail from the 1852 OS map, showing the internal divisions of the site and the central passageway (highlighted in red).

- The 1852 OS map also reveals that No. 45 was at this time subdivided into two premises, so the front range (A) represented two pairs of individual shops with the passageway in between. These were historically numbered nos. 31-32 to the north of the passage, and 33-34 to the south.
- This division is confirmed by Pigot's Directory of 1842, which lists Thomas Ward, baker, at no.32 (likely actually no.33) Goodramgate, and John Bowman, book & shoe maker, at no. 34, with the Square and Compass public house next door at no.35.
- Newspaper advertisements in the Yorkshire Gazette reveal that no.33 was occupied by Thomas Shaw, baker and confectioner, from 1853-55. No. 33, continues in use as a bakery, confectionery, and grocery store throughout the C19th and early C20th.
- Thomas Shaw remained at no.33 Goodramgate until the middle of 1858, when the business was advertised for sale. The sale included all stock, fixtures and fittings "suitable for Confectioners, Bread Bakers, &c." (Yorkshire Gazette 24/07/1858, 7) as part of a 'distress for rent' sale, revealing that Shaw was a tenant occupier rather than the building owner.
- The new tenants from 1865 are Robert & Jane Widdop, who occupy no.33 Goodramgate for the next 17 years (1865 - 1882). Interesting characters both, the Widdop's appear to develop a rapid animosity with their neighbour, Augustus Mahalski, who occupies no. 44 Goodramgate.
- An immigrant from Poland, Mahalski had operated an early photography business from no.34 from 1861 (seemingly having arrived that year), with regular advertisements in the local papers:

> *A. Mahalski,*
> *Photographic Artist, &c.,*
> *34, Goodramgate, York,*
> *Respectfully announces that he has, at considerable expense, erected a new and commodious Gallery, which will enable him to take any description of Portraits, in the highest perfection.*
> *Prices as moderate as any other Artist in the City.*
> *Carte De Visite Portraits, at 6s. per Dozen, and 4s. per Half Dozen, warranted equal to any.*
> (Yorkshire Gazette 16/08/1862)

- Within a month of buying the business at no.33, Robert Widdop was fined 1 shilling for exposing himself to Augustus Mahalski in the yard behind the property (York Herald 12/08/1865, 10). In

response Widdop accused Mahalski of throwing potatoes on his head. This incident marked the start of a series of altercations between the Widdops and Mahalski. In November 1865, Jane Widdop was fined for assaulting Ada Rushworth (in service to Mahalski) in the same yard.

> *on the evening of the day named she was assisting in shaking a carpet in a yard adjoining Mr Mahalski's premises, when the defendant, who lives in the same yard, came up and assaulted her, knocking her down and kicking her. She was so hurt that she had to be conveyed in a cab to her home in Belle Vue Terrace. Mr Grayston [solicitor] contended that no assault had been committed. The complainant was shaking carpets in a part of the yard which had been expressly forbidden by the landlord, and the dust consequently entered the defendant's house. Upon this the defendant went out in order to prevent the carpet shaking going on, when the complainant ran out of the yard and went down a passage, and if she had been injured it was by having slipped and fallen on the ground. Miss Widdop, the defendant's daughter, was called, and she denied that her mother was sufficiently near to the complainant to be enabled to assault her. The magistrates considered that the complainant had made out her case, and fined the defendant 2s. 6d. and costs.*
>
> (Yorkshire Gazette 04/11/1865, 4)

- This description indicates that the Widdop's domestic accommodation was located at the rear of the site, presumably in part of the early C17th Range C.
- In 1866, Mahalski was charged with wilful damage when dirty water leaked through a floor and reputely damaged the kitchen ceiling and wallpaper in the Widdop's kitchen. This incident resulted in a 4am shouting match between Robert and Augustus that saw them both bound over (£10) to keep the peace (Yorkshire Gazette 10/07/1866, 10). This article is interesting for what it reveals about the internal layout and decoration of the site. With Mahalski's living space being directly above the Widdop's kitchen, it is clear their respective living spaces were not vertically divided within the property.
- By the 1871 census, no.34 was occupied by Margaret Thompson (24 milliner and dressmaker) and her sister Isabella. Mahalski is by this time living at 29 Stonegate.
- By the 1871 census, the rear yard, which is shown as 'Bakers Yard' on the 1852 OS map (fig. x), has come to be called 'Widdop's Yard', and is recorded as housing four families, mostly unemployed, suggesting it was very impoverished.
- Robert Widdop died in January 1881, and the following month Jane placed an advert in the Yorkshire Gazette, announcing her intention to continue the business as "a wholesale and retail confectioner", and offering "a public bakehouse to let" (12/02/1881, 6). This suggests the bakehouse may have occupied Range C and architecturally separate from no.33.
- In April the following year however the business was offered for sale as an "Old established confectioner's shop, house and bake-house; valuation £150; owner retiring. 33, Goodramgate" (Bradford Advertiser 12/04/1882, 1).
- The 1881 census records that no.34 was occupied by James Bryon (41, basketmaker), and his wife Emma, and daughter Maud.
- On 19th June 1882, Thomas Albert Percival Trueman, the 1 year and 4 month old only child of William Trueman died at no.33. William Trueman appears on the electoral registers as living in Burnby, Pocklington at this time, and his connection to the property is not otherwise known.
- The new proprietors of no.33 were the grocers and confectioners, Pool(e) and Daniels (fig 5.7), who occupied the site from 1882 until 1890.

