

PROPERTY, TENURE AND RENTS; SOME ASPECTS OF  
THE TOPOGRAPHY AND ECONOMY OF MEDIEVAL YORK

VOLUME TWO

by

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## INTRODUCTION

The following reconstruction of tenements in Petergate is based largely on a study of medieval conveyances together with certain subsidiary classes of documents such as legal inquisitions and surveys of church lands.<sup>1</sup> Most medieval title deeds for property in York commonly named the street in which the property lay and further located the property by describing the properties on to which it abutted on two sides, and often to the rear as well, by naming the owners or tenants of those properties. Only very rarely do medieval title deeds from York give the name of the parish in which a tenement lay. From the information contained in the deeds it is thus possible to work out the basic relationship between a string of neighbouring properties, and the method of reconstruction followed is essentially similar to that used in a number of other studies of medieval urban tenement patterns.<sup>2</sup>

The account of each tenement is prefaced by a brief description of the property which seeks to highlight the physical characteristics of the tenement or buildings where these are known, and to provide a

<sup>1</sup> For a fuller description of the sources used, see Chapter One above.

<sup>2</sup> See especially, Keene, *Survey of Medieval Winchester*, part ii.

brief historical abstract of title for the property. This description is followed by a list of documents concerning the history of the property which often contains further details of ownership not included in the introduction. The documents are generally arranged in chronological order except where the descent of sub-tenancies within the tenement are particularly well-documented, and these are then listed separately under a sub-heading. Just as tenements were often subdivided, so they were often amalgamated and where this has happened the histories of groups of tenements are described together at the appropriate point in the chronological series.

The text of documents included is not intended as a full transcript of the original manuscript, but only as a calendar of the contents of a document as it concerns a particular tenement. Witness lists are always omitted, and legal phrases of common form are also omitted or substantially abbreviated. Descriptions of a tenement included within the abuttment clauses of deeds relating to neighbouring tenements are usually included in a list after the main documents within the account of the tenement they describe. Where documents are not dated an estimated date is given which is usually based on the names of witnesses and other parties to the transaction. Standard works of reference have been used in assigning dates to ecclesiastical and

civic dignitaries,' but where it has not proved possible to date a document in this manner it has been assigned an approximate date according to its apparent place in a sequence of transactions. The spelling of surnames, in the context of documents, has not been standardised, although the spelling of places of origin given in addition to such surnames has been modernised.

Ancillary biographical information has been kept to a minimum or excluded altogether since its inclusion would have expanded the Gazetteer to an unmanageable length. R.H. Skaife's *Civic Officials* in three volumes in the York City Library is the most extensive work in existence which seeks to reconstruct the biographies of York's medieval civic dignitaries. However many other studies of medieval York include biographies of York's more prominent citizens,<sup>2</sup> in addition to material available in printed sources. In a study which essentially seeks to reconstruct the pattern of tenement holdings, other series of sources bearing on the history of the street and its occupants have also regretfully

<sup>1</sup> The major works used have been *YMF*, i and ii and R.H. Skaife, *Civic Officials* (a manuscript kept in the York City Library). This latter source has however been checked against early-dated title deeds.

<sup>2</sup> For example, see Miller, in *VCHY City of York*; Bartlett, 'Some Aspects of the Economy of Later Medieval York', J.I. Kermode, 'The Merchants of Three Northern English Towns', in C.H. Clough (ed.), *Profession, Vocation and Culture. Essays Dedicated to the Memory of A.R. Myers*.

had to be omitted for reasons of space. The most important are the various rent accounts of city landlords, in particular those of the vicars choral and keeper of the Fabric, who both had substantial numbers of tenants in the street. These accounts provide lists of the occupants of properties within these estates, but the manner of the compilation of the accounts after the mid-fourteenth century makes it virtually impossible to identify tenants named with particular properties. In 1431-32 the keeper of the Fabric had 32 tenants in Petergate producing a nominal rent income of £23.12s. 3d. a year, and the vicars choral in 1401 had twenty tenants-at-will in Petergate and Stonegate owing rents nominally worth £28.13s. 0d. a year.<sup>1</sup> In addition the 1381 poll-tax return, and Dr. Heather Swanson's study of craftsmen's wills provides useful ancillary information about occupants of the street.<sup>2</sup>

The survival of title deeds is most extensive in the period c. 1250-1400 and little attempt has been made to trace the history of properties beyond 1500. However in order to overcome some of the problems this limited chronological span would impose in identifying the

<sup>1</sup> YML, B 3/12; VC 6/2/41.

<sup>2</sup> J.N. Bartlett, 'The 1381 Poll Tax Return for the City of York', *Transactions of the East Riding Antiquarian Society*, xxx (1953); an offprint is inserted in Dr. Bartlett's thesis. Swanson, 'Crafts and Craftsmen in Later Medieval York', pp.457, 459-460.

physical boundaries of tenements, fairly extensive use has been made of estate maps and plans from the nineteenth century, while the base map for the whole project is the 1852 Ordnance Survey 1:1056 map of York. Since so much of the street came into the possession of ecclesiastical corporations, such as the vicars choral and keeper of the Fabric Fund of York Minster, who largely maintained their estates into the nineteenth century, their estate plans and those drawn up by the Ecclesiastical Commissioners have been especially useful in locating the boundaries of properties.<sup>1</sup> To some extent other boundaries given in the accompanying maps and diagrams must be treated as the plausible rather than proven physical limits of a property. In defining them, certain guiding principals have been used throughout. The most important is that archaeological excavation on a number of sites throughout the city now suggests that the boundaries of building plots, once established in the ninth to eleventh centuries, were likely to persist through to the modern period. In the case of Petergate this pattern is reinforced by the relatively large number of buildings of fourteenth and

<sup>1</sup> YML, VC 5/52-55 have been especially useful in establishing the location of *Tenements 30* and *37*. YCA, Acc 1 (Little Blake Street Improvement/York Board of Health), confirmed the boundaries of *Tenements 12-14*. BI, Map 24 established the location of properties belonging to the Fabric and various dignitaries of the Minster on the north-west side of Petergate between *Tenements 50* and *61*. Terriers of the city's property (YCA, M/10), confirmed the location of *Tenement 1*.

fifteenth-century date which still survive, especially behind the street frontage. Boundaries allocated to tenements in this Gazetteer have thus always sought to respect medieval building patterns where these are still apparent in standing buildings, or have been revealed through excavation.<sup>1</sup>

However, the archaeological record alone is not sufficient to determine tenement boundaries since transactions of property frequently resulted in the subdivision and amalgamation of tenements and buildings in an almost infinitely flexible manner.<sup>2</sup> Nevertheless, despite a very active landmarket, some concept of the unity of the burgage tenement does often seem to have survived as more than a legal fiction. Inquisitions *ad quod dampnum* for example, always asked both if there was a mesne lord between the tenant and the king and sought to assign responsibility for the payment of the husgable rent. In York there is some evidence that this burgage rent may originally have been assessed according to the number of buildings on a burgage plot at the rate of 1d.

<sup>1</sup> *RCHNY*, 5, pp.180-199; *Tenements 22-23, 27-28, 29-30, 41-44*.

<sup>2</sup> For example, see *Tenements 7-9, 11, 17, 21, 24-25, 27-28, 29-30, 32, 37-40*. *Tenement* was essentially used in York to describe any unit of property holding; by the late thirteenth century it was used interchangeably with both *messuage*, *toft*, and *land* as a description of property. Distinctions in usage cannot be as precisely determined as in Winchester, although both the terms *mansura terre* and *terra haymalda* found in deeds of the twelfth and thirteenth century had the more precise meaning of a burgage plot which was held in chief for husgable.

per gable or house.<sup>1</sup> Nevertheless it was the tenant in seisin of the burgage who bore responsibility for the payment of the rent. From the surviving husgable roll of c. 1284 it would seem that many tofts paid more than 1d. in husgable and were more than one building plot wide.<sup>2</sup> Title deeds also suggest that the principal units of landholding, the burgages, which were held in-chief, were frequently considerably larger than single building plots. Possibly the best example of the size of such units is *Tenements 15-17* which consisted of three plots which by the early fourteenth century were subdivided into at least twelve houses and shops.<sup>3</sup> In a similar manner *Tenements 41-42* formed a single holding of the priory of Marton, and evidence from towns as diverse as King's Lynn, Winchester and Stratford-upon-Avon confirms the impression that burgages were frequently up to 60 feet wide and contained space for several building divisions.<sup>4</sup> In York a study of the 1852 Ordnance Survey 1:1056 map suggests that burgage plots between 35 and 60 feet wide were common, and that units of about 50 feet wide were especially frequent and

<sup>1</sup> Miller, in *VCHY City of York*, pp.31,37; *BYC*, i, p.182; 'Husgabel Roll', p.82.

<sup>2</sup> 'Husgabel Roll', pp.84-91; *Tenement 22* (a).

<sup>3</sup> YML, VC 4/1/1 *et seq.*; 6/2/3 *et seq.*

<sup>4</sup> Biddle and Keene, in *Winchester in the Early Middle Ages*, pp.378, 455; Owen (ed.), *The Making of King's Lynn*, pp.80-81; Platt, *The English Medieval Town*, p.65.

were thus similar in size to burgages in Cheapside.<sup>1</sup> While it is true that the unity of burgages was nearly always neglected as units of occupation, there were important reasons why they could not always be ignored as units of ownership. One reason, as already suggested, was fiscal. Another was legal, and was founded in the complex hierarchy of rights to property which inevitably developed as a result of successive enfeoffments. Landowners seeking to ensure security and full enjoyment of their property not only sought to buy-out quit-rents owed to foreign lords for fiscal reasons, but also to protect their legal title to the property since genuine as well as collusive disputes over seisin seem frequently to have occurred as a result of claims from such mesne lords and their descendants.<sup>2</sup> Thus landlords seeking to establish an estate in perpetuity might go to some lengths to acquire full seisin in chief of all the various divisions of an original burgage plot.<sup>3</sup>

The tenements described in this Gazetteer are those properties which were most frequently the subject of transactions. Since many deeds of the twelfth and thirteenth centuries refer primarily to burgage plots

<sup>1</sup> Keene, 'A New Study of London Before the Great Fire', p.15.

<sup>2</sup> *Tenement 22* (b), *Tenement 32* (d-g).

<sup>3</sup> *Tenements 11, 26, 32.*

these are frequently larger than the actual units of occupation and building. However where the evidence is mainly from the fourteenth century and later, the units described are often smaller.<sup>1</sup>

## **Buildings**

Generally the title deeds contain few specific descriptions of buildings,<sup>2</sup> but both excavation and the study of standing buildings now suggest that the commonest building unit was about one perch, or 16½ feet wide.<sup>3</sup> Such a pattern is now found with striking regularity in a large number of English towns. In Winchester, for example, the commonest house width from the twelfth to the fifteenth centuries was 16½ feet, and in King's Lynn also the majority of town houses were between 15 and 20 feet wide.<sup>4</sup> Both documentary and architectural evidence suggest that town houses in York conformed to this pattern and size, and indeed it has been noted that architectural styles in York were more similar to buildings in other towns than they were to

<sup>1</sup> *Tenements* 41-42.

<sup>2</sup> However, see *Tenements* 11, 15-17, 26, 28, 32, 35, 60-61.

<sup>3</sup> Hall, in *Viking Age York and the North*, p.36.

<sup>4</sup> Keene, *Survey of Medieval Winchester*, p.155; Parker, *The Making of King's Lynn*, p.49.

those of the surrounding countryside.<sup>1</sup> Perhaps the best-known example of a medieval town house in Petergate, the Fox Inn (now demolished), was seventeen feet wide.<sup>2</sup> Such a width corresponds to a building bay of either five, eight or ten feet in width, which documentary evidence suggests was a common width both for shops and solars fronting onto the street and for the space occupied by passages giving access from the street to properties at the rear.<sup>3</sup> Again this impression from the documentary record is confirmed by architectural evidence, which suggests that timber-framed town houses in York were generally two or three bays wide.<sup>4</sup>

Thus tenements in Petergate tended to contain a principal dwelling house towards the rear of the property, with access to the street by a narrow passage, while the street frontage was often developed with a row of more modest shops and solars. Most evidence for this arrangement survives from the fourteenth century onwards in both title deeds and rentals. But the description of *Tenement 21* at the very beginning of the thirteenth century suggests that this arrangement was not uncommon

<sup>1</sup> Hutton, 'Timber-Framed Houses in the Vale of York', p.96.

<sup>2</sup> *RCHNY*, 5, pp.194-197, nos 360, 364, 367 B, C; *Tenement 42*; compare *Tenement 26*.

<sup>3</sup> *Tenements 11, 26, 28, 32*.

<sup>4</sup> *RCHNY*, 5, p.lx.

much earlier. As in the case of *Tenement 21*, the principal house might be built with stone and the shops from timber, or all the buildings, especially after c. 1300, might be timber-framed, or, as in the case of *Tenement 11*, even some of the shops might be constructed of stone. By the late thirteenth century the terms *seld*, *cellarium*, *shop* and *botha* might be used interchangeably to describe such small buildings.<sup>1</sup> Almost invariably they had solars constructed above, which might be occupied together or separately from the shop below, although the number of upper floors is rarely specified. By the early fourteenth century the desire of some landlords to exploit the economic potential of their tenements to the full by letting directly to the tenants of such small subdivisions of their property, may have led to the innovation of new building styles, as rows of terraced cottages (or shops with solars) were erected to cater for such tenants.<sup>2</sup> One example in Petergate was a row of three-storeyed shops erected by the vicars choral on *Tenement 17* and let to tenants at a rent of about 20s. a year in the later fourteenth century.<sup>3</sup>

<sup>1</sup> For example, see *Tenement 11*.

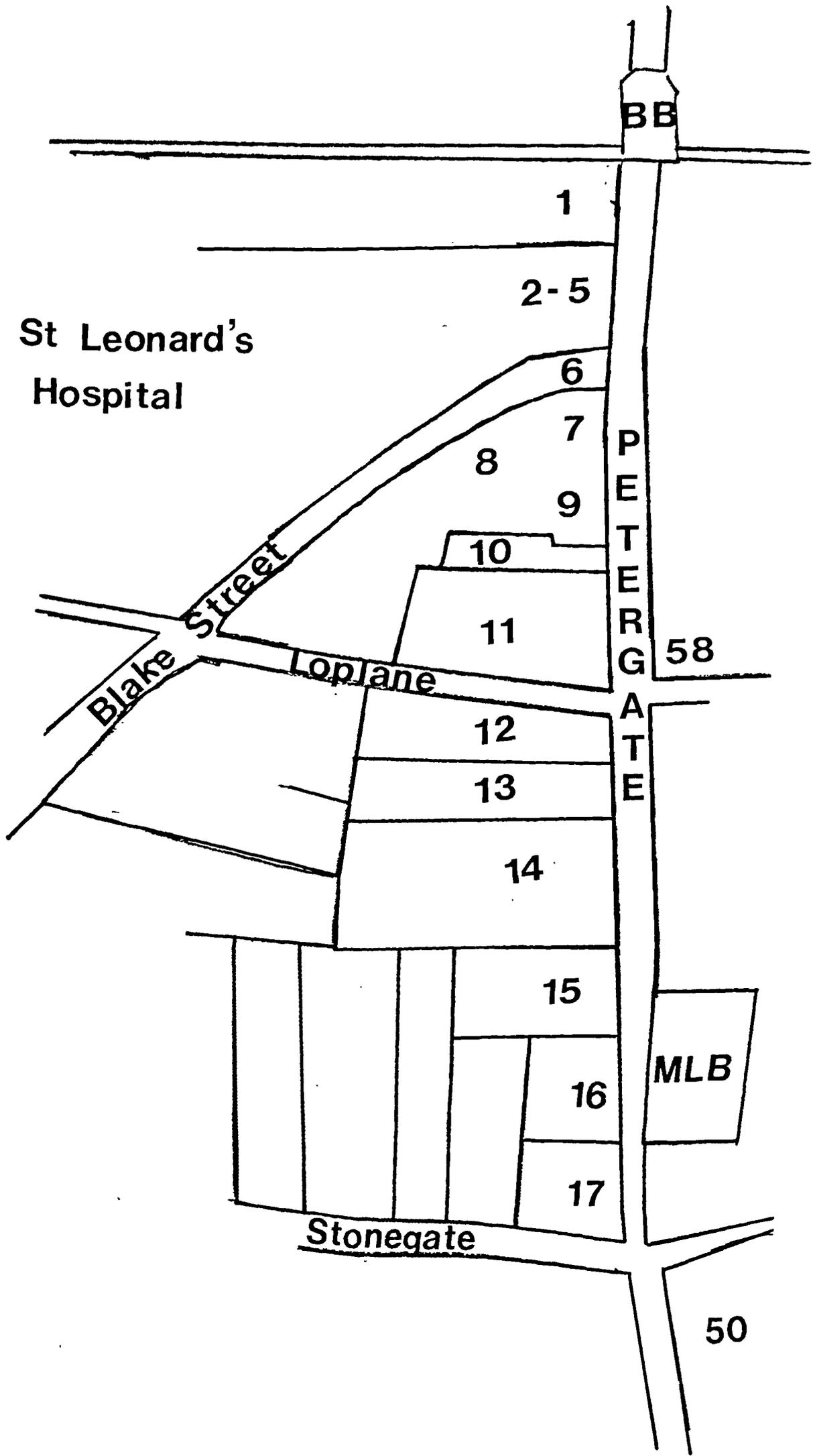
<sup>2</sup> Short, 'The Fourteenth-Century Rows of York', pp.86-136; and see Chapters Five and Six above.