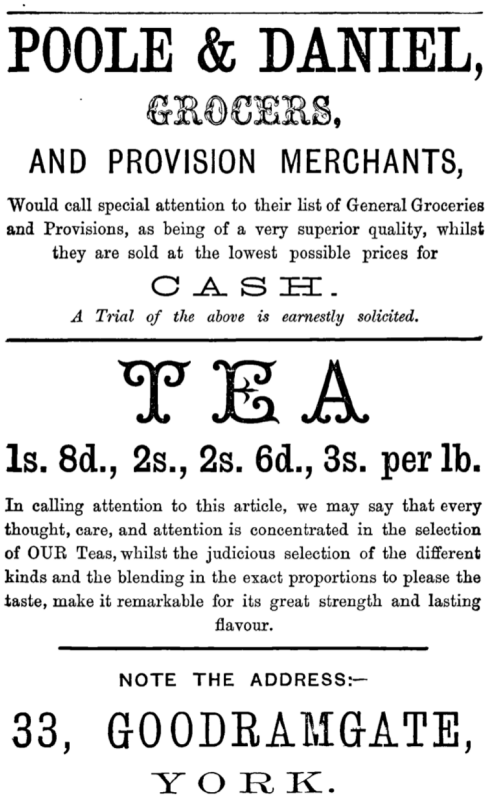


Fig. 5.7 Advertisement for Poole & Daniel from Kelly's Directory 1885, 9.

- In November 1883, no.34 was advertised for let as a "small lock-up shop with plate-glass window, 34 Goodramgate - Apply 8, Townend St, the Groves" (York Herald 09/11/1883, 1). In the 1881 census, 8 Townend St was occupied by Thomas Hopgood, plumber and glazier, and family. Their connection, if any, with no.34 Goodramgate is unknown.
- Kelly's Directory of 1885 (p.149) records that no.34 was at that time occupied by Henry Wright, a tripe dresser.
- In the York Herald from 1888, a blacksmith's situation (job) is sought by a young man with 3.5 years experience. The advert stated to contact Frank Dewsbury, 33 Goodramgate. Mr Dewsbury does not appear elsewhere in records for the site, and was possibly a lodger.
- In 1890 the whole site was offered for sale through auction:

> *All that Freehold shop and dwellinghouse, being Nos. 33 and 34, Goodramgate, York, in the occupation of Mr F. Pool, Grocer, together with the Bakeries, Stables, Outbuildings, Yard, and Three Cottages behind the same.*
> (Yorkshire Gazette 23/08/1890, 1)

- On Monday 08/09/1890 the site was auctioned, but with the highest bid at £650, the reserve was not met. Later that day, an agreement was reached with the existing tenant, Mr Frank Poole to purchase the site (Yorkshire Evening Press 08/09/1890, 4).
- This auction advertisement provides valuable information about the wider site, such as the existence of stables, outbuildings, and the three cottages of Widdop's Yard all being part of the property. Interestly, the 1881 census records four cottages in the yard - it is not clear if perhaps the end cottage was in separate ownership, or possibly that two of cottages were considered conjoined in the sale (fig. 5.8).

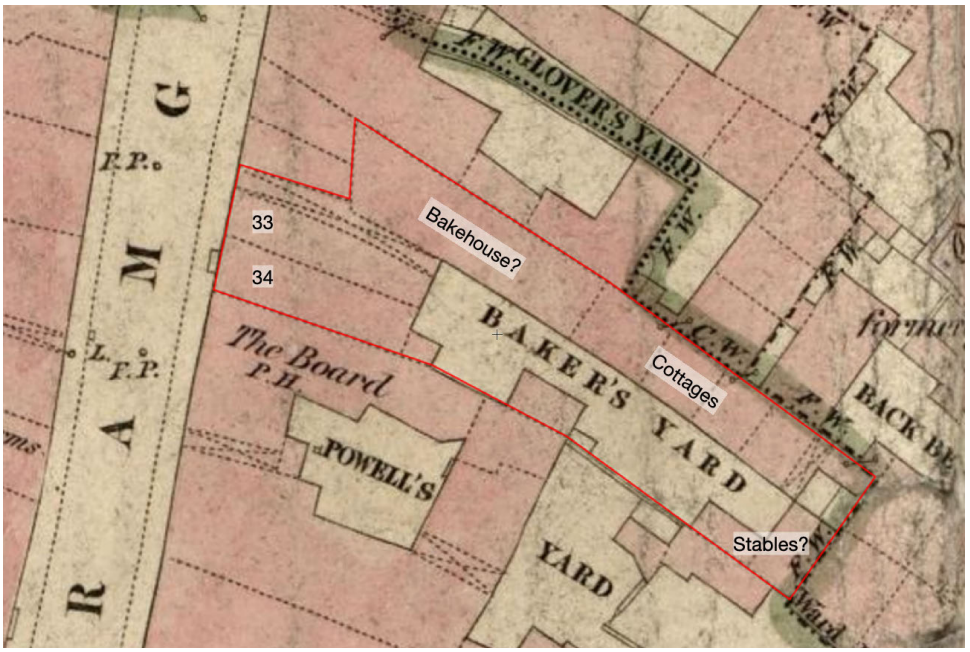


Fig. 5.8 Annotated 1852 OS Plan showing likely site outline at time of the 1890 sale with tentative labels.

- The sale of the site in 1890 marks the point at which the two separate dwellings were merged into a single property, and the 1891 census records the Pool family as the occupants of both nos. 33 & 34. This is confirmed by the 1892 OS Map (surveyed 1889) (fig. 5.9) which depicts nos. 33-34 as a single property.

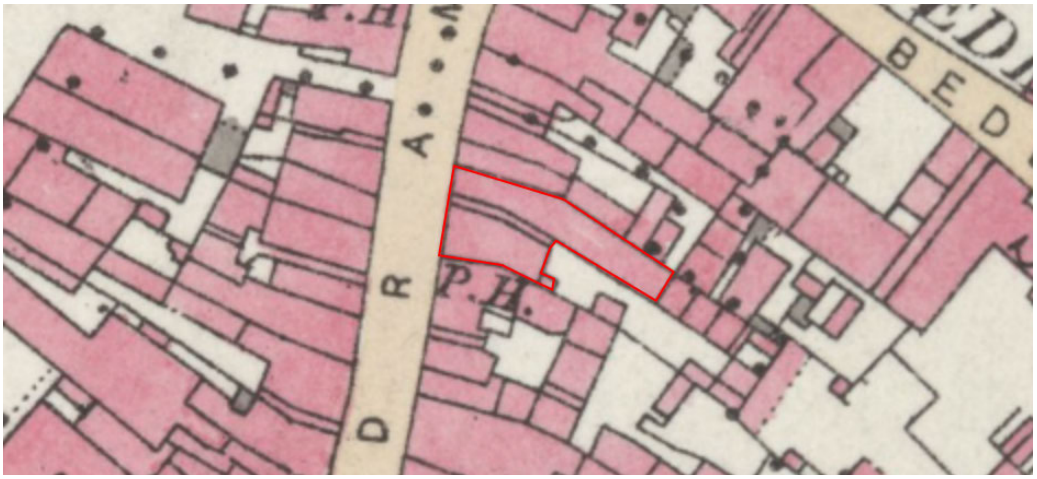


Fig. 5.9 Detail from the 1892 OS map with the wider site outlined in red. Note that nos 33-34 (below the passage) are now shown as a single unit.

- The yard, previously known as *Baker's Yard* and then *Widdop's Yard*, is listed on the 1891 census as 'Poole Yard', showing the fluid naming based initially on industry and then on ownership.
- A painting of 1901 by William James Broddy (fig. 5.10) shows a small window in the south side of the central projection, matching the one seen on the left. This window doesn't appear on Cave's c.1813 etching, which may suggest these windows were added some time between 1813 and 1837, when the northern window appears on Nicholson's painting.



Fig. 5.10 1901 painting by William James Boddy - note the small window on the side of the projecting bay.

- More importantly, Broddy's painting shows that the Georgian shop front had been replaced. The projecting bay windows have made way for large plate glass windows and a central shop door.
- The first floor windows appear to have been replaced by sashes. The building can be seen in a streetscape photograph of c.1910 (fig. 5.11), confirming that the first floor windows had been changed to sashes. The window above the central passageway appears to be a sliding sash, and a large advertising board has been set immediately below.



Fig. 5.11 Photograph of c.1910 © City of York Archives.

- It is likely that these changes relate to a refurbishment of the property following its purchase by Frank Poole in 1890. The merging of the two different shops would likely necessitate change, particularly to the shop front. Advertisements by the Pooles for apprentices and servants in the 1890s suggest a level of comfortable wealth, and the change from tenants to owner / occupiers seems a likely moment for investment in the fabric.
- It can be seen that the timber frame was exposed to the left. A partial lace curtain hangs in the first floor window, suggesting the upper floors remained in residential use.
- The Poole family appear on the 1911 census, and on the 1914 electoral register, at which the site is listed (likely erroneously) as no.31-32 Goodramgate.
- An undated early 1900s photograph (fig. 5.12) clearly shows the remodelled property, and may include proud owners Frank and Susannah M Poole along with one of their children or staff. In 1890 they occupied the site with their four children. By 1901, two children remained along with a live-in employee, and in 1911, their daughter, niece, and a servant lived at the property.