<sup>3</sup> Short, 'The Fourteenth-Century Rows of York', pp.96-103 contains an architectural description. In the vicars' rent accounts these properties are described as in Stonegate, see *Table 6.3* above.

While the Gazetteer contains information about the ownership of land, it also contains many references to the actual occupants of property which can be compared with surviving rent accounts and tax returns. Some of this evidence has already been discussed in Chapters Two and Six in the main text of this thesis. Petergate was by the fourteenth century one of the wealthiest streets in York. It contained the homes of several prominent merchants and civic dignitaries.<sup>1</sup> At the centre of the street was a concentration of shops belonging to goldsmiths, mercers, spicers and glovers, while near Girdlergate there was a concentration of girdlers' premises, and horners and potters around Hornpotlane.

In conclusion it is hoped that this Gazetteer of title deeds for Petergate will provide both an example of what can be achieved in other areas of the city, and a research tool to complement the work of archaeologists and architectural and economic historians in York.

<sup>1</sup> See, for example, *Tenements 18-19, 23, 31, 35, 45, 46, 47.*



## PETERGATE - the south-west side

### Part one: Bootham Bar to Loplane

The use of the name Petergate for this part of the street only slowly gained common currency. During the late twelfth and early thirteenth centuries properties here were frequently identified by reference to the proximity of Bootham Bar or St. Leonard's Hospital, and even in the late thirteenth to early fourteenth century, when the street was more frequently referred to, it was commonly described rather than named. Thus in 1312 it was described as '*regia strata que ducit se ad Bouthomlith*' and in 1346 '*vico qui se extendit de Loppelane et de porta clausi monasterii Sancti Petri usque Bouthumbarr*'. (BL, Cotton MS Nero D iii, fos 129v, 130) Nevertheless it is clear that by 1276 this stretch of the street was commonly recognised as part of the street of Petergate. (BL, Cotton MS Nero D iii, fos 128v-129; YML, L2/1 pt iv, fo 44) Similarly the name of Bootham Bar was only slowly established. Two deeds of c. 1179 x 1246 use the descriptions '*barram de Buthum*' and '*porta de Bouthum*', (BL, Cotton MS Nero D iii, fo 128), but until the 1270s the entrance to the city at this point was commonly described as '*Galmelith*', '*Galmanlith*', '*porta de Galmanlith*' and once as '*Galmhoblith*'. (BL, Cotton MS Nero D, iii fos 127-128v) Indeed all the title deeds relating to *Tenements 2-5* in St. Leonard's Hospital's cartulary were entered under the heading '*Galmanlith scilicet infra Barram de*

*Boothom'*. (BL, Cotton MS Nero D iii, fo 127)

The name Galmanlith derives from the old Scandinavian personal name *Galmann* and *hlið* meaning a gate. (PNERV, p.288) In the eleventh century the area outside Bootham Bar (given by 1088 for the new foundation of St. Mary's Abbey), was known as *Galmanho*, but this, like the name of Galmanlith, had passed out of common usage by the end of the thirteenth century. The change in terminology seems to have occurred because of the common adoption of the name of Bootham to describe the suburb outside this gate, and to have followed the rebuilding of the city defences in this area in stone, this work being completed by c. 1266. (RCHMY, 2, pp. 11, 116a) The rebuilding of the defences in this area is reflected in other changes in the terminology of the title deeds. For example, until c. 1288 *Tenement 2* was commonly described as lying next to '*fossa regis*', but thereafter as neighbouring '*murum civitatis*'. (BL, Cotton MS Nero D iii, fos 128-129v)

Between Bootham Bar and Loplane there were nine major tenements in the thirteenth century, to which two further tenements had been added by the fourteenth century by the enclosure of the city ditch and a path immediately inside the bar (*Tenement 1*), and by the enclosure of the northern section of Blake Street in 1299 (*Tenement 6*). *Tenements 2-5* backed onto the precinct of St. Leonard's Hospital and were part of St.

Leonard's fee, paying husgable to the crown. *Tenements 7-9* were claimed as part of the Liberty of St. Peter in 1276, and were exempt from all payments to the crown, except part of *Tenement 9* which owed husgable to the king. *Tenements 10* and *11* were of the crown's fee and owed husgable to the king.

The following description of Bootham Bar to Loplane is taken from a survey of the dean and chapter's jurisdiction made c. 1390:

"Item infra barras predictas de Bouthom incipiendo a barris predictis in /fo31v/ parte Australi eundo versus orientem sunt plura (suprascript: v omnia) tenementa simul iacentes usque ad domum cantarie Johannis de Hoperton in ecclesia sancti Trinitatis in Gotherungate iuxta redditum Johannis de Bristowe in Petirgate que quidem tenementa omnia et singuli commorantes et inhabitantes in eisdem sunt de Iurisdictione decani et capituli et dicto decanatu vacante sunt de Iurisdictione dicti capituli."

(YML, M2/2c fo 31)

Since *Tenements 2-6* were of St. Leonard's fee, these five tenements can be identified as *Tenements 7-9*. The rent of John de Bristol was *Tenement 11* and the house belonging to a chantry in Holy Trinity, Goodramgate was *Tenement 10*.

## Tenement 1

*Tenement 1* was enclosed from the inner rampart, or ditch (*fossa*) of the city's defences. Until c. 1288 it was commonly described as '*fossa regis*' [*Tenement 2* (a-f)], and thereafter as '*murum civitatis*' [*Tenement 2* (g-j)]. While part of the structure of Bootham Bar dates from the late eleventh century, the major part of the stone-work at ground floor level dates from the twelfth century, and is encased in much later work of the fourteenth century and of modern renovations. (*RCHMY*, 2, pp.116-119) The defences in this central area of the city had probably been replaced in stone by 1266. (*RCHMY*, 2, p.11b)

By the early fourteenth century much of the inner rampart had been enclosed by St. Leonard's Hospital. In 1308 the citizens of York complained that the hospital had appropriated part of the city wall and ditch and closed up a public path leading to the city wall (a). The following year the hospital were allowed to enclose a piece of land adjacent to their hospital, and in 1387 the city formally leased to the hospital most of the rampart between the multangular tower and Bootham Bar (b-c). However the street frontage had already been enclosed and leased separately as a tenement by the mayor and commonalty, and by 1376 the city was drawing

rents from two houses next to Bootham Bar. (YMB, 1, p.1)

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Documents

a) 7 March 1308. A commission was held to enquire into a petition of the commonalty of the city of York alleging that the hospital of St. Leonard had appropriated part of the stone wall and ditch of the city between the hospital and the abbey of St. Mary, broken down the wall, carried away the stones, and closed up a public path leading to the city wall. This dispute between the city and the hospital was one of a series of conflicts over the hospital's jurisdiction in the city. (Miller, *VCH City of York*, p.68)

(*Cal. Pat. Rolls 1307-13*, p.86)

b) 19 December 1309. An inquisition *ad quod dampnum* stated that it was no damage to the crown for St. Leonard's Hospital to enclose a piece of land in York measuring 34 perches in length and 18 feet in width, for the enlargement of their house. The land was worth 12d.

(PRO, C.143/77/9)

c) 1 April 1387. The mayor and commonalty demised at farm to St. Leonard's Hospital a piece of land between the walls of the city and the ground of the hospital,

and in length from a certain enclosure towards Bootham Bar up to a tower called 'Elryndyng' behind. The hospital were to hold the lend from Pentecost 1387 for ninety years, for an annual rent of 4s. to the Ousebridgemasters. The mayor and commonalty were to have right of distraint for non-payment of the rent after forty days, and right of free entry and exit to their walls to visit and repair them when necessary, and in time of war. The hospital were not to damage the walls and ditches in any way. (Elryndyng has been identified with the multangular tower. RCHMY, 2, p. 111)

(YCA, G.41: 4)

d) 2 February 1521. The mayor and corporation demised at farm to Thomas Williamson of York a tenement with the moat adjoining it at the east part of Bootham Bar, which had formerly been held by John Bramell Yeoman. Williamson was to hold the land by indenture for 24 years for an annual rent of 11s. to the Ousebridgemasters, who had power of entry and distraint if the rent was in arrears by twenty days. Williamson was to keep the tenement in a good state of repair.

(YCA, I, 81)

## Tenements 2-5

The first group of deeds listed below are among the earliest to be found in the cartulary of St. Leonard's Hospital for properties in Petergate, and all date from the first half of the thirteenth century. Nine of these deeds (b-j), refer to the same piece of land within Bootham Bar and between the street of Petergate and the precinct of the hospital, but unfortunately they cannot be assigned to a particular tenement. They may only relate to *Tenement 2*, but it is equally possible that they refer to the history of all the *Tenements 2-5*.

The similarity of the witness lists and formulae of deeds (a-c) suggests that they are nearly contemporary. By the early thirteenth century this land was already of St. Leonard's fee, and held from the hospital by a number of tenants in free hereditary tenure. In 1201 x 1214 the hospital reclaimed the land into demesne by buying out the free rights of their tenants in return for sums of money and rents and tenancies of properties in less central areas of their fee (a-d), but in the later thirteenth century some of these quitrents were also recouped by the hospital (g,h).

Having regained free seisin of their fee St. Leonard's Hospital leased this property back to one of

their formerly free tenants, Emma Balki, at an annual farm of 2s. 6d. for two lives (f). This tenancy was sold to Henry Gruscy Senior, who relinquished it to the hospital in c. 1299 (j). Thereafter the tenancy may have been let to tenants-at-will without written title.

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#### Documents

a) c. 1201 x 1214. John Parmentar quitclaimed to St. Peter's Hospital all his right in the land he held of the hospital, in return for 20s. and one measure of corn given to him by Master Ralph and the brothers of the hospital, who also enfeoffed John of a toft in Gillygate for an annual rent of 1 lb. pepper and 2d. husgable.

(BL, Cotton MS Nero D iii, fo 127v)

b) c. 1201 x 1214. Ernisius Balki quitclaimed to St. Peter's Hospital all the land he held of the hospital, in return for a sum of money given to him by Master Ralph and the brothers. Ernisius had held the land of the hospital in the time of Master Paulinus. [Paulinus de Ledes, temp. Henry II - c. 1201. (*YMF*, i, p. 78)]

(BL, Cotton MS Nero D iii, fo 127;  
*EYC*, 1, no 263)

c) c. 1201 x 1214. Andrew de Holem and Emma, his wife, quitclaimed land as in (b) above to the hospital.

(BL, Cotton MS Nero D iii, fo 127)

d) c. 1203 x 1217. Emma, widow, and daughter of Hernisius Balki, quitclaimed all right in this land, which Galfridus Bukerel (alias *Bukeler*) had once held but of which she had never had seisin, to St. Peter's Hospital. In return the hospital gave Emma two marks, and assigned her an annual rent of 2s. from their grange at Eskelby until they could assign her the same rent from a specific place elsewhere. Emma made this quitclaim under oath and on pain of a fine of twenty marks, and submitted herself to the jurisdiction of the dean and chapter.

(BL, Cotton MS Nero D iii, fo 127)

e) c. 1246. Emma, daughter of Ernisius Balki, quitclaimed to the hospital as in (d) above. (Probably contemporary with (f) below).

(BL, Cotton MS Nero D iii, fo 127)

f) c. 1246. Emma and her husband Robert Sumeter (packman, or groom) de Pykehale, and Emma's son and heir Thomas, quitclaimed to the hospital as in (e) above. Emma and Robert had held the tenement of the hospital for an annual rent of 2s. 6d. and 2d. husgable for two lives ('*de uno iure hereditario*'). (The list of witnesses to deeds (e) and (f) are almost identical,

suggesting that these two deeds are nearly contemporary.  
Robert Sumeter would be Emma Balki's second husband.)

(BL, Cotton MS Nero D iii, fo 127v)

g) Post c. 1246. Christiana, daughter and heir of Emma Balki, and William Danbur' her husband, recognised a grant the Hospital of St. Peter had made to them of the right to the 2s. annual rent paid by the hospital for this tenement.

(BL, Cotton MS Nero D iii, fo 127v)

h) c. 1246 x February 1277. Christiana, widow, quitclaimed to St. Leonard's Hospital all her and her heirs' right in 2s. annual rent from this land then held by Adam Sutor. (Sutor: a stitcher or one who sews, possibly a tailor, cobbler or glover.)

(BL, Cotton MS Nero D iii, fo 127v)

i) February 1277. John, son of Adam de Ingram, a chaplain, quitclaimed to St. Peter's Hospital all right in this land which his father had of the gift of Master Hugh. [Adam de Ingram may be identified with Adam Sutor above. Hugh de Gaytington was master c. 1217-45. (VCHY, 3, p.343)]

(BL, Cotton MS Nero D iii, fo 128v).  
(The second part of this deed is included in *Tenement 4* below.)

j) c. 1298 x 1299. Henry son of Henry de Gruscy of York quitclaimed to St. Leonard's Hospital this land,

which his father had by the gift and sale of Robert  
Marescall (farrier) and Emma his wife. (Robert  
Marescall may be identified with Robert Sumeter in (f)  
above.)

(BL, Cotton MS Nero D iii, fo 130)

## Tenement 2

This tenement lay between *Tenements 1* and *3* and extended in length from the street in front, to the land (or close) of St. Leonard's Hospital behind (b-j). The tenement was held freely of St. Leonard's Hospital for an annual rent of 4s., plus husgable. Deeds (b)-(d) are concerned with the passage of the tenancy from Gervase de Routheclive to Richard Supe' in the early thirteenth century and thence, via Richard's daughter Agnes and her husband Thomas de Hoveden, to Adam de Roma of Bootham, who between 1273 and c. 1279 purchased titles to the tenancy not only from Thomas de Hoveden, but also from Richard de Buttirwyk (e) and Sara ad le Gattehende, widow (f). After 1279 the tenancy passed to Adam de Roma's daughter Johanna Hauue and her husband Thomas de Wynterton, for in 1288 they quitclaimed their title to St. Leonard's Hospital (g-j). Since the hospital promised that they would meet the cost of purchasing a licence to alienate in mortmain, it is probable that they were repurchasing it in demesne.

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### Documents

a) c. 1201 x 1246. Thomas son of Robert de Clyfton quitclaimed to God and the poor of St. Peter's Hospital in pure and perpetual alms all his land within Bootham

Bar. [Thomas son of Robert de Clyfton may be identified with the Thomas de Routheclive of the succeeding deed in the cartulary (b) below.]

(BL, Cotton MS Nero D iii, fo 128 (two copies);  
EYC, 1, no 270)

b) c. 1197 x 1239. Gervase de Routheclive son of Thomas de Routheclive quitclaimed to Richard Supe' son of Robert Supe' de Buthum, for the service which Richard had made him. Richard Supe' took over the obligation of paying 4s. a year to the hospital, and husgable on 1 August.

(BL, Cotton MS Nero D iii, fo 128)

c) c. 1251 x 1268. Richard Supe' quitclaimed to Thomas de Hoveden, white bread baker (*albus pistor*), and Agnes his wife and Richard's daughter, this land with buildings, to hold of St. Leonard's for 4s. p.a., and husgable to the king.

(BL, Cotton MS Nero D iii, fo 128)

d) c. 1273. Thomas de Hoveden and Agnes quitclaimed to Adam de Roma de Buthum for a sum of money which he had given to them in their necessity. [The tenement and its obligations are described as in (c) above.]

(BL, Cotton MS Nero D iii, fo 128v)

e) c. 1273 x 1274. Richard son of Nicholas de Buttirwyk quitclaimed to Adam de Roma de Buthum for a sum of money which Adam gave to Richard.

(BL, Cotton MS Nero D iii, fo 128v)

f) c. 1279. Sara ad le Gattehende, widow, and sister of John de Coquina, quitclaimed to Adam de Roma de Buthum.

(BL, Cotton MS Nero D iii, fo 128v)

g) c. 1288. Thomas de Wynterton, mason (*cementar*) and Johanna his wife, daughter of Adam de Roma, quitclaimed to St. Leonard's Hospital the land with buildings they had of Johanna's father.

(BL, Cotton MS Nero D iii, fo 129)

h) c. 1288. Thomas de Wynterton and Johanna recognised that they had entered into an obligation to the hospital of St. Leonard, and undertook to make a fine in the king's court at the first assize when the justices next came to Yorkshire, or earlier if the hospital could arrange it, for the security of the hospital concerning their quitclaim and grant of this tenement to the hospital, and at the hospital's own expense.

(BL, Cotton MS Nero D iii, fo 129v)

i) Post c. 1288. Johanna Hauue, daughter of Adam de Roma, and widow of Thomas de Wynterton confirmed her quitclaim to St. Leonard's hospital.

(BL, Cotton MS Nero D iii, fo 129)

j) 29 April 1346. Thomas de Deues of York quitclaimed to St. Leonard's the tenement with buildings and appurtenances which Thomas de Wynterton and Johanna his wife held when they were alive.

(BL, Cotton MS Nero D iii, fo 129v)

### Tenement 3

There are no deeds relating specifically to this tenement but holders of the tenement appear as neighbours to *Tenements 2* and *4* as follows:

<u>Neighbour</u>	<u>Date</u>	<u>Tenement 3</u>
<i>Tenement 2</i> (b-e)	1197x1239-1273	Formerly of Serlo de Stayngate, Chaplain.
<i>Tenement 4</i> (a)	February 1277	Serlo de Stayngate.
<i>Tenement 2</i> (i)	<i>post</i> -1288	Henry de Brilaund and Elene his wife.
<i>Tenement 2</i> (j)	April 1346	Tenement of St. Leonard's Hospital.

## Tenement 4

Only one document relates specifically to *Tenement 4* which appears to have been a subdivision of *Tenements 2-5*.

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### Documents

a) February 1277. John, son of Adam de Ingram, a chaplain, quitclaimed to Richard, a rector, and the brothers of St. Peter's Hospital, all land in the street of Petergate within the gate of Bootham which he had by the grant of John Camerar, citizen of York. The Tenement lay between the land of Serlo de Stayngate (*Tenement 3*) and the land once of Stephen Pikard (*Tenement 5*), and owed 6s. annual rent to John Camerar, his heirs and assigns.

(BL, Cotton MS Nero D iii, fo 128v.  
The first part of this deed relates  
to *Tenements 2-5* (i) above.)

This tenement was described as a neighbour to *Tenement 5* as follows:

<u>Neighbour</u>	<u>Date</u>	<u><i>Tenement 4</i></u>
<i>Tenement 5</i> (a,c)	1288 and August 1312	Formerly of John le Wygge'.

## Tenement 5

This tenement lay on the corner of Petergate and a lane leading towards St. Leonard's Hospital and Blake Street. It backed onto the close of St. Leonard's Hospital and neighboured *Tenement 4* (a-c) while it looked towards *Tenement 7* on the opposite corner of the lane (b).

The tenement was called *Pyckard(es) loft'*, doubtless after the family of Stephen Pikard who maintained an interest in the property at least from the mid-thirteenth century until 1312, when William Pykard quitclaimed his right to St. Leonard's in whose fee the tenement lay (c). The tenement consisted of a messuage or toft, occupied by a house with a solar (a-c).

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## Documents

a) c. 1288. Juliana, widow of Robert de Eltoft, quitclaimed to the Hospital of St. Leonard. The tenement was of St. Leonard's fee.

(BL, Cotton MS Nero D iii, fo 130)

b) 29 September 1293 x 28 September 1294. Agnes, widow of John del Bure, quitclaimed to St. Leonard's her right to one mark of rent p.a. from this messuage.

(BL, Cotton MS Nero D iii, fo 130)

c) 19 August 1312. William son of William Pykard, quitclaimed to St. Leonard's Hospital as in (a) above.

(BL, Cotton MS Nero D iii, fo 129v)

*Tenement 5* was described in the abuttment clauses of deeds relating to *Tenement 4* as follows:

<u>Neighbour</u>	<u>Date</u>	<u>Tenement 5</u>
<i>Tenement 4</i> (a)	February 1276 x 1277	Formerly of Stephen Pickard, assessor of taxes ( <i>talliator</i> ).

## Tenement 6

Until the end of the thirteenth century *Tenement 6* was the site of a lane leading from Blake Street towards Petergate past the door of St. Leonard's Hospital. In 1273 it was described as '*venellam iuxta portam de Buthum qua itur de Petirgate usque hospitaalem*' [*Tenement 7* (a)], and in 1312 as '*venellam que ducit se versus Bleykestrete*' [*Tenement 5* (c)]. In c. 1284 x 1285 it was simply called '*Blaykestrete*' [*Tenement 7* (c)], and indeed a number of title deeds in St. Leonard's cartulary describe properties in a northern continuation of Blake Street next to the hospital's gate between Loplane and Petergate (BL, Cotton MS Nero D iii, fos 85-86v). In 1299 St. Leonard's Hospital obtained a royal licence to stop a lane leading from Blaykestrete near the hospital wall to the street going to the gate of Bouthum, and to enclose it with a wall for the enlargement of their court. (*Cal. Pat. Rolls 1292-1301*, p.402) After 1299 this part of the lane was described simply as the land or tenement of St. Leonard's. [*Tenement 7* (d), *Tenements 7-9* (b) *et seq.*]

## Tenements 7-9

This group of three, or possibly four, tenements occupied the eastern corner of Blake Street (*Tenement 6*) in Petergate. *Tenements 7* and *9* both fronted onto Petergate but by c. 1260 x 1285 both had been united in common ownership with the properties behind them in Blake Street [*Tenement 7* (c), *Tenement 9* (e)]. The amalgamation of these tenements thus anticipated the enclosure of this part of Blake Street in 1299, and possibly helped to render this portion of the street redundant.

The tenements had a complex but well recorded tenurial history. In 1276 both *Tenements 7* and *9* belonged to the liberty of St. Peter. *Tenement 7* belonged to the prebend of Bramham, and both were quit of all payments to the crown [*Tenement 7* (b), *Tenement 9* (h)]. However *Tenement 8* in Blake Street belonged to the fee of St. Leonard's Hospital and paid husgable to the king. In the late twelfth to early thirteenth century both *Tenements 7* and *9* were held by the Grandeth family [*Tenement 9* (a)], but were later acquired by the vicars choral, who drew a free rent of 5s. from *Tenement 7*, and 6s. from *Tenement 9* by the second half of the thirteenth century [*Tenement 7* (c), *Tenement 9* (d)]. The tenements also owed free rents of 20s. to Robert de Appleton and his heirs, and 1s. to the heirs of Emma Grandeth. During the first three-quarters of the

thirteenth century the properties were held separately by a number of sub-tenants, but by 1276 all three tenements had been united in the single tenancy of Roger de Weighton and his wife Margery, who after Roger's death lived in a house in *Tenement 9* until her death in 1335 [*Tenements 7-9* (a,b,e,f)]. Part of *Tenements 7* and *8* was also occupied by Master William de Stanes, rector of the church of Huggate, and after his death in 1331 the whole property was sold to Adam de Skipwith, tanner, whose family bought out a number of the rent-charges and quitrents with which it was burdened [*Tenements 7-9* (c,d,j,k)]. In 1370 *Tenements 7-9* were acquired by St. Leonard's Hospital as part of the endowments for an obit for Adam de Skipwith and his family. The property was then described as three messuages [*Tenements 7-9* (l-n)].

The documents concerning the joint descent of *Tenements 7-9* after 1315 are listed separately after *Tenement 9* below.

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**Tenement 7 (also Tenement 8 behind)**

For a description of this property, see above.

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Documents

a) 16 April 1273. Peter son of Peter de Tadcastr' granted to Robert de Appleton, clerk, all his land with buildings and rents (which Peter had by the gift of Richard de Cancyon, for a sum of money which Robert gave to Peter), to hold for 5s. sterling a year to the vicars choral, plus one rose at the time of roses to Peter. [Peter de Tadcaster, a vicar, witnessed a deed of c. 1240 x 1247 ('Vicars Choral Cartulary', App. I c)1.

(BL, Cotton MS Nero D iii, fo 181v)

b) 18 March 1276.

"Item terra quam Rogerus de Wyghton' tenet in Petergate, iacens inter terram quondam Willelmi Horliens (Orliens) in Petergate (*Tenement 9*) et terram Magistri Hospitalis Sancti Leonardi in Blaykestrete, (*Tenement 6*) est de prebenda de Bramham Prioris Sancti Oswaldi, nichil dat regi"

(YML, L2/1 pt iv, fo 44; L2/2a, fo 21v)

c) c. 1284 x 1285. Robert de Apleton, clerk, granted to Roger de Wighton and Marjerie his wife, the perpetual farm of the fee, to hold at an annual rent of 5s. to the vicars choral, and 20s. to Robert.

(BL, Cotton MS Nero D iii, fo 181v;  
'Vicars Choral Cartulary', no 149)

d) (*Tenement 8*) c. 1284 x 1285. Elyas de Sutton, clerk, granted to Roger de Wyghton and Margerie his wife, all his land in Blake Street with buildings, which

he had of the gift and fee of Robert de Apleton, for an annual rent of one rose, and 3s. to St. Leonard's Hospital.

(BL, Cotton MS Nero D iii, fo 182)

In the thirteenth century *Tenement 7* was also described in the abuttment clauses of title deeds relating to neighbouring tenements as follows:

<u>Neighbour</u>	<u>Date</u>	<u>Tenement 7</u>
<i>Tenement 9</i> (a)	c. 1231	Formerly of Martin Grandeth.
" (b)	c. 1231 x 1239	John Blingsleg.
" (d)	<i>ante</i> 1258 x 1260	John Blingsleg.
" (f)	c. 1273 x 1276	Roger de Withton.
" (g)	c. 1273 x 1276	Roger de Withton.
" (i)	July 1344	Adam de Skipwith.

*Tenement 8* was described in title deeds relating to neighbouring tenements as follows:

<u>Neighbour</u>	<u>Date</u>	<u>Tenement 8</u>
<i>Tenement 7</i> (a)	April 1273	Alice Orger.
" (b)	March 1276	Land of St. Leonard's Hospital in Blake Street.
" (c)	c. 1284 x 1285	Land in Blake Street which Robert de Appleton had bought from Mariota de Bolingbroke.
<u><i>Tenement 8</i></u> (to rear of <u><i>Tenement 9</i></u> )		
<i>Tenement 9</i> (e)	c. 1258 x 1260	Land held by William de Aurelanis at fee farm from St. Leonard's Hospital for 3d.
" (f)	c. 1273 x 1276	Land of Roger de Withton.
" (g)	c. 1273 x 1276	Land of Roger de Withton.

## Tenement 9

For a description of this property see above, p.21.

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a) c. 1231. Grant by Peter son of John Stoil to Richard, chaplain and succentor of York, of land with buildings, for a rent of 1d. a year, and 12d. a year to Emma daughter of Robert Grandeth.

('Vicars Choral Cartulary', no 170;  
YML, VC 3/Vi 314)

b) c. 1231 x 1239. Richard son of Roger de Ousebarne, chaplain and succentor of York, granted to the vicars choral, for the safety of his soul, the land he held of Peter Stoil.

('Vicars Choral Cartulary', no 171)

c) Mid-thirteenth century. Quitclaim by Agnes, widow of Walter de Rome to the vicars choral, of land she and her husband had held of the vicars.

('Vicars Choral Cartulary', no 172)

d) Ante 1258 x 1260. Grant by the vicars choral to William de Aurelanis, chaplain, of land which Walter de Rome and Agnes once held of them, for 6s. a year.

('Vicars Choral Cartulary', no 148)

e) c. 1258 x 1260. Grant by William de Aurelanis, rector of the church of Bingham, to Thomas de Snape and Margery his wife (William's niece and daughter of Robert de Rodleston), of all land with houses, *placea*, and chattels which he held of the vicars choral at fee farm, and of all that land he held at fee farm of St. Leonard's, for annual rent to William of one pound of cumin, to the vicars choral of 6s., and to St. Leonard's of 3d.

(BL, Cotton MS Nero D iii, fo 181v)

f) c. 1273 x 1276. Grant by Cecily daughter of Master John the doctor (*medicus*) to Henry de Bryland, merchant of York, for annual rent to Cecily and her heirs of one rose, and to the vicars choral of 6s. 2d.; (of which they owed 12d. to the chief lord of the fee, 1d. to Peter Stoile and his heirs, and 1d. husgable), as was contained in the charter Cecily's father had from the vicars for the same land (or the greater part of it).

('Vicars Choral Cartulary', no 147)

g) c. 1273 x 1276. Grant by Henry de Bryland, merchant of York, to Ludbert de Cusfield, merchant of York, for a sum of money. For annual rents as in (f) above.

('Vicars Choral Cartulary', no 146)

h) 18 March 1276.

"Item terra cum domibus quam Johannes de Wyphale tenuit (*Tenement 9* part), et terra quondam Willelmi de Horliens quam Rogerus de Wyghton tenet (*Tenement 9*), sunt de libertate Beati Petri. Et domus (orig. *domos*) Johannis de Wyphale dat husgabulum, alia domus non dat husgabulum, nec aliter sunt geldabiles ut credunt."

(YML, L2/1 pt iv, fo 44; L2/2a, fo 21v)

*Tenement 9* was described in the abuttment clauses of thirteenth-century deeds relating to *Tenement 7* and of deeds relating to *Tenement 10* as follows:

<u>Neighbour</u>	<u>Date</u>	<u><i>Tenement 9</i></u>
<i>Tenement 7</i> (a)	April 1273	Land formerly of William de Aurilanis.
" "	(c) c. 1284 x 85	Land formerly of William de Aurilanis.
<i>Tenement 10</i> (a)	June 1330	Land formerly of Margery de Withton.

For the history of *Tenement 9* after 1276 see below pp.30-34. The following two documents also seem to relate to *Tenement 9* and may represent the later history of the title of the Grandeth family to the tenement.

i) 9 July 1344. Feoffment and grant by Richard de Brignall of York to John de Grafton and John de Parisius of York, chaplains, of three messuages and two rents, including the messuage which Richard had by the gift and feoffment of John de Bristoll (see also *Tenement 11*).