Fig. 5.12 An undated photo from the early 1900s presumably of the Poole family outside their grocers, bakers and confectionery shop © York Museums Trust.

- Kelly's Directory (1913) lists Pool's confectioner at no. 31 and Pool's grocers at nos. 33 & 34.

5.3 C20th Restoration

- The latest documentary evidence for the Poole family at the site, as Frank Pool (grocer), was in 1922 (Watson's York City Year Book 1992, 340). However it seems likely they retained the site until the late 1920s, when it was purchased by Mr Cuthbert Morrell.
- Documents in April 1929 refer to the site as "Poole's former property", which suggests they were the last occupants prior to Mr Morrell's purchase, which likely happened in 1928. Mr Morrell also appears to have purchased no. 43 to the left at the same time.
- In early 1929 the property was fully restored by the architects, Brierley and Rutherford, and work commenced in April 1929 with William Birch & Sons Ltd as the main builder, and William Bellerby Ltd providing the carpentry and joinery work (BIA 8/135/4-5).
- Brierley and Rutherford were a major architectural practice in York, with Walter Brierley - 'the Lutyens of the North' - being particularly prolific; he was involved in numerous heritage restoration projects around the city, including at no. 4 Jubbergate.
- Brierley & Rutherford's restoration of 1929-30 included the removal of the external render, repairs to the timber framing, and replacement of the windows (fig. 5.13). New shop windows were installed at ground floor, timber mullion windows were inserted upstairs - apparently in the original openings - and dormer windows were added to give the impression of an attic space.



Fig. 5.13 Proposed elevation design for Brierley and Rutherford © University of York.

- The front elevation as restored (fig. 5.14) does not entirely match with Brierley and Rutherford's proposed design. The first floor window was proposed as a three-lights, which would correspond to the window as depicted on the earliest etchings (fig. 5.3). However the window was instead restored as two-lights; it is not clear if this change was informed by evidence in the structure for an earlier window design.



Fig. 5.14 Photograph of 1929 showing the restoration in progress. The pale replacement oak timbers can be clearly seen © City of York Archives.

- The ground floor shop front was proposed with a single central pillar dividing the glazing, but today features a pair of posts. If the opening lights shown in the shop windows of the proposed elevation were installed, they have since been removed.
- While much of the front timber framing survives, on the rear of all three ranges, much of the studwork and infill was removed or replaced (fig. 5.15).

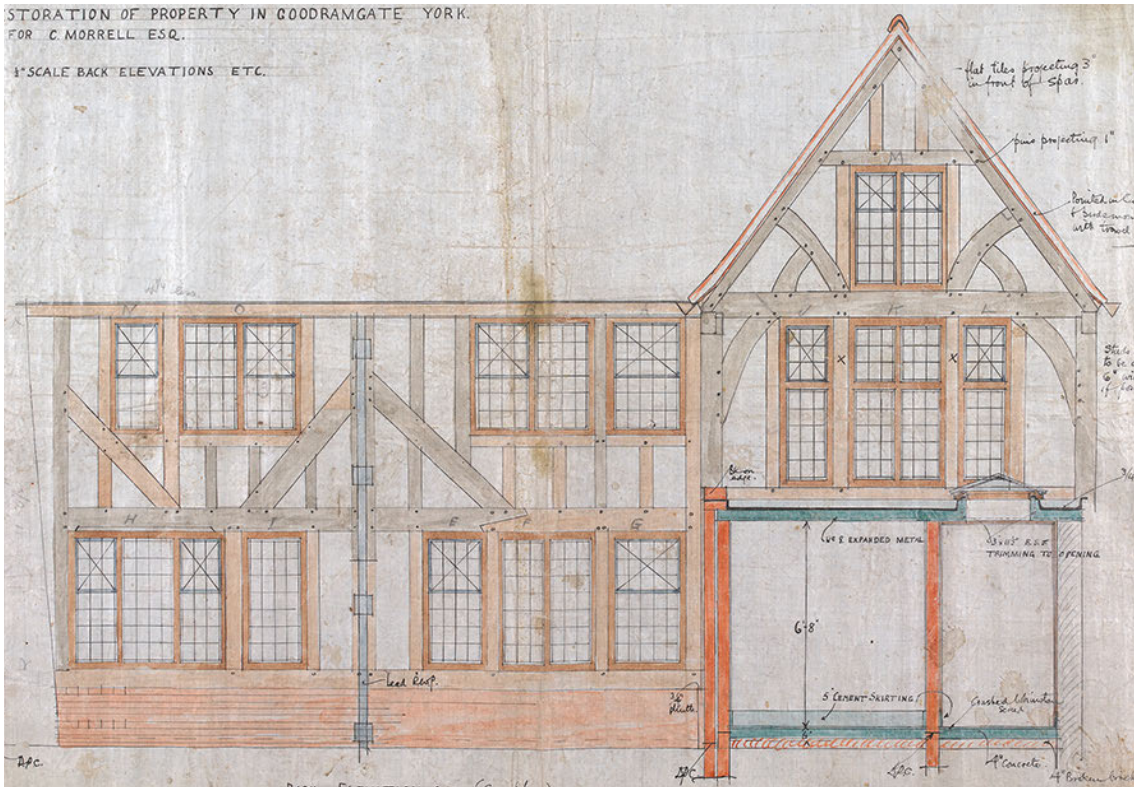


Fig. 5.15 The extent of proposed timberwork replacement to the rear of Ranges B & C (replacement timber in orange, retained timber in brown) © Borthwick Institute for Archives.