(YMB, 3, p.38)

j) 28 July 1344. Feoffment and grant by John de Grafton and John de Parisius of York, chaplains, to Richard de Brignall, citizen and merchant of York, for life, remainder to John Brignall, his son, and Juliana his wife, and the heirs of their bodies begotten, with remainder to the right heirs of Richard, of property as in (i) above. This included a messuage in Petergate, in width between the land formerly of William de Capella chaplain (*Tenement 10*) and the land formerly of Margery de Wyghton (*Tenement 7-8 ?*), and in length from Petergate to the land of St. Leonard's Hospital.

(*YMB*, 3, p.37)

## Tenements 7-9

(For a description of this property see above p.21. For the history of *Tenement 9* until 1276 see above pp.26-28.)

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### Documents

a) 14 February 1315. Grant by Margery, widow of Roger de Wighton of York, to Alice their daughter of an annual rent of 13s. 4d. from the land in which Margery lived and held in her hand that day, with right of distraint if rent in arrears.

(BL, Cotton MS Nero D iii, fo 182)

b) (*Tenements 7-8*) 27 October 1321. Grant and quitclaim by Margery de Wighton to Master William de Stanes, clerk, of all her tenements and messuages, lying between *Tenement 6* to the north and her messuage (*Tenement 9*), which neighbours *Tenement 10* to the south, and extends in length from Petergate to the east to the close of St. Leonard's Hospital to the west, and at the western end neighbours *Tenement 10* to the south.

(BL, Cotton MS Nero D iii, fo 182r-v)

c) 14 February 1331. *Inspeximus* of the will of Master William de Stanes, rector of Bingham, leaving to

Isabella his foster-daughter and William her son all his houses in York, except those in which he lived (this tenement), which were to be sold by his executors to endow a chantry.

(BL, Cotton MS Nero D iii, fo 182v;  
YML, L2/4f, fo 7)

d) 10-13 February 1331. Grant and quitclaim by the executors of Master William de Stanes, late rector of the church of Huggate (*Hougate*), that is by John Fraunk, clerk, Richard son of Robert de Cletre and Isabell his wife, to Adam de Skipwith, skinner (*pelliparius*), of York and Isolde his wife, to hold of the chief lords of the fee.

(BL, Cotton MS Nero D iii, fos 182v-183)

e) 23 October 1333. Memorandum that Margery de Wyghton recognised that she was bound to the vicars choral of York Minster for the farm of the house in which she then lived in the sum of 6s. a year. She also recognised that she was bound for the arrears of unpaid rent in the sum of 45s., for the repayment of which she was granted a respite.

(YML, VC 4/1/4 (Vt 3a) attached note)

f) 8 February 1335. Will of Margery de Wighton, leaving to John de Knaresburgh and Margery his wife, a messuage (*Tenement 9*) between *Tenement 7* to the north and *Tenement 10* to the south. Her executors were also

to sell a rent of 30s. from Margery's messuage in Petergate which lay between her messuage to the north and the messuage of William Boghes to the south (This may represent a subdivision of *Tenement 9*.)

(YML, L2/4f, fo 17)

g) 25 April 1337. Probate of the will of Adam de Skipwith, leaving to his son Adam, after the death of his wife Isolde, this tenement, on condition that within two years £10 was given to William and Robert, his younger sons, in equal portions. If Adam junior were to die before Isolde, then William was to have the tenement and Robert the whole sum of £10. If only Robert survived, then he was to have the tenement. If none of the sons survived their mother, then Isolde was to sell the tenement to endow a chantry or obit. (Will dated 12 March 1337. Adam also left two shops with solars in Feasegayl.)

(BL, Cotton MS Nero D iii, fo 183)

h) 1338. Will of Philip de Nassington leaving to his son William an annual rent of 20s. from the houses and tenement once of Margaret (*sic*) de Wighton, in which Adam de Skipwith, skinner, then lived.

(YML, M2/4f, fo 74)

i) 20 August 1338. Grant by Robert son of Philip de Nassington of York, to Richard de Scott of York, of an annual rent of 20s. silver for the whole of Robert's

life, for one rose at the time of roses, and with the right of distraint if the rent were in arrears. Robert had this rent by the grant of his brother William de Nassington, knight. The rent was to revert to Robert's heirs after his death.

(BL, Cotton MS Nero D iii, fo 183v)

j) 1 November 1338. Grant by Robert son of Philip de Nassington, to Isolda, widow of Adam de Skipwith, of an annual rent of 20s. which he had of his brother William de Nassington, to hold for Robert's life at an annual rent for the first twenty years of one rose, and thereafter for 22s. a year for as long as he lives.

(BL, Cotton MS Nero D iii, fo 184)

k) 9 December 1350. Quitclaim by William de Westiby de Yolthorp, chaplain, executor of the will of Alice, late daughter of Margerie widow of Roger de Wighton, to Robert de Skipwith, citizen and merchant of York, of an annual rent of 13s. 4d. from the tenement of the said Robert.

(BL, Cotton MS Nero D iii, fo 184)

l) 10 January 1370. Grant (and letters of attorney to deliver seisin) from Robert de Skipwith, citizen of York, and son of Adam and Isolde de Skipwith, to Dominus William de Ketelwell, rector of the church of St. Gregory in Fishergate, Walter de Nafferton rector of the church of St. Margaret in Walmegate, John de Braweby,

Radus de Tiddeswell and Thomas de Kyrkeby, chaplains,  
and Roger de Allerthorp, tanner, of the hospital of St.  
Leonard, to hold of the chief lords of the fee.

(BL, Cotton MS Nero D iii, fo 184v)

m) 7 July 1370. Grant by the recipients of (1)  
above, to St. Leonard's Hospital, of three messuages  
worth 20s. a year for the obit of Adam and Isolde de  
Skipwith, and the obit of Adam and William their sons  
(i.e. 10s. for each obit).

(BL, Cotton MS Nero D iii, fo 184v)

n) 8 May 1370. Licence to alienate in mortmain,  
granted to the recipients of (1) above, for three  
messuages, held of the king by service of rendering him  
1d. yearly by the hands of the bailiffs of the city,  
which were of the yearly value of 13s. 4d. beyond the  
said rent. In satisfaction of 20s. of the £20 yearly of  
land and rent which the hospital had the king's licence  
to acquire.

(*Cal. Pat. Rolls 1367-70*, p.399)

## Tenement 10

This tenement lay between *Tenements 9* and *11* and to the rear backed onto the land of St. Leonard's Hospital. Descriptions of the property in the abutment clauses of deeds relating to neighbouring tenements suggest that in the early thirteenth century it had belonged to William Fairfax, although there is no reference to it in the surviving copies of deeds belonging to William Fairfax and his heirs (BL, Egerton MS 2147). In 1330 it was used to endow a chantry in Holy Trinity, Goodramgate, by Elias de Wandesford, clerk, when the tenement was described as being held in chief of the king to whom it owed husgable (b).

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### Documents

a) 12 June 1330. Grant by Elias de Wandesford, clerk, to the altar of St. Nicholas in Holy Trinity, Goodramgate, of the messuage formerly of William de Capella between the land of John de Bristoll (*Tenement 11*) and the land formerly of Margery de Withton (*Tenement 9*) and extending to land of St. Leonard's Hospital behind.

(YCA, G70:6)

## Tenement 10

This tenement lay between *Tenements 9* and *11* and to the rear backed onto the land of St. Leonard's Hospital. Descriptions of the property in the abutment clauses of deeds relating to neighbouring tenements suggest that in the early thirteenth century it had belonged to William Fairfax, although there is no reference to it in the surviving copies of deeds belonging to William Fairfax and his heirs (BL, Egerton MS 2147). In 1330 it was used to endow a chantry in Holy Trinity, Goodramgate, by Elias de Wandesford, clerk, when the tenement was described as being held in chief of the king to whom it owed husgable (b).

---

### Documents

a) 12 June 1330. Grant by Elias de Wandesford, clerk, to the altar of St. Nicholas in Holy Trinity, Goodramgate, of the messuage formerly of William de Capella between the land of John de Bristoll (*Tenement 11*) and the land formerly of Margery de Withton (*Tenement 9*) and extending to land of St. Leonard's Hospital behind.

(YCA, G70:6)

b) 10 November 1323. Licence to alienate in mortmain, following an inquisition *ad quod dampnum*, held 5 October 1323, which found that the messuage was held in chief of the king for 1d. husgable, and owed 1d. a year to Thomas Fairfax, and was worth in addition 33s. 4d. Licence re-issued 5 August 1328.

(PRO, C.143/161/6;  
*Cal. Pat. Rolls 1321-24*, p.347;  
*Cal. Pat. Rolls 1327-30*, p.312)

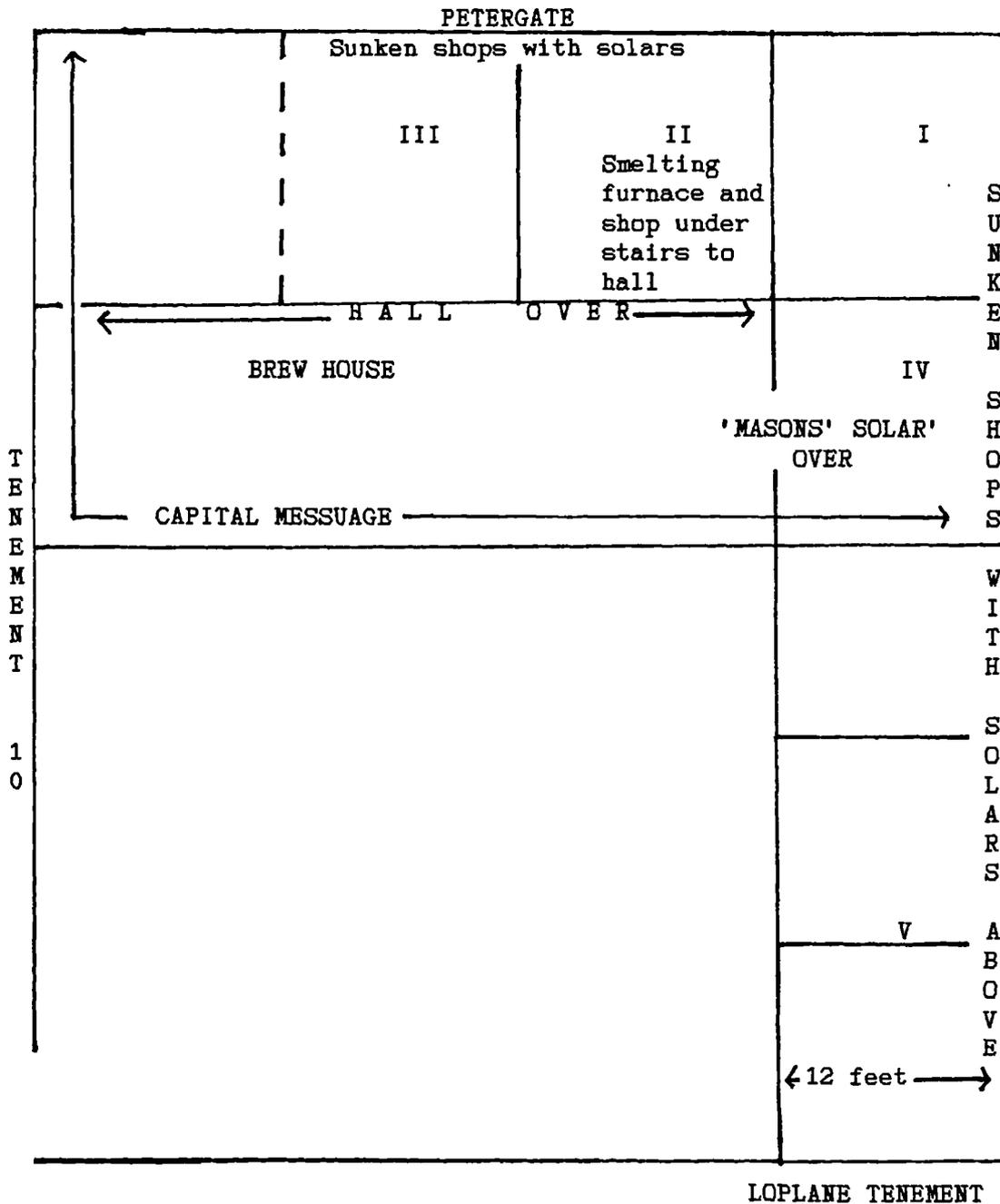
c) 14 February 1331. Will of Master William de Stanes, rector of Bingham, leaving to Isabella his foster-daughter and William her son all his houses in York.

(BL, Cotton MS Nero D iii, fo 182v;  
YML, L2/4f, fo 7)

*Tenement 10* was described in the abuttment clauses of deeds relating to neighbouring tenements as follows:

<u>Neighbour</u>	<u>Date</u>	<u>Tenement 10</u>
<i>Tenement 9</i> (a)	c. 1231	Formerly of Nicholas de Bugthorpe.
" " (b)	c. 1231 x 39	Land of William Fairfax.
" " (d)	<i>ante</i> -1258 x 60	Ralph Cauwel
<i>Tenement 11</i> (a)	1273	Formerly occupied by Geoffrey.
<i>Loplane Tenement</i> YML, M2/2a fo 38v	late thirteenth century	Formerly of Thomas Fairfax.
<i>Tenement 9</i> (f,g)	1273-76	Dominus William de Capella.
<i>Tenement 11</i> (b,c)	<i>ante</i> -1292 x 1301	Dominus William de Capella.
<i>Loplane Tenement</i> YMC, M2/2a fo 37	?early fourteenth century	William de Capella.
<i>Tenement 7-9</i> (a)	February 1315	Formerly of William de Capella.
" " (b,c)	1321-1331	Messuage of Master William de Stanes which he had from Master William de Seton.
" " (f)	February 1335	Once of William de Seton.
" " (g)	March 1337	Isabel and William de Cletre, her son.
<i>Tenement 9</i> (j)	July 1344	Formerly of William de Capella.
<i>Tenement 7-9</i> (j,k)	1370	Isabel, widow of Richard son of Robert de Cletre, and William, her son.

Hypothetical reconstruction of Tenement 11



LOPLANE TENEMENT

(NOT TO SCALE)

## Tenement 11

All the deeds for this tenement were among the lost title deeds of the dean and chapter which have survived only as calendared by Thomas Water in the early sixteenth century. Unfortunately lists of witnesses and dating clauses were scarcely ever copied, so that few of the deeds can be accurately dated. (YML, M2/2a, M2/2b) However they all refer to the history of the tenement between 1273 and 1395.

The tenement lay on the corner of Petergate and Loplane. To the north-west it neighboured *Tenement 10* and on the south-west it lay next to tenements in Loplane. By the late thirteenth century it contained a number of shops with solars built above facing both streets. There were perhaps four shops facing Petergate, and five facing Loplane, all of which were sub-leased separately from the chief tenement (h-n). Towards Petergate there was a large upper solar, known as Thomas le Horner's hall (*aula*), which was approached from a staircase (*gradutes*), and beneath the stairs was a smelting furnace (*bolea*) (II,1), which could have been used by Thomas le Horner in his trade as a cutler. Thomas also had a brew-house (*bracoria*), and a stone building (*lapideum*) which probably contained his furnace and hall (IV,1). Next to Thomas's stone building and above one of his shops he had another solar known as the masons' solar (*Solarium cementariorum*), though there is

no mention of the use to which the masons put this room (IV,1). At least one of the other solars on the site was approached by an internal staircase, and was possibly the dwelling of Thomas's unmarried granddaughter (V,n).

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#### Documents

The descent of the major title to the whole tenement (a-g).

a) 29 May 1273. John son of Godfrey de Ovirton, citizen of York, granted to Nicholas de Towthorpe, goldsmith, a rent of 4s. from the land with buildings in which Thomas le Horner lived. The only other reference to this rent is a quitclaim by Richard Cachale and Thomas le Horner to Nicholas de Ellerker, clerk, of an annual rent of 4s., which Thomas once (gave) to Richard le Lorimer in free marriage.

(YML, M2/2a, fo 39)

b) c. 1292. Thomas le Horner, alias le cuteller, granted all his land to Nicholas de Ellerker, clerk. The grant was confirmed by his descendants; by his

eldest son and heir Richard, by Alice, widow of his son Robert, and by his tenant Richard de Scurmeton for his sub-tenancy (h).

(YML, M2/2a, fos 34v, 37, 38)

c) In turn Nicholas de Ellerker granted the tenement to Dominus Richard de Taunton, rector of the church of Santon. This grant was also confirmed by Thomas le Horner's sons, by Richard the chief heir, and by Thomas le Horner junior for his part of the tenement (i).

(YML, M2/2a, fos 34v, 36)

d) c. 1301. Richard de Taunton, (who had also acquired a neighbouring tenement in Loplane) granted all his property to William de Taunton, John Tall (*Tulle/Talgh/Tilgh*) de Taunton and Juliana his wife. Elene, widow of Richard Horner, and John, their son, confirmed the grant with quitclaims.

(YML, M2/2a, fos 36, 39v)

e) John Tall granted both this tenement and the neighbouring tenement in Loplane to John de Bristoll, citizen of York. Simon le Horner "*de cesta capella*", son and heir of John le Horner, son and heir of Richard, and therefore the direct heir of the senior line of the Horner family confirmed with a quitclaim. Robert del Wald also quitclaimed his subtenancy of three cellars with solars (n), as did one William Fhyss of his tenancy of two cellars and solars (n and adjacent property in

Loplane). (The grant from Tall to Bristol does not survive but is referred to in (f) below.

(YML M2/2a, fos 38v, 39)

f) December 1349. The will of John de Bristoll provided for his property (including *Tenement 11*), to be sold after the death of his wife Joan, to endow a chantry in St. Michael-le-Belfrey. Accordingly in December 1388 his properties were enfeoffed through the court of York to John de Feriby, Thomas de Garton and John de Broddesworth, clerks. Six years later the three clerks granted the properties to the dean and chapter of St. Peter's, having acquired a royal licence. They were possibly re-seised of the property, but this is unclear in the surviving calendar.

(YMB, 3, fo 11-12;  
YML, M2/2a, fos 33v, 35, 37v)

g) 6 May 1389. A licence to alienate £24 from two messuages held in chief was granted towards the maintenance of the fabric of St. Peter's.

(*Cal. Pat. Rolls 1388-92*, p.26)

#### Sub-tenancies (h-n)

Although the senior descendants of Thomas le Horner retained a theoretical right to the title of the whole tenancy, other branches of the family also had interests as sub-tenants in various parts of the whole

tenement, as did other sub-tenants. Most of these sub-tenancies were of shops with solars above. Since the shops were often described as cellars (*cellarii*), it is possible that the shops were slightly sunken below ground-level.

I h) Thomas le Horner senior granted Richard de Scurmeton of York, mercer, a solar with a basement/foundation (*fundo*) on the corner of Loplane, which was a part of Thomas's capital messuage. In c. 1292 Richard quitclaimed this to Nicholas de Ellerker (b), describing it then as two booths (*bothas*) with solars above.

(YML, M2/2a, fos 32v, 34v)

II i) Thomas senior also granted Thomas his son, and Mathilda his son's wife, his smelting-furnace under the northern stairs to his capital messuage between (I) and (III). Thomas junior later quitclaimed this to Richard de Taunton (c), describing it as a shop (*selda*). This shop was also described as a cellar in (j) below.

(YML, M2/2a, fo 36)

III j) This consisted of two cellars with solars which Thomas senior granted to Nicholas de Ellerker. They lay between *Tenement 10* and (i) above.

(YML, M2/2a, fo 39)

k) All three of these grants (h-j) were confirmed by Thomas's son and heir, Richard.

(YML, M2/2a, fos 32v, 36, 39)

IV 1) c. 1286 x 1289 Thomas senior granted to his son Richard a shop in Loplane in length and width between Thomas's stone building and his brew-house. Above the shop (*selda*) Thomas also had a solar known as the masons' solar.

(YML, M2/2a, fo 37)

V m) From a cellar and solar next to the tenement in Loplane, Thomas senior granted an annual rent of 6s. to Henry, called le Fereman, faber, as a marriage dowry (*maritagio denar/ii*).

(YML, M2/2a, fo 36)

n) Post-1301. Robert de Wald and Nigel de Menyngthorpe, potters or bell-founders (*ollarii*), gradually acquired the farm of several shops in Loplane (possibly of I, IV, V) from Emma daughter of Robert le Horner. The shops bordered on the property of John Tall both to the south-west in Loplane, and behind (the chief part of *Tenement 11*). Nigel de Menyngthorpe held those shops towards Petergate (I) and Robert del Wald held those towards the south-west (IV and V). Emma's quitclaim to Robert from two of the shops was confirmed by one Robert de Thorpe and his wife

Mariota, presumably earlier sub-tenants. In return Robert del Wald granted Emma one of the solars, 12 feet in length including stairs, for the remainder of her life. Finally Robert del Wald quitclaimed three cellars and shops to John de Bristoll (e).

(YML, M2/2a, fo 37, 38)

PETERGATE - the south-west side  
Part two: Loplane to Stonegate

Tenements 12-17

This part of Petergate was entirely of the fee of St. Peter. *Tenements 12, 14, 15, 16 and 17* were all assigned to prebendaries or other dignitaries of the Minster by 1260. Thus there was no specific reference to *Tenements 12-16* in the 1276 survey of the liberty beyond the general clause that all prebendal houses were of the fee of St. Peter from a time beyond memory. The acquisition of *Tenement 17* was recorded, probably because its acquisition by the vicars choral had been disputed. By the late fourteenth century all this part of the street was within the jurisdiction of the dean and chapter.

Behind *Tenements 12-14* lay land belonging to St. Leonard's Hospital, while *Tenements 15-17* backed onto the tenements of the prebends of Ampleforth and Barneby in Stonegate. The boundary of the parish of St. Michael-le-Belfrey, and also of the jurisdiction of the dean and chapter, coincided with the rear boundaries of this group of prebendal tenements.

By contrast with that part of Petergate towards Bootham Bar, this part of the street seems to have been commonly known as 'Petergate' from the early thirteenth

century. In c. 1390 it was described as follows:

"Item in Loplayne sunt plura tenementa  
(suprascript: v omnia) incipiendo in parte  
orientali a domo sancti Leonardi in quo Robertus  
de Lcestro Skynner manet, eundo versus  
Petirgat' usque Petirgat' et sic procedendo a  
cornerio de Loplane in Petirgat' ex parte  
australi usque ad Stanegatend et sic procedendo  
a Petergat' in Stanegat' in parte occidentali  
usque ad redditum Johannis de Broddesworth in  
eodem vico..."

(YML, M2/2c, fo 31v)

## Tenement 12

This tenement lay on the corner of Petergate and Loplane next to *Tenement 13* backing on to the land of St. Leonard (b). In the fourteenth century it belonged to the prebend of Dunnington (*Donyngton*). It consisted of several houses and shops (c).

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### Documents

a) 12 October 1316. Robert de Bardelby, a chancery clerk, and prebendary of Dunnington, was exempted from public service pertaining to his houses in the city of York without the close of the cemetery of St. Peter.

(*Cal. Pat. Rolls 1313-17*, p.554)

b) 30 June 1316. William de Feriby, prebendary of Dunnington, farmed the tenement to Thomas de Siggoston and Katherine his wife. Thomas and Katherine were to hold the farm for 50 years, for 40s. sterling a year, and were to bear the cost of all repairs at their own expense. The prebendary retained the right to distrain for arrears of rent. In 1375 Katherine, then widowed, purchased an *inspeximus* and confirmation of this indenture by letter patent.

(*Cal. Pat. Rolls 1374-77*, p.73)

c) 12 January 1391. Probate of the will of Katherine de Siggoston bequeathing the remainder of the farm to John de Feriby and Richard Scorn. From the surplus of the rents they received they were to pay Katherine's debts and fulfil the bequests of her will. The chief messuage was then occupied by Andrew Manyon. (The will was dated 4 March 1390).

(YML, L2/4f, fo 99)

A deed of 1860 has a plan clearly defining this tenement. (YCA, Acc. Little Blake Street Improvement/York Board of Health)

## Tenement 13

Lying within the parish of St. Michael-le-Belfrey, this tenement neighboured *Tenement 12* and backed onto land belonging to St. Leonard's Hospital in Blake Street. Although claimed as part of the liberty of St. Peter, by 1327 this property had escheated to the crown (b) and the tenants in fee in the later fourteenth century included prominent local knights and officers of the crown.

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### Documents

a) 12 February 1319. Master Michael de Hartcla, royal clerk, was granted exemption from public service for his house in Petergate.

(*Cal. Pat. Rolls 1317-21*, p.312)

b) 30 April 1327. This messuage, having escheated to the crown, was granted to Nicholas de Huggate, king's clerk, for life.

(*Cal. Pat. Rolls 1327-30*, p.96).

c) 3 July 1338. After the death of Nicholas de Huggate, the king granted the tenement in fee to Sir

Thomas Ughtred, subject to the life interest of Isabella de Burdon, a tenant in dower.

(*Cal. Pat. Rolls 1338-40*, p.104)

d) 14 September 1359. Sir Thomas de Ughtred sub-  
enfeoffed John de Melsa, knight, under licence purchased  
by Melsa for 40s. from the king.

(*Cal. Pat. Rolls 1358-61*, p.265)

e) June 1361. The tenement was described as  
'formerly of Sir Thomas Ughtred'.

[ *Tenement 12*, (b) ]

f) 1378 x 1379. The family of John de Melsa  
quitclaimed their title to his estate to Thomas de  
Ughtred.

(PRO, E.40/280, 334, 420)

g) 3 December 1520. Probate of the will of George  
Evers, notary, bequeathing a life interest in this  
house, where he lived, to Beatrice his wife, with  
reversion after her death first to Cecily his daughter  
and her heirs, then to his daughter Maria and her heirs.  
On the day of making his will (19 November 1520), Cecily  
was aged 6 and Maria, 13.

(YML, prob. reg. ii, fo 124)

## Tenement 14

This was the official residence of the prebendary of Masham by the early thirteenth century, and owed an annual rent to the college of vicars choral (a). In 1414 the whole property was demised to the independent parsons of the Minster in an attempt to sustain them, although it is not clear whether this substantial house was intended as a communal residence for the parsons or simply to be used to raise revenue to support them (b). If it was intended as a residence, it would have been superseded in 1461 by the endowment and construction of the new College of St. William. (Dobson, in *York Minster History*, p.96)

In 1546 the prebend of Masham was annexed to Trinity College, Cambridge, who were still freeholders of the property in 1860 when it was purchased and demolished by the York Board of Health. (C. Cross, in *York Minster History*, p.197; YCA, Acc. Little Blake Street Improvement/York Board of Health and plans)

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### Documents

a) c. 1219 x 1228. Grant by William, son of Richard, canon of York, to the prebend of Masham. Each prebendary was to pay an annual rent of 20s. to the

vicars present at William's funeral and obit, in addition to three marks on their entry into the tenement. If the prebendary did not wish to inhabit the said houses, then the vicars were to lease them for the said 20s. p.a.

(YMF, 1, p.83;  
BL, Cotton MS Claudius B iii, fo 103v;  
YML, L2/1 pt iii, fo 22; M2/2b, fo 61v;  
'Vicars Choral Cartulary', no 173)

b) 13 November 1414. Thomas More, prebendary of Masham, demised his prebendal 'manse' to parsons of the Minster for a term of 98 years at an annual farm of £4, retaining right of distraint for arrears. Thomas noted that the tenement had long been occupied by secular persons of both sexes, and demised it to the parsons because their vices had been made worse by their poverty. Thirteen parsons were named as recipients of the grant.

(YML, M2/5, fo 176)

c) 25 October 1415. *Inspeximus* and confirmation of (b) above noting that the parsons then had no common habitation but are dispersed about the city.

(*Cal. Pat. Rolls 1413-16*, p.368)

*Tenement 14* was consistently described as belonging to the prebend of Masham in all the deeds describing *Tenements 15-17* between c. 1240 and 1300.

## Tenements 15-17

These three tenements were all acquired by Simon de Evesham, archdeacon of Richmond, who granted them to the vicars choral for the endowment of his obit in 1261. The history of this grant will therefore be dealt with separately after *Tenement 17*.

### Tenement 15

This tenement lay between *Tenement 14* to the north-west, and *Tenement 16* and the back of property in Stonegate to the south-east. In length it extended from Petergate to the prebend at Barneby's tenement in Stonegate behind. On the side neighbouring *Tenement 14* its whole length was occupied by a hall (*aula*). *Tenement 15* also contained a garden, surrounded by a stone wall, at the back of the tenement extending in width from *Tenement 14* to the prebend of Ampleforth's property in Stonegate.

Simon de Evesham began his acquisition of the tenement while he was precentor (c. 1241-1247), and completed it while he was archdeacon of the East Riding (1247-1262).

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Documents

a) c. 1241 x 1247. Simon de Evesham, precentor, purchased from Thomas Sotewain, for an unspecified sum, the right to 10s. annual rent from the land which was then held by Anketinus de Hesingwald.

(YML, VC 3/Vi 416)

b) c. 1241 x 1247 Simon purchased an annual rent of 20s. from the tenement from William de Ampleford and Alice his wife, for 12 marks. William and Alice were to be responsible for paying this rent, which would be supplied by William's heirs from land in Ampleforth if Alice, when widowed, failed to pay. The sale had been suggested by John de Esingwald and his mother Emma, who also promised to supply William and Alice with a rent of 20s. from elsewhere.' By instigating the Ampleford's quitclaim from the 20s. rent to Simon de Evesham, the Esingwalds were clearing the way for their own quitclaim which then gave Simon full tenure of the tenement without obligation. (Simon de Evesham was rector of Easingwold after 1230).

('Vicars Choral Cartulary', App. I, c, d)

'The original meaning of the charter is not clear. The editor of the cartulary suggests, in contrast, that it was the Amplefords who held the tenement from the Esingwalds, and who were being persuaded to pay their rent of 20s. to Simon instead of to the Esingwalds, finding the Esingwalds another 20s. from elsewhere. It seems unlikely, in spite of their 'great necessity', that in return for 12 marks (8 pounds), a sub-tenant could be persuaded to take on the obligation of paying 40s. p.a. to two lords, instead of 20s. p.a. to one. In fact the Esingwalds held the land from the Amplefords. Indeed William

de Ampleford's charter specified 20s. he had from the tenement. ('Vicars Choral Cartulary', App. I, d)

c) However the Esingwalds themselves had sub-tenants. One was Isabell, who joined the Esingwalds in promoting the purchase of the title from the Amplefords, and also quitclaimed all her tenancy, which she had of Master John de Esingwald, to Simon for an annual rent of 6s. to herself and her heirs.

('Vicars Choral Cartulary', App. I, d)

d) c. 1247 x 1262. William Raven de Fenton granted to master Simon de Evesham, archdeacon of the East Riding, all his land, which he held by gift of Master John de Esingwald, in return for 24 marks in his great necessity.

('Vicars Choral Cartulary', App. I, a)

e) c. 1247 x 1262. John de Esingwald quitclaimed his own rights having approved the sale which William Raven de Fenton made to Master Simon de Evesham.

('Vicars Choral Cartulary', App. I, b)

In 1261 this land was granted to the vicars choral with *Tenements 16* and *17*. The above deeds were then considered redundant for where they are registered on fo 1 of the Vicars' Cartulary they have been subsequently cancelled.

f) September 1300. John Raven de Fenton confirmed his parents' grant [(d) above], with a quitclaim to the vicars choral.

(YML, Metcalfe, *Deeds in Extenso*, vol V, no 52)

## Tenement 16

*Tenement 16* lay between *Tenements 15* and *17* and backed onto the prebend of Ampleforth's land in Stonegate. It contained the '*camere precentoris*' [*Tenement 15* (b)], otherwise called "Magnum solarium". In c. 1262 x 1271 it was described as '*aula et camera et stabulo et area que non excedit latitudinem ianue et longitudine stabuli*' and owed an ancient rent of 2s. [*Tenements 15-17* (a, b)].