- No definitive floor plans exist for before Brierley & Rutherford's restoration, however early restoration scheme plans do provide a glimpse of the earlier internal arrangements (fig. 5.16).

Fig. 5.16 Undated proposed floor plans that appear to show the earlier internal layout © Borthwick Institute for Archives.

- These reveal that the shop was a single space with the rear infilled from Range A to incorporate the infill space.
- The Poole's residence was completely separate from the shop, and was accessed by a side door from the passage. The ground floor was arranged as a small hall with stairs, behind which was a single room, with a WC projecting into the rear courtyard.
- At first floor two separate staircases provided access to the second floor, one in the infill and the other in Range C. This presumably relates to the earlier subdivision of the property into two different premises, with a staircase serving each.
- Range C appears to be a single space of unknown purpose, while an "existing warehouse" with WCs sits immediately behind. This warehouse either replaced or was formed from the former cottages in Whiddop's Yard.
- Brierley & Rutherford's restoration closed the through passage, converting it into the entrance. The internal layout was heavily reconfigured, with the removal of all the earlier staircases and much of ground floor studwork, opening up the building and connecting the three ranges into a single entity.
- The later building ranges to the rear including the warehouse and coal store etc., appear to have been completely demolished, to be replaced by 1930s and later brick kitchen ranges.
- As part of the restoration, all fittings not part of the original building were removed, resulting in the loss of much information about the historic use of the spaces. New plasterwork was installed (fig. 5.17) and the whole building was redecorated.

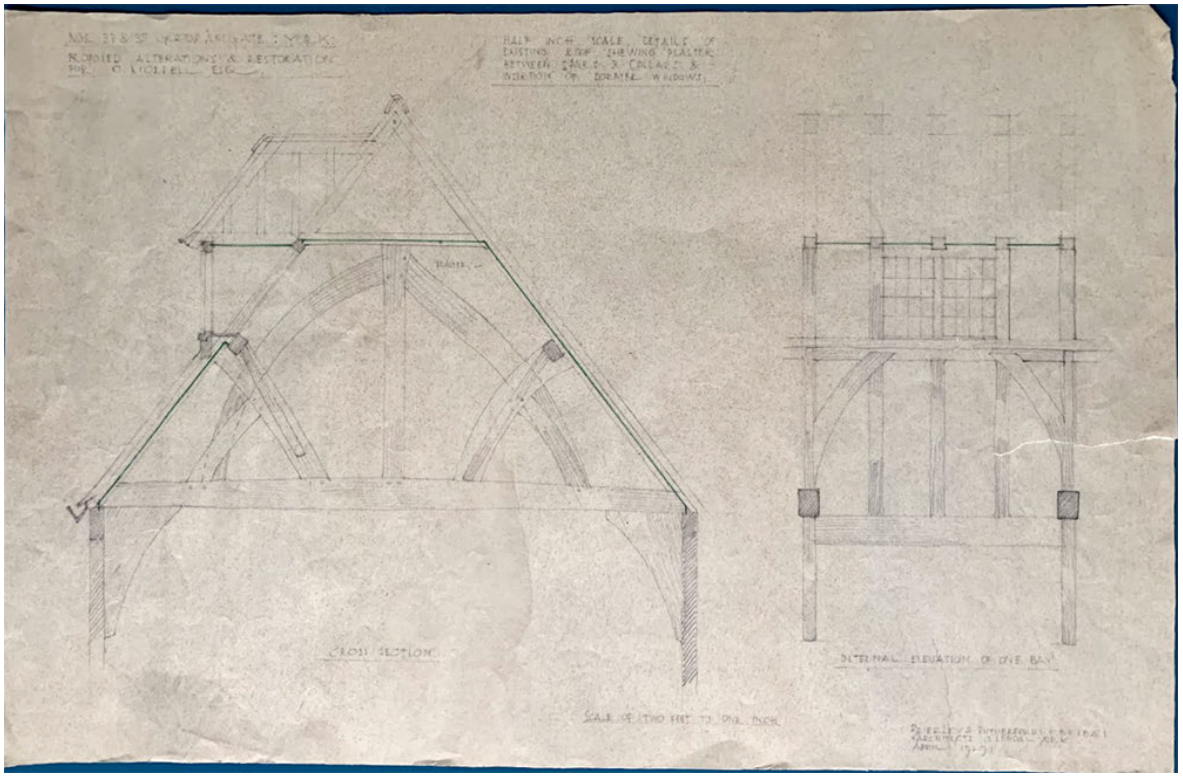


Fig. 5.17 Proposed pencil drawing, dated April 1929, showing the proposed new dormer windows and addition of internal plasterwork to the ceiling of the second storey © University of York.