There are no deeds which relate solely to this tenement although it was included in the general grant of *Tenements 15-17* made to the vicars choral in 1261. Thus the tenement seems to have belonged to the precentor of St. Peter's, and it certainly belonged to Master Geoffrey de Norwich when he held that office (c. 1220-1233), and also to Simon de Evesham who was precentor from c. 1241-1247. However the latter kept the tenement when he became an archdeacon, subsequently granting it to the vicars choral, although the archdeacon of the East Riding was still to be allowed to reside there if he wished [*Tenements 15-17* (a)].

*Tenement 16* was described in the abuttment clauses of deeds relating to neighbouring tenements as follows:

<u>Neighbour</u>	<u>Date</u>	<u>Description</u>
<i>Tenement 15</i> (a)	c. 1241x47	Houses of the precentor.
" " (b)	" "	Houses and also chamber, of precentor.
" " (d)	c. 1247x62	Formerly of Master Geoffrey de Norwich, precentor.
<i>Tenement 17</i> (a)	January 1253	Master Simon de Evesham inhabits.
" " (b)	post- 1253	Formerly of Geoffrey de Norwich, precentor.
" " (d)	October 1266	Simon de Evesham, archdeacon of Richmond.
<i>Tenement 15</i> (f)	September 1300	Formerly, Simon de Evesham.

## Tenement 17

*Tenement 17* lay on the corner of Stonegate and Petergate. In Petergate it neighboured *Tenement 16*, while in Stonegate it lay next to the land of the prebend of Ampleforth. It contained a house and several shops and solars.

In 1276 the tenement was described as having been held by Thomas Aurifaber from the dean and chapter [*Tenements 15-17* (d) below].

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### Documents

a) January 1253. Thomas Aurifaber, son of Joscei, granted to Jeremy junior, his son, the half of the tenement which lay towards St. Peter's cemetery in Petergate, for an annual rent of 1d. or a pair of white gloves at Christmas.

(YML, VC 3/V1 326)

b) After the death of Thomas, Simon de Evesham began to acquire the tenement by purchasing a quitclaim from Mariota, Thomas's widow, and from their son Jeremy, for 21 marks sterling 'for their great necessity and sustenance'.

(YMC, VC 3/V1 388)

c) c. 1253 x 1262. William, the elder son of Thomas Aurifaber, brought a writ against Simon in the royal courts, but in return for a sum of money he too quitclaimed his title to the tenement. (William had been overseas at the time of Simon de Evesham's initial purchase.)

(*'Vicars Choral Cartulary'*, no 188)

d) 30 October 1266. As a result of a writ of novel disseisin brought against Simon de Evesham by Jeremy son of Thomas Aurifaber, John de Selby, mayor, and twelve others witnessed that Jeremy had quitclaimed the tenement to Simon. [They were probably referring to (b) above.]

(YML, VC 3/Vi 389;  
*'Vicars Choral Cartulary'*, no 189)

It was possibly after Simon had won these two court cases that he altered the terms of his grant to the vicars choral [*Tenements 15-17* (b) and (c)]. The original grant was made in 1261 [*Tenements 15-17* (a)]. The new grant made it clear that *Tenement 17* owed rents to three altars in York Minster (the altars of the Blessed Virgin Mary, Mary Magdalen and St. John), as well as to the fabric of the church. The descendants of Thomas Aurifaber were also involved in further disputes over the property [*Tenements 15-17* (f) and (g)].

## Tenements 15-17

For a description of these properties, see above.

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### Documents

a) 30 May 1261. Simon de Evesham, archdeacon of the East Riding, made his first grant to the vicars choral of these properties, which were to support not only his own obit, but also that of the late Geoffrey de Norwich, dean and formerly precentor of the Minster. Norwich's obit was to be paid from the residue of the rent from *Tenement 16* once the rents owed from this tenement had been paid, and from all the residue of *Tenements 15* and *16*. Simon de Evesham's own obit was to be paid for by a rent-charge of 20s. a year on all three tenements. Each new archdeacon of the East Riding was to have the option of the tenancy of the property, on condition that he paid a sum of 40s. before being delivered of seisin. Otherwise the tenancy might be granted to another on the same terms, provided the archdeacon did not change his mind and accept the terms. From the rent-charge of 20s. the succentor of the vicars choral was to pay 2s. to each clerk of the third form and 4s. to each clerk of the second form present at Evesham's obit, the residue remaining with the vicars choral.

(YMC, VC 3/Vi 377)

b) 1262-1271. Simon de Evesham, archdeacon of Richmond, drew up a new charter which provided only for his own obit. Under this charter the vicars choral were to provide an annual rent of 10s. from *Tenements 15-17* on the day of his obit. Of this 2d. was to be given to each clerk of the third form, 3d. to each clerk of the second form, 2d. to the vestry clerks and 2d. to the sacrists present at his exequies. The vicars were also to pay the rents due from *Tenement 17* to three altars in the Minster and to the Fabric, as well as the ancient rent of 2s. owed from *Tenement 16*. Evesham specified only that a resident canon of York should be preferred as tenant, and reserved all enjoyment and profit from the tenement during his lifetime to himself. At the same time he granted the vicars land in Bubwith on similar terms.

(YML, VC 3/V1 376;  
'Vicars Choral Cartulary', no 190)

c) 1262-1271. Simon de Evesham also granted to the vicars the residue of the rent from *Tenement 17*, after the payment of outgoing rents, for the rest of his life. The vicars were to keep two thirds of this residue, the clerks of the second form were to have two ninths and the clerks of the third form one ninth of the residue. After his death this grant was to be superseded by (b) above. (It is possible that Evesham made this grant of *Tenement 17* after his legal difficulties with the sons of Thomas Aurifaber had been resolved, that is after

1266.) Evesham noted that he had handed the house over to the vicars with all his utensils there for greater security.

[YML, VC 3/Vi 378; (Simon de Evesham died in 1272, *YMF*, i, p.14)]

d) 18 March 1276.

Item tota illa terra que iacet in Stayngate, inter terram prebende Massam in Petergate et terram prebende Ampelford in Stayngate, est de feodo Sancti Petri et data fuit decano et capitulo per Simonem de Evesham in puram et perpetuam elemosinam, et idem Simonis emit illam de Thoma Aurifabro qui eam de decano et capitulo tenuit."

(YML, L2/1 pt iv, fo 44r, L2/2a, fo 21v)

During his lifetime Evesham had retained full enjoyment of the income from *Tenements 15* and *16*. He had also seised various sub-tenants of *Tenements 15-17*.

e) 16 September 1278. Thomas Molscroft and John, his brother, quitclaimed to the warden of the vicars choral the perpetual seisin they had had of Master Simon de Evesham, in return for ten pounds given to them by Hugh de Evesham, Simon's brother. Their quitclaim included some houses on the site which one Master Thomas de Grymeston held of the Molscrofts.

(YML, VC 3/Vi 327)

The descendants of Thomas Aurifaber continued to assert a claim to his property well into the fourteenth century.

f) 27 September 1315. The dean and chapter brought an assize of novel disseisin before the king's justices in York against ten men and one women, including Richard and John the sons of Germanus le Orfeurer. The first sitting of the assize became a dispute between the dean and chapter and the mayor and bailiffs of the city of York over the extent of their respective liberties, each asserting that the court would be void if the case were not heard within their own liberty. Both parties asserted that the tenements concerned lay within their liberty, and both produced charters of Henry III and Edward II confirming their liberties. In addition the mayor and bailiffs of the city claimed that the tenements in view were held by Richard son of Germanus Aurifaber directly of the king by husgable, as Thomas Aurifaber, whose relation and heir Richard was, had done in the reign of Henry III, and were thus of the liberty of the city. The jury, with the consent of both the plaintiffs and the accused (represented by Richard son of Germanus), found in favour of the dean and chapter and the case was removed to their court.

Thus on Tuesday 30 September 1315 the case was heard within the door (*ostium*) of St. Peter. Although none of the accused were present Richard and John and two other men were found guilty of disseisin of one messuage by force and arms, were fined 100s. and were taken into custody. The rest of the accused were also fined for disseisin, except Nicholas le Flemyng, against

whom the dean and chapter were found to have brought a false claim.

(YML, L2/2a, fos 30-31)

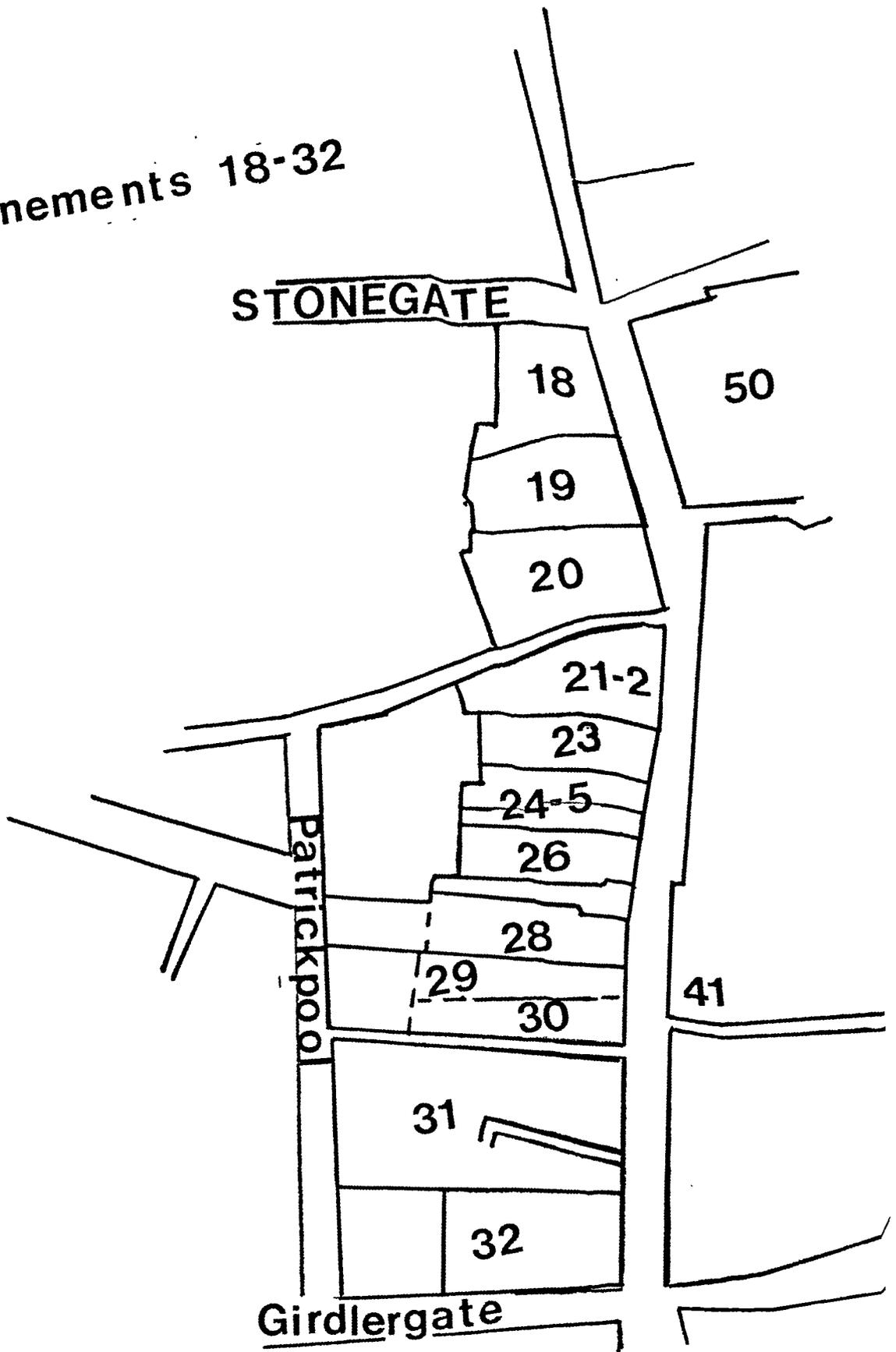
g) 24 December 1235. Richard son of Germanus le Orfeurer quitclaimed to Master John de Tinwell, warden of the vicars choral, all his right in *Tenements 15-17*.

(YML, Metcalfe, *Deeds in Extenso*, vol V, p.34, no 23)

h) January 1352. The vicars choral supplicated Archbishop William de la Zouche to allow them to acquire the church of Huntingdon, for they claimed to be impoverished by the devastation of the plague and the poverty of their tenants. Among the properties devalued in this way were the houses of Master Simon de Evesham in Stayngate, which, formerly worth £8. 9s. a year, were worth only 100s. 4d. a year in 1352.

'Vicars Choral Cartulary', p.317 no 259)

Tenements 18-32



STONEGATE

18

50

19

20

21-2

23

24-5

26

28

29

30

41

Patrickpool

31

32

Girdlergate

PETERGATE - the south-west side

Part three: Stonegate to Grapelane

By 1276 the whole of this section of Petergate was claimed as belonging to the Liberty of St. Peter, as part of the endowments of the prebend of Givendale, and was described as including five tofts.

"Idem [L2/2a: Idem] iuratores dicunt quod tota illa terra inter celdam [L2/2a: seldam] Johannis Ypothecarii [L2/2a: Apothecarii] in Petergate et aulam que dicitur Mulberi' [L2/2a: mulberey] est (est) de prebenda de Geveldale, in qua terra sunt quinque tofta, et solvunt gevelgeld ballivis Ebor' (pro omnibus). [L2/2a; omitted] Qualiter devenit ad libertatem Sancti Petri non possunt inquirere pro elapsu temporis, per quod impetrata ignorant."

(YML, L2/1 pt iv, fo 43v; L2/2a, fo 21)

The shop of John Apothecarius can probably be identified with *Tenement 21* [*Tenement 21* (c) and (g)], while Mulberry Hall, which belonged to the prebend of (North) Newbald occupied the site of nos 35A to 39 Stonegate (YML, L2/1 pt iv, fo 43v; *RCHMY*, 5, p.233). A lease of Mulberry Hall in February 1336 described it as extending in length from Stonegate to Grapelane and in width between the tenement of the prior of St. Oswald to the west and the tenement of Richard de Selby to the east. (YML, M2/4f, fo 23v) The tenement of Richard de Selby can probably be identified with *Tenements 18-19*, which were occupied by his sons William and Robert by 1384 x 1415 [*Tenement 18* (c-d), *Tenement 19*].

In the later fourteenth century survey of the dean and chapter's jurisdiction this section was described as follows:

"Item in Stayngate incipiendo ad finem borialem in parte orientali sunt plura (suprascript: x omnia) tenementa a Petirgat procedendo versus australem usque ad finem occidentalem venelle de Swyngale et sic procedendo a Stanegate in Swyngall in parte boriali et sunstrali (sic) rotundo usque ad quamdam placeam que vocatur Benetplace (right margin: et retro ad terram monasterii coverham) et inde procedendo versus Petirgate a benetplace in Grayipcuntlane in parte occidentale cum Alnewiklane usque ad Petirgate et inde procedendo a Grapecuntlane in Petirgate occidentaliter usque ad finem borialem de Stayngate in opposito portam clausi' ecclesie Ebor'..."

(YML, M2/2c, fo 31v)

Alnewiklane may be identified as Coffee Yard, although the property with which Mathilda de Alnwik endowed a chantry in the Minster in 1376 lay further along Petergate (*Tenement 23*), and on the west side of Stonegate.

*Tenement 18* belonged to the custodian of the altar of St. Andrew by 1364, and *Tenement 20* was given to a chantry in St. Saviour's in 1280. *Tenement 19* may have been the principal residence of William de Selby, mayor of York in 1385 and 1386-87.

## Tenement 18

*Tenement 18* lay on the corner of Stonegate and Petergate. In c. 1384 it was described as lying between the land of William Selby on one side and the land once of John Stute on the other (c). In 1415 it contained a dwelling house and shops with chambers built above (d).