- It is possible that this heavy restoration caused the loss of some significant historic features. For example, an undated watercolour drawing (fig. 5.18) shows traces of post medieval distemper paintings found on infill panels discovered at “premises on Goodramgate”. Brierley and Rutherford were also working for Mr Morrell at no. 51 Goodramgate so it is not possible to definitively link these with no.45, however the original was found with a bundle with figs 5.13 and 5.17. If these were found in no. 45, their location is unknown and the paintings are presumed lost.



Fig. 5.18 Record watercolour drawings of C17th distemper wall paintings found on plasterwork between timber studs. Labelled only as “premises on Goodramgate” this likely relates to 45 Goodramgate, although the location and survival of these paintings is not known © University of York.

5.4 C20th Cafes and Restaurants

- Advertisements in the Yorkshire Evening Post in 1932-33 suggest the newly restored property was initially used as a showroom for the Waldenburg Brothers Furniture Factors of Leeds.
- However, by 1939 the site was occupied by Alfred Ellis, cafe proprietor, his wife Jessie, and a live-in confectionery assistant, Dorothy Scott. It has remained in use as a cafe restaurant throughout the C20th and into the C21st.
- For much of the C20th, the site operated as the Minster Cafe (fig. 5.19).

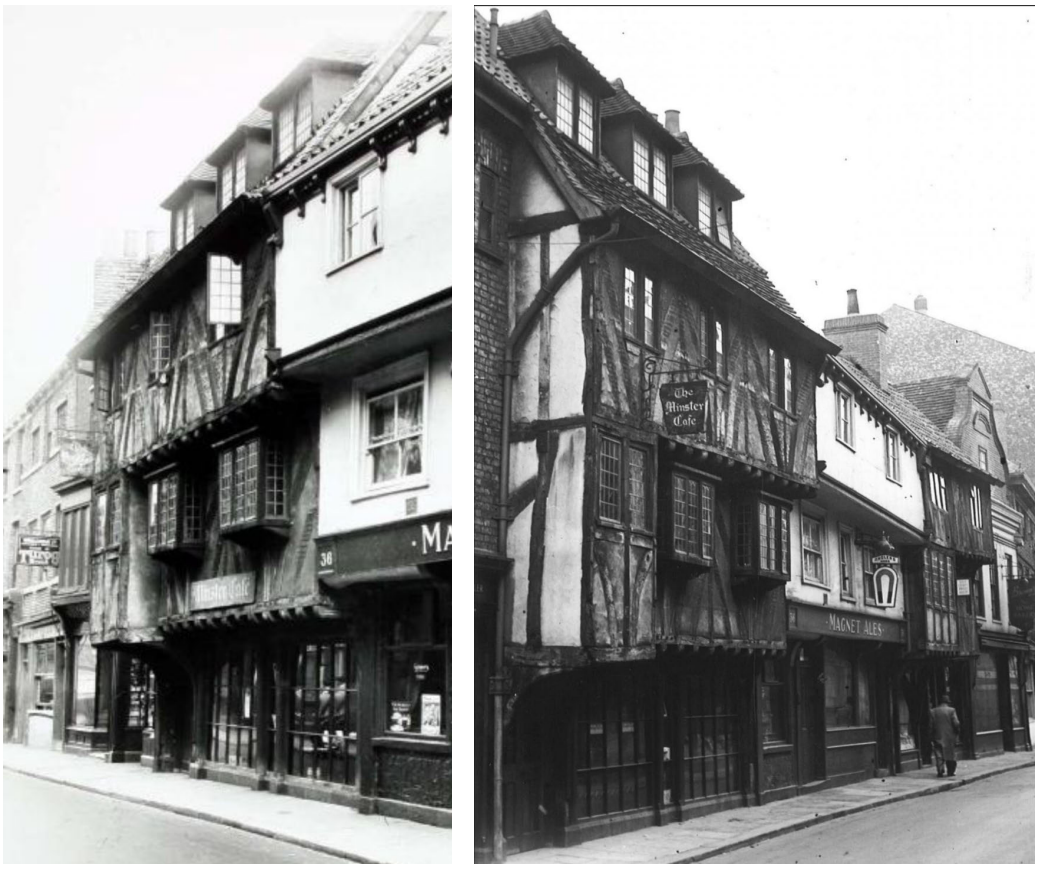


Fig. 5.19 1930s photographs of the Minster cafe occupying the restored building.

- Originally left unpainted, in the mid C20th, the infill panels were painted white (fig. 5.20).



Fig. 5.20 Left - mid C20th photograph, showing the white painted infill panels © City of York Archives; Right - postcard of the Minster Cafe from 1950, showing the restored interior. The claimed date of AD.1312 is erroneous.