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### Documents

a) The tenement belonged to the custodian of the chantry at the altar of St. Andrew which was founded by John Romeyn archdeacon of Richmond between 1241 and 1244. However there was no property in Petergate or Stonegate in his original endowment.

(YML, M2/4g, fo 14v)

b) 1364. The inventory of the chantry's endowment included houses in Petergate worth 2 marks a year after expenses were deducted.

(YML, M2/4g, fo 39v)

c) c. 1384. The tenement was demised at farm for fifty years at an annual rent of 9 marks, to Dominus Robert de Neuton and John de Feriby, parsons, by Dominus Robert de Ottelay, custodian of the altar of St. Andrew. The two parsons immediately granted the same farm to

Margery Love, widow of Thomas Love. If Margery died before the term was completed, the tenement was to revert to the custodian of the chantry. Both grants were confirmed by the chapter.

(YML, M2/5, fo 113v)

d) 8 May 1415. Richard Blakburn, then custodian of the chantry, demised the tenement for twelve years from 19 May 1415, at an annual rent of 5 marks, to Alice widow of John de Wylton then occupying the tenement. It had recently been inhabited by Robert de Selby and his wife Alice. The parsons were to be responsible for all repairs unless they were made necessary by the negligence of Alice and her servants.

(YML, M2/5, fo 176v)

e) 30 December 1415. The will of Alice, widow of Robert de Selby, bequeathed to Robert de Ottelay, parson and rector of St. Michael-le-Belfrey, two sums of 6s. 8d. each and one sum of 8s. 8d. Her executors were her husband, Robert de Ottelay, and Richard Blakburn.

(YML, L2/4f, fo 167)

f) 1546. The endowments of the chantry of St. Andrew included:

One tenement in Stayngate in  
tholdyng of Trystram Lyster 38s. 4d.

One tenement in Petergate in  
tholdyng of Thomas Scott 12s.

One tenement there in tholdyng  
of James Steyll 13s.

*(Yorkshire Chantry Certificates, 1, p.22)*

## Tenement 19

In 1280 the tenement that neighboured *Tenement 20* belonged to William Blund [*Tenement 20* (a)]. In c. 1384 one of the tenements that neighboured *Tenement 19* belonged to William Selby [*Tenement 18* (c)]. William Selby had five tenements in Petergate and Hornpotlane and two in Stonegate, all of which he had from the legacy of William Moubray, brother of his wife Hawyse. Of these William Selby bequeathed to George Mowbray in 1427 all that tenement in Petergate with shops and buildings in which William Selby lived, and another tenement in Petergate in which William Ros lived. Also another tenement in Stonegate in which William Harlesay lived, and another in which Alan Bedale lived. Also a tenement in Hornpotlane (*Tenement 37*). To his wife he left a house near Hornpotlane (*Tenement 46*) and an annual rent of 20d. from a shop (*shoppa*) in Petergate then held by John Kenlay. [In his will proved 4 July 1391 William Moubray had described in detail only the tenement identified as *Tenement 46*. (*T.E.*, I, p.144)].

(Will made 20 July 1423, proved 3 August 1427;  
YML, L2/4f, fos 227-8)

## Tenement 20

This tenement was used to endow a chantry in St. Saviour's church, York, in 1280 (a). By 1546 it was divided between four tenants (c).

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### Documents

a) 26 August 1280. This tenement was described as lying on the corner of Petergate and St. Benedict's lane, or Grapelane, opposite the end (*finem*) of the dean of York, in length and width next to the land formerly of William Blund. On that day Mariota, widow of Robert de Verdinel, with the consent of the faithful of the parish of St. Saviour, granted the land with its buildings to the altar of St. Mary in that church, and Dominus Michael de Sancta Bega, for the sustenance of one chaplain celebrating mass daily for the souls of herself and her husband.

(PRO, E.40/5783)

b) 1332-1333. Adam de Spiryden, chaplain, refounded the chantry for himself and the souls of Adam Verdenell and Mariote his wife, and acquired a licence to alienate land worth 62s. a year, and owing 2d. husegale to the king, to that effect. The location of this land was not

given, but no such licence had been obtained for the original foundation.

(PRO, C.143/223/22. Writ, 26 Nov 1332  
Reply, 9 Dec 1332)

c) 1546. The chantry was still endowed with one tenement in Petergate held by John Beckwyth worth 29s. p.a., another there held by James Taylor, armourer, worth 20s. p.a., and two little tenements in Grapelane held by Jennett Dayle, widow, worth 5s. 4d. a year.

*(Yorkshire Chantry Certificate, 1, p.63)*

**PETERGATE - the south-west side**

**Part four: Grapelane to Girdlergate**

**(modern Church Street)**

This section of the street was always known as Petergate. By 1276 Grapelane was known as '*venella sancti Benedicti*', although in c. 1201 part of *Tenement 21* was simply described as lying '*versus sanctum Benedictum*'. The name '*Grappuntlane*' was recorded as early as 1329, but St. Benedict's lane was still in use in 1387 [*Tenement 21* (d)]. The shortened form '*Graplane*' was in use by 1364 [*Tenement 21* (f)].

At least the first five tenements in this part of the street, *Tenements 21-25*, backed onto the land of the priory of Newburgh in Patrickpool. However, three tenements further to the east, *Tenements 29-31*, had originally extended back the whole length to Patrickpool; certainly *Tenement 31* still did so in 1315. On the north-west side of *Tenement 31* was a passage which originally may have provided private access for that tenement. In 1290 it was described as an ancient lane, and by c. 1390 it was called '*venella Johannis de Langton*' and formed a boundary to the jurisdiction of the dean and chapter.

In the early to mid-thirteenth century Girdlergate (modern Church Street) was known as Glovergayl, or Gloverlane. There was indeed at least one glover

(*scirocetarius*) with property there in the 1250s, and between the later thirteenth and mid-fourteenth centuries there were a number of girdelers (*zonarii*) with property in this part of Petergate, and one in Gloverlane, which by c. 1381 x 1384, was known as Girdlergate.

Possibly the only tenement in this part of Petergate which had been part of St. Peter's fee in the twelfth century was the land of the prebend of Bramham (*Tenements 29-30*), although there is no evidence of how this land was acquired. In c. 1201 *Tenement 21* was given to endow a chantry at the altar of St. Nicholas in the crypt of York Minster, and by 1276 these were still the only three tenements in St. Peter's Liberty in this part of Petergate. Rapid expansion in the following century, due to the acquisition of *Tenements 22, 23, 26, 27* and *28* either by the vicars choral or by the dean and chapter for the endowment of chantries, meant that by c. 1390 all but two of the tenements between Grapelane and Langton Lane were of the jurisdiction of the dean and chapter. Unfortunately, due to the loss of the original deeds of the dean and chapter, it is difficult to reconstruct the tenemental plan of this part of the street in detail. Beyond Langton Lane there were two major tenements; one belonging to the Langton family by 1276 and until at least the end of the fourteenth century, the other being of the fee of the priory of St. Andrew, York. Rents from the former were granted to

endow a chantry in Holy Trinity, King's Court, in whose parish the whole tenement probably lay in the medieval period. By 1538 *Tenement 32* was also held by the wardens of Holy Trinity, although in 1349 a substantial part of it had been entailed upon St. Leonard's Hospital.

In the survey of the jurisdiction of the dean and chapter of c. 1390, this part of the street was described as:

"Item in Graypcuntlane sunt plura tenementa (suprascript: x omnia) in parte orientali a redditum prioris de Newburgh procedendo versus Petirgate, et sic a Grapecuntlane eundo orientale in Petirgate in parte Australi usque ad redditum vicariorum ecclesie Ebor' in eodem vico (*Tenement 22*) et a redditu sancti Leonardi (*Tenement 24*) in quo Robertus de Harom manet in eodem vico usque ad quamdam venellam Johannis de Langton (*Tenement 31*) in Petirgate et sic procedendo a Petirgate in eadem venella in parte occidentale usque ad venellam de patricpole et sic procedendo in patrikpole a venella dicti Johannis de Langton eundo occident' usque ad /\_\_\_\_\_ / que quidem tenementa ..."

(YML, M2/2c, fo 31v)

## Tenement 21

In 1364 this tenement was described as lying at the end of Petergate on the corner of '*Graplane*' on the south-side. It lay between *Tenement 22* to the south-east and the land of the priory of Newburgh on the corner of Patrickpool and Grapelane (f).

In c. 1201 the tenement consisted of four booths (*bothas*) in Petergate, a wooden chamber (*camera lignea*) lying towards St. Benedict's church and the land which Gregory the chaplain held. At this time, or a few years later, there may also have been stone houses on the site (b). By 1364 there had been substantial redevelopment, for the tenement included houses containing twelve shops (*schoppas*), and a principal messuage lying between the said shops (f). Otherwise the tenement was simply described as a place with buildings.

In the late twelfth to early thirteenth century this tenement may have been held together with *Tenement 22* by the family of John Bonde de Morton [*Tenement 22* (a)]. After 1201 the tenement was of the fee of St. Peter owing an annual rent of 40s. to the custodian of the chantry at the altar of St. Nicholas in York Minster. Among the sub-tenants and inhabitants were Richard le Spicer and his son John in the later

thirteenth century, and Richard de Wreshill in 1352 (c-e). By 1546 the property had considerably decreased in value, to 9s. p.a.

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#### Documents

a) Late twelfth century. *Tenement 21* belonged to John de Mortuna. In c. 1201 it formed part of the endowment of a chantry at the altar of St. Nicholas and St. Gregory in the crypt of York Minster by John Lombard, clerk, who had been granted the chantry by the dean and chapter. While serving at the chantry John Lombard collected rents and land, including this tenement, for the maintenance of the altar. His acquisition of this property was confirmed by the dean and chapter, who also confirmed his freedom to dispose of this property during his lifetime, saving only 40s. a year to be paid to Nicholas the chantry priest and his successors, who John would be able to present as long as he lived. After his death the collation was to belong to the dean and chapter. John de Mortuna entrusted these four booths, the chamber and land, to God, St. Peter and St. Nicholas through its acquisition by John Lombard. Gregory the chaplain held one part of the tenement.

(BL, Cotton MS Claudius B iii, fo 67;  
YMF, ii, p.141)

b) Post-1201. John Lombard granted all the property he had acquired for the maintenance of the altar to the chaplain and his successors. The property in York was simply described as stone houses which he had collected (*comparavi*) from John and Thomas, brothers. No further location was given. This was probably *Tenement 21*, for in 1364 the chantry had no other property in York.

(BL, Cotton MS Claudius B iii, fo 30;  
YMF, ii, p.142)

c) After John Lombard's death the collation of the chantry belonged to the dean and chapter, and the chaplain was normally a member of the vicars choral. In March 1276 *Tenement 21* was described as:

"Item tota illa terra in Petergate quam Ricardus Ipothecarius tenet de Radulpho de Thirnum vicario ecclesie Beati Petri que iacet inter terram Alani de Quixlay in Petergate et terram Prioris de Novo Burgo in venella sancti Benedicti est de terra Sancti Petri et dant gavelgeld."

(YML, L2/1 pt iv, fo 44; L2/2a, fo 21v)

d) In a charter, now lost but briefly calendared in the sixteenth century, John son of Richard le Specer granted to Richard de Alverton, merchant, that messuage with buildings in a lane in Petergate in the parish of St. Michael.

(YML, M2/2a, fo 29v)

[While (d) may refer to *Tenement 21* there is no other record of Richard de Allerton's interest in

*Tenement 21*, although there are a number of references which seem to indicate he had a tenancy of *Tenement 26*. This alternative is further supported by the calendar of a quitclaim by Alice, widow of John son of Richard le Spicer, to William de Strensall, who certainly held *Tenement 26*.

(YML, M2/2a, fo 29)

e) 1352. The vicars complained that the houses, then held by Richard de Wreshill, which had used to pay 40s., were then diminished to 30s. p.a. through the devastation of the plague and the poverty of their tenants.

('Vicars Choral Cartulary', no 259)

f) 1364. A list of the endowments of the chantries in York Minster stated that this tenement provided an annual rent to the chantry custodian, Elias de Walkington (warden of the vicars choral), of 5 marks from the houses and twelve shops, and of 30 marks from the principal messuage. In view of (e) above and (g) below 30 marks seems to be an error for 30 shillings, in which case it would seem that the original endowment was borne entirely by the principal messuage, the shops and smaller houses being leased for additional income which was not mentioned in 1352.

(YML, M2/4g, fo 40v)

g) Ante-1387. Elias de Walkington had enfeoffed four chaplains, John de Bilburgh, John de Clereburgh, Thomas de Bretby and John de Bilburn, of this messuage. On 13 April 1387 they in turn granted *Tenement 21* to Dominus William de Thorlay and Thomas de Redenesse, chaplains, and John Toche, citizen of York, for an annual rent of 30s. payable to the custodian of St. Nicholas' chantry. It was described as the messuage in which Richard Spicer and John his son had lived.

(PRO, E.326/5342)

h) 1546. George Maison, the incumbent of St. Nicholas chantry, received 9s. a year from one tenement in Grooplayn in the tenure of /\_\_\_\_\_/ Johnson.

(*Yorkshire Chantry Certificates*, 1, pp.38-39)

## Tenement 22

This tenement lay between *Tenements 21* and *23* and extended back from Petergate as far as the land of the priory of Newburgh behind (h,i). Described in the thirteenth century simply as land with buildings, by 1345 *Tenement 22* contained six shops (f).

The predecessors of John Bonde de Morton held this tenement in the early to mid-thirteenth century. It is possible therefore that this tenement was held together with *Tenement 21* by John de Mortuna, the owner of *Tenement 21* before c. 1201 [*Tenement 21* (a)]. This might explain why the Essex family owed 2d. husgable to the king, for their grants, described below (a,d), may refer to both *Tenements 21* and *22*. The vicars choral were granted this tenement by the predecessors of John Bonde de Morton in the mid-thirteenth century, and the college drew from it a free rent of 25s. (a,c). In 1281 their title to the rent was challenged but confirmed before the king's bench (c). Between the 1230s and 1283 they also secured the claim which Robert de Essex and his family had in this tenement. In 1363 the vicars still had a rent of 25s. here, although they had claimed in 1352 that it had been unjustly retained from them (e,l).

In addition to this title, by September 1363, the vicars had also acquired the tenancy of six shops on the

site (1). This allowed them both greater economic exploitation of the tenement than the ownership of the assize rent of 25s., and also to resume their title to that very rent of which they had been unjustly deprived. Before 1363 the shops had belonged to Peter de Appleby whose widow, Ellen, held them in dower in 1345 (g). The reversion was acquired by Hamo de Hessay who had come into the full inheritance by 1355 and was able to grant the shops to vicars choral acting as feoffees for their college. From 1355 the income from *Tenement 22* was used to endow the obits of three vicars choral and one layman, and the shops were held by groups of vicars as feoffees for the college until 1363, when a licence to alienate in mortmain was finally acquired.

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#### Documents

a) c. 1230 x 1240. Robert de Essex and his wife Agnes sold and quitclaimed all their right in this land with buildings to Nicholas son of Hugh Palmer and William son of Walter, spicer (*speciario*). As haimald land (*sicut terra haymalda*) it owed 2d. p.a. husgable to the king. (The deed has been attributed to this tenement because of its place in the cartulary. However, it may refer to *Tenement 21* as well.)

(*'Vicars Choral Cartulary'*, no 177;  
YML, VC 3/Vi 324)

By 1276 the warden of the vicars choral had been granted the tenement [*Tenement 21* (c)].

b) February 1281. The warden of the vicars, Master Alan de Quyxlay, had his right in the tenement confirmed before the king's bench against the plea of Henry de Morton and Isabel his wife, Ellen sister of Isabel, John son of Thomas de Oswaldewyk and Sarah his wife, Alan de Oswaldewyk and Emma his wife, Gilbert de Morton and Alice his wife, Alice daughter of Christiana and John de Morton, at the cost of 12 marks.