- Minor repairs and alterations took place in 1956, including the insertion of the present bolection-moulded brick fireplace on the ground floor of Range C into the earlier chimney stack.
- Further repairs and alterations occurred in the 1970s, including alterations to doors in the rear ranges, and the installation of new lavatories on the first floor of range C (fig. 5.21).



Fig. 5.21 Proposed plan for new lavatories in 1976.

- In the 1980s, the site became Marmaduke's Bistro and Coffee Bar (later Marmaduke's Licensed Restaurant), presumably named after it's most famous resident, Marmaduke Buckle.
- Following a grant from an Historic Buildings Preservation Grant Scheme, the roof was re-covered in 1986.
- In 1987, the site became the Four Seasons Cafe (fig. 5.22), which operated until 1995 before closing due to tough trading conditions.



Fig. 5.22 Photo of the Four Seasons Cafe, likely from the late 1980s © City of York Archives.

- From 1995 until 2021 the property has been operated as the La Piazza pizza restaurant by the Comito family.

6.0 Assessment of Significance

- This section provides an assessment of the significance of the no. 45 Goodramgate through the values outlined in English Heritage (2008) *Conservation Principles*, being: evidential, historic, aesthetic, and communal value.

6.1 Evidential Value

HIGH

- No. 45 (together with nos. 39-41) Goodramgate demonstrates high evidential value as a significant collection of large late medieval and post-medieval timber-framed structures. Individually and together they exhibit evidential value as examples of high-status mercantile domestic buildings, and contribute to our understanding of trade, status and mercantile culture from the late Medieval Period onwards.
- Combined with the adjoining timber-framed ranges to the south-west (Snickelway's Inn and The Wealden Hall) no. 45 Goodramgate forms one of the largest surviving stretches of timber-framing in the city. Unlike other surviving groups, such as on the Shambles and Petergate, these properties have ranges running parallel to the street, demonstrating their framing to full effect. This grouping is identified on Addyman's 2015 map (along with Lady Row) as major secular buildings on late medieval Goodramgate (fig. 6.1)

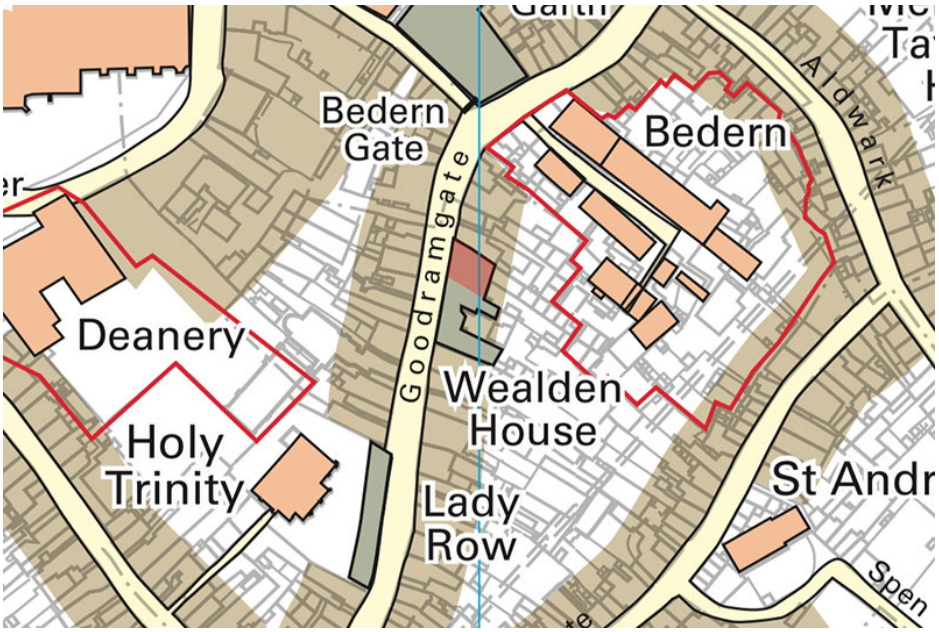


Fig. 6.1 Map of York c.1500 with major secular buildings on Goodramgate highlighted in blue (site in block red) © Addyman 2015.

- The site also demonstrates high evidential value as an example of early C20th conservation restoration by the architects, Brierley and Rutherford. The 1920s and 30s were a period of significant heritage restoration in York, particularly of large timber-framed buildings. Brierley & Rutherford were at the forefront of these works, when modern conservation practice was relatively nascent. The restoration of no. 45 Goodramgate sits after their restoration of no. 4 Jubbergate (1927), and before their subsequent restoration at no. 51 Goodramgate (1930-1). These restoration schemes, together with F. Yorke's 1926 restoration of Herbert House, mark a significant change from the previous demolition of many of these larger scale timber-framed buildings, as seen on Goodramgate in 1903 and on Pavement in 1912. Although considered heavy restorations by today's standards Brierley and Rutherford were employing an

archaeological understanding of the buildings to inform their restoration, including the reinstatement of lost features such as the original windows at first floor.

6.2 Historical Value

HIGH

- The site has high illustrative historical value as major landmark timber-framed buildings in the heart of medieval York. It is illustrative of late medieval and early post medieval mercantile structures, with projecting jetties and exposed framing. Also of the common passageways that were once such a feature of York, with rear yards providing additional accommodation of wide ranging quality.
- It also has illustrative historical value as an example of the constant adaptation and use of such buildings through into the C21st, with mixed commercial and domestic shifting into solely commercial use and agglomerating into single occupancy.
- The building also has associative historical value for its association with Marmaduke Buckle and the popular ghost stories connected with the tragic ending of his life in the early C18th.
- No. 45 Goodramgate has medium associative historical value as a major restoration campaign by Brierley and Rutherford, the most significant architectural practice in York at the time. It further has illustrative historical value as an example of nascent approaches to the restoration and preservation of such buildings.

6.3 Aesthetic Value

HIGH

- No. 45 Goodramgate exhibits high aesthetic value as a fine example of timber framing with its double jetties, decorative double curved braces, and leaded oriel windows. Internally, despite much change the timber framed core of all three ranges are fully displayed to visitors.
- The site also exhibits high group value as part of the grouping of timber framed ranges dominating this part of the historic streetscape of Goodramgate.

6.4 Communal Value

MEDIUM

- No. 45 Goodramgate exhibits some communal value through its long use as a popular cafe and restaurant from the early C20th to today.

6.5 Conclusion

- The Grade I listed no. 45 Goodramgate is a very fine example of large scale timber-framing, of national significance. It has further group value with the surviving timber-framed buildings on Goodramgate. It is a key building in helping shape the identity of the ‘Medieval Streets’ character area of the city. Although its 1929 restoration removed much of the archaeological evidence for its complex history of use, it retains high evidential, historical, and aesthetic value.

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Bradford Advertiser

York Herald

York Press

Yorkshire Evening Press

Yorkshire Gazette

Appendix

Nos. 41, 43 and 45, GOODRAMGATE
Overview
Heritage Category: Listed Building
Grade: I
List Entry Number: 1257738
Date first listed: 14-Jun-1954
Statutory Address: 41, 43 AND 45, GOODRAMGATE
Location
Statutory Address: 41, 43 AND 45, GOODRAMGATE
The building or site itself may lie within the boundary of more than one authority.
District: York (Unitary Authority)
National Grid Reference: SE 60482 52117
Details
SE 6052 SW, 1112-1/27/404
YORK, GOODRAMGATE (East side), Nos. 41, 43 AND 45
(Formerly known as: Nos.32-35 GOODRAMGATE)
14.06.54

G.V. I

Two shops and restaurant. c1500 with early C17 extension; Nos 41 and 43 remodelled in mid C19 and early C19 respectively; further alterations and extensions in C20; No.45 restored 1929 by Brierley and Rutherford. MATERIALS: timber-framed, frame and plaster infilling exposed on front of No.45; No.41 refronted in painted brick in Flemish bond, No.43 in orange-grey mottled brick in Flemish bond. Tile and pantile roofs with brick stack. 5-bay front range of tenements with 3-bay hall at left rear and 2-bay wing, probably rebuilt, at right rear. EXTERIOR: No.41: 3 storeys and attic; 1-window front. C19 shopfront with sunk panel pilasters and projecting cornice between entablature blocks with carved gablet caps; C20 glazed door and 2-light window. Window on first floor is 3-light square bay with dentilled cornice; on second floor, 1-pane sash with painted flat arch of gauged brick; to attic single fixed light beneath boarded eaves. No.43: 3-storey 1-window front. C20 shop front has recessed panelled door with lozenge-patterned glazing and divided overlight to left of plate glass transom window. First floor has 16-pane sash, second floor 12-pane sash, both with painted sills and flat arches; small inserted sash window at right of second floor. Exterior of No.45: 3 storeys and attic; 3-window front. First and second floors are jettied, second floor jetty dropped at left end to form a deep porch over entrance, supported on partly restored curved brackets. Double doors are glazed and panelled and shop windows have small-pane glazing. On first floor, windows over porch are paired casements and, to right, two oriels of 3 mullioned lights; on second floor, three pairs of casements; in attic, three half-hipped dormers with 2-light casement windows. Rear: 2 storeys, 2 bays, with gabled cross wing projecting at right; timber-frame exposed. Ground floor of wing obscured by C20 extension: windows are mullioned, of 2, 3 or 4 lights. All mullions are timber and windows have square leaded lights. INTERIOR: timber-framed, approximately 75 percent intact, but heavily restored in places, survives in all parts of the building. No.41 has simple cornice and plain fireplace on first floor. Range represents the survival of an apparently rare building type of which few other examples were known nationally at time of the survey. An incomplete example is represented by Nos 28, 30 and 32 Coppergate, York (qv).

Nos 41 and 43 were listed on 19/08/71. (City of York: RCHME: The Central Area: HMSO: 1981-: 136).