(*Yorks. Fines, 1272-1300, p. 62*)

c) Post-February 1281. John Bonde de Morton quitclaimed to the vicars an annual rent of 25s. from that tenement which they had of his predecessors, and specifically renounced all action, claim or remedy of law, either canon or civil, which would render this quitclaim void, on pain of a fine of £20 to the king.

('Vicars Choral Cartulary', no 179)

d) 18 December 1283. Richard son of Robert de Essex quitclaimed to Master Alan de Whixley and the vicars, all right from the houses in Petergate once of his parents and now of the vicars, in return for a sum of money.

('Vicars Choral Cartulary', no 178;  
YML, Metcalfe, *Deeds in Extensio*, vol VIa, no 87)

e) 1352. 25s. in Petergate were detained unjustly from the vicars choral.

('Vicars Choral Cartulary', no 259, p.317)

f) 1345. Six shops here were entailed upon John son of Robert de Cotness de Ravenser Odd. On 25 April 1345 he granted to his relation John son of Thomas de Cotness de Ravenser Odd, for the latter's life only, a rent of 100s. from his lands and tenements in York and Kingston-upon-Hull.

('Vicars Choral Cartulary', no 277)

g) Ante-1345. Ellen, widow of Peter de Appleby, a former proprietor, granted her dower rights in the shops to Margaret, widow of Nicholas de Langton senior. By mistake, or fraudulently, ignoring his life tenancy, on 18 October 1345 John son of Thomas granted the reversion of the shops after Margaret's death to Hamo de Hessay.

('Vicars Choral Cartulary', no 278)

h) 29 January 1346. The true owner of the reversion, John son of Robert, had his title confirmed by John son of Thomas before the king's bench, and in recognition of this he himself granted and confirmed the reversion of the shops to Hamo de Hessay. Three days later John son of Thomas also quitclaimed his claims to Hamo de Hessay.

('Vicars Choral Cartulary', nos 276,279,280)

i) 3 August 1355. The vicars choral undertook to celebrate two obits supported from a place with houses in Petergate they had acquired from Hamo de Hessay. One was for Roger de Everton, vicar, and the other for Robert Sweetmouth, vicar, and John de Acum and his wife Ellen and their families.

(*'Vicars Choral Cartulary'*, nos 281,275;  
YML, VC 3/Vo 23; YML, L2/2a, fo 85v)

j) 14 August 1355. Hamo de Hessay granted the property to four individual members of the vicars choral, Roger de Everton, John de Alkbarowe, William Wygiard and Thomas de Besyngby, chaplains. The grant was confirmed by a quitclaim a week later.

(YML, VC 3/Vi 328,329,330;  
*'Vicars Choral Cartulary'*, no 309)

k) 3 May 1360. The property was transferred to the first two named recipients of (j) above; Roger de Everton and John de Alkbarowe, by William Wygiard and Thomas de Besyngby, and also by Richard de Ottelay, Roger de Acomb and John de Feriby, chaplains and vicars. The transfer was a quitclaim which also included property in Hertergate and Thurslane, the Shambles, and Gildgarthes on Bychehill.

(YML, VC 3/Vi 102;  
*'Vicars Choral Cartulary'*, no 311)

1) 1362. The two vicars began the process of acquiring a licence to alienate all their property in mortmain to the vicars choral. A writ was issued on 20 November 1362, the inquisition '*ad quod dampnum*' held 29 March 1363, and licence confirmed 18 April 1363. The final grant was dated 14 September 1363. The six shops were found to be held of the king in burgage without rent, and to owe an ancient rent of 25s. to the vicars choral. They were alienated to the college in part satisfaction of a licence, already acquired, to acquire property to the value of 10 marks a year.

(PRO, C.143/345/2; YML, VC 3/Vi 193/i & ii;  
'Vicars Choral Cartulary', no 312)

*Tenement 22* was described in the abuttment clauses of deeds relating to neighbouring tenements as follows:

<u>Neighbour</u>	<u>Date</u>	<u>Tenement 22</u>
<i>Tenement 21(c)</i>	1276	Land of Alanus de Quixlay.
" "	(g) April 1387	Land formerly of Master Alan de Quixlay.
<i>Tenement 23(g)</i>	post-May 1362	Land of the vicars choral.
" "	(j) post-1365	Land once of Peter Appleby.
" "	(j) November 1376	Land of vicars choral.

## Tenement 23

The only descriptions of *Tenement 23* which allow it to be located date from after 1362. The most specific of these is that of 26 November 1376 which describes one messuage which lies in Petergate between a messuage of the vicars choral on the north side (*Tenement 22*), and the messuage of Thomas de Lekenfeld on the south side (*Tenement 24*), and abutts on the tenement of the prior of Newburgh towards the west, and the king's street called Petergate towards the east (k). Usually described as a tenement with buildings, in 1361 it had at least two shops with solars above (f).

In the early to mid-thirteenth century the tenement was held by men whose occupations were smiths (*fabers*), including one family the men of whom were called Frereman or Feriman. By 1313 the tenement had been acquired by William de Codelyng de Wyntryngham, rector of the church of St. George in Fishergate (b). His acquisition was confirmed by two families who drew rents from the tenement; the family of de Lisle, or de Insula, and the family of Sir Robert de Percy de Kernetteby. The Percy family perhaps remained 'tenants-in-chief', for between 1317 and 1334 the tenement passed to Richard de Huntington and thence to his son William, who in 1361 also acquired the farm of two shops on the site which were leased from John Percy (f). However there were no further references to the Percys after

that date, and no rents were due to them or any other lord in 1376 (k). William de Huntington, citizen and apothecary of York, and his wife Emma occupied *Tenement 23* between 1335 and 1362, and Emma continued to hold it as a widow, sub-leasing it, or part of it, to a tailor, Walter de Rudstane (j). After Emma's death in 1365 *Tenement 23* was acquired by Alan de Alnwik, goldsmith, and Mathilda his wife, but it was almost immediately granted to Dominus John de Broddesworth, parson, whose possession was finally confirmed by Mathilda's will in 1376 (k). Together with a tenement in Stonegate, *Tenement 23* was granted to the altar of St. Thomas martyr in York Minster to endow a chantry for Alan and Mathilda de Alnwick (k).

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Documents

a) ~~Ante-1286~~. Roger Haxbey, smith (*faber*), sold his lands and tenements in Petergate to Henry Frereman/Feriman, smith (*faber*), of Petergate of York.

(YML, M2/2a, fo 75 r-v)

b) The tenement then seems to have passed to one Adam de Egerrmund called Frereman. He was possibly a relation of Henry Frereman, and his wife Johanna, for at

some time before 1313 they granted and quitclaimed the tenement to Dominus William de Codelyng de Wyntryngam, clerk.

(YML, M2/2a, fo 75v)

c) Their grant was confirmed, or perhaps prompted, by the family of Martin de Insula, that is by his son Robert, and his daughter Eve, who was an anchorite in York. They quitclaimed all rights to an annual rent of 13s. from the tenement in favour of Dominus William de Wyntringham, rector of St. George's. John son of Henry de Bridlington, clerk, also quitclaimed any right to the 13s. rent. The final grant and quitclaim was made by Robert de Percy of Kernetteby, knight, of an annual rent of 11s. from the tenement.

(YML, M2/2a, fo 75)

d) In his will William de Wittringham left *Tenement 23* to Richard de Huntington. Richard also acquired land in Petergate which Thomas de Hornby of York had had from John son of Richard de Kingford.

(YML, M2/2a, fo 75)

e) 16 March 1335. Probate of the will of Richard de Huntington of York, mercer, made his own will. He left to William his brother all the vases and utensils in his shop, but he left this tenement, which he had had from the gift and feoffment of the executors of William Codelyng, late rector of church of St. Gregory (*sic*),

Fishergate, to William his son, to hold of the chief lords of the fee for all due and customary service, with reversion to his true heirs should William die without heirs of his own. (Will dated 23 June 1332.)

(YML, L2/4f, fo 14)

f) 11 December 1361. Probate of the will of John de Neuby bequeathing to William de Huntington his colleague (*socerus*), citizen and apothecary, the remainder of a term of five years he had in two shops beneath William's solar in Petergate, which he had from John Percy. If, at the end of the term of five years, neither he nor William nor anyone on their behalf, had been able to obtain in the interim the release of the two shops, then they were to revert to John Percy. (The will was made 5 November 1361, William de Huntington and Emma his wife were among the executors.)

(YML, L2/4f, fo 34)

g) 16 May 1362. Probate of the will of William de Huntington bequeathing Emma his wife all the building in Petergate in which he had lived, for her life, with reversion to John son of Emma de Helperby, unless he wished to sign a general acquittance by William's executors. If this John were to die without heirs then William's son Robert was to have the tenement, and if he died without heirs it was to be sold by the commisar general of the court of York for pious works. William

also left property in Huntington, Bootham, Gillygate and near Hornpotlane in Petergate. (Will dated 4 May 1362).

(YML, L2/4f, fo 37)

h) c. 1362 x 1365. Emma, widow of William de Huntington, granted and quitclaimed this messuage to Walter de Rudstane of York, 'tailor'.

(YML, M2/2a, fo 75r-v)

i) The only suggestion as to how Alan de Alnwick, goldsmith, acquired *Tenement 23* and granted it to John de Broddesworth are references to an indenture made between William Baron de Graystock and Alan de Alnwick, and to a grant made by the latter of this tenement with a marginal note '*Cant' Alani Alnewik*'. Also, quitclaim from Emma, widow, and Isabelle de Newton to Alan de Alnwick.

(YML, M2/2a, fo 75r-v)

j) There were also a number of quitclaims, from the executors of the will of Emma de Huntington,<sup>1</sup> from Walter de Rudstane dated 1365, and from W. de Alnwick a relation of Alan, to Dominus John de Broddesworth.

(YML, M2/2a, fo 75r)

<sup>1</sup>. Emma de Huntington's will was made 4 June 1365 and proved 6 June 1365, but made no mention of this tenement.

(YML, L2/4f, fo 45)

k) After the death of Mathilda de Alnwick in June 1376 her executors, including John de Broddesworth, parson, applied for a licence to assign two messuages including *Tenement 23* to a chaplain at the altar of St. Thomas martyr in York Minster. The licence was granted 5 February 1377 and the grant made 21 March 1377.

(PRO, C.143/390/8;  
*Cal. Pat. Rolls 1374-47*, p.423;  
YML, M2/5, fo 89v)

l) 1546. The Alnwick chantry had a tenement in Petergate in the tenure of William Rychardson worth 18s.

(*Yorkshire Chantry Certificates*, p.19)

This tenement is described in the abuttment clauses of deeds relating to neighbouring tenements as follows:

<u>Neighbour</u>	<u>Date</u>	<u>Tenement 23</u>
<b>Tenement 24(a)</b>	ante-1286	Messuage of Henry le Frereman, formerly of Roger de Haxeby.
" "	(b) post-1286	Messuage once of Henry Frereman, formerly of Roger de Haxeby.
" "	(c) November 1292	Land once of Henry Frereman.
" "	(d) March 1306	Land once of Henry Frereman.
" "	(e-1) December 1313 - October 1317	Tenement of Dominus William de Wyntringham, parson of the church of St. Gregory in Fishergate.
" "	(j) ante-October 1334	Land of Richard de Huntington.
<b>Tenement 22(i-k)</b>	August 1355- May 1360	Land of William de Huntington.
<b>Tenement 24(k-n)</b>	July 1368- August 1396	Land once of Emma, wife of William de Huntington.

## Tenements 24 and 25

Lying to the south of *Tenement 23*, these two tenements originally formed a single tenement, a free rent of half a mark from which was given to St. Mary's Abbey in the 1230's by Symon son of Adam de Halacr'. The earliest recorded tenant of the property was Adam de Pontefract (a). By 1286 the tenements had been separated, and by 1370 only the northern half, *Tenement 24*, bore the burden of the rent of 6s. 8d. [*Tenement 24* (l)]. The division between the two tenements was not inflexible. In 1317 Robert Ateyate, the tenant of *Tenement 24* seems also to have held the rear portion of *Tenement 25* which abutted onto *Tenement 26* [*Tenement 24* (h)].

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## Documents

a) Early thirteenth century Thomas son of John of York granted to Simon son of Adam for his service an annual rent of half a mark from his haimald land which Adam de Pontefract had once held. *Tenements 24* and *25* then lay between the land of Ralph Nuuel and the land formerly of Master Nicholas (see *Tenement 21*).

(J.Ryl., MSS 220-1, fo 54)

b) c. 1230 x 1252. Simon son of Adam de Halacr' granted rent of half a mark in pure and perpetual alms to the abbot and convent of St. Mary's York.

(J.Ryl., MSS 220-1, fo 54)

The heading of the folio in which (a) and (b) are copied reads: '*In ten' in Petergate et redditus vis. viijd. quondam W. Mauger postea Symon filii Ade.*' A copy of the will of William Mauger dated 1286 [*Tenement 25* (c)] heads the folio followed by (a) and (c) above.

#### **Tenement 24**

A succession of craftsmen held this tenement, among them three described as smith (*faber*), in the late thirteenth and early fourteenth centuries, and two furbishers (*furbeours*) between 1313 and 1334 (c-1). In 1368 *Tenement 24* was granted to three parsons acting as feoffees of St. Mary's Abbey and was transferred to another three feoffees in 1392 (k,m). In 1370 the tenement had been subenfeoffed to Thomas de Leckingfield, merchant, and it was this tenancy which was granted to St. Leonard's Hospital for the endowment of his obit in 1396 (l,n).

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Documents

a) Ante-1286. Walter de Bayton and Rosa Russell, daughter of Roger le Hatoer of York, his wife, quitclaimed the tenement for a sum of money to Richard son of Benedict de Strensall and Margaret his wife, retaining the right to a quit-rent of 1d. or a pair of white gloves at Christmas. The tenement lay between the message of Henry le Frereman (*Tenement 23*) and the message of William Mauger (*Tenement 25*), thus representing only half the land given to St. Mary's in the early thirteenth century.

(J.Ryl., MSS 220-1, fo 87)

b) Post-1286 Richard de Strensall of York sold this tenement to Simon called de Haxeby of York, and Elene his wife, including the utensils belonging to Richard there.

(J.Ryl., MSS 220-1, fo 87v)

c) 11 November 1292. Simon de Haxeby, smith, and Elene retained the quit-rent of one rose at the time of roses, when they granted the tenement to Robert de Sutton, smith. They specified that it was to be held for all service due to the lord of the fee.

(J.Ryl., MSS 220-1, fo 87)

d) c. 1292 x 1306. Simon de Haxby enfeoffed Robert de Ateyate of the tenement. This grant has not survived but is referred to in the quitclaim made by Simon's widow, Elene, from the tenement on 18 October 1314 (g). It was also confirmed by a quitclaim by Alicia, daughter of Walter de Langton, to Robert Ateyate, smith of York, and Hawisa his wife on 9 March 1306.

(J.Ryl., MSS 220-1, fo 88)

e) 12 December 1313. Robert de Atteyate, son of Robert de Atteyate, granted two parts of this tenement, which he had inherited from his father, together with the reversion of the third part which his mother, Hawisa and her husband John de Appleton, smith, held for her life in dower, to Andrew de Tang of Petergate, furbisher, for an annual rent to Robert of 13s. a year, and 15s. a year after the death of Hawisa.

(BL, Cotton MS Nero D iii, fo 180)

f) 1 April 1314. Hawisa, and John de Appleton, quitclaimed to Andrew de Tang all their right in a third part of the messuage of Hawisa's dower.

(J.Ryl., MSS 220-1, fo 87v)

g) 18 October 1314. Elene, widow of Simon de Haxby, quitclaimed to Andrew de Tang all her rights in the messuage including dower.

(J.Ryl., MSS 220-1, fo 87v)

h) 2 March 1317. Robert de Atteyate, smith, released and quitclaimed to Andrew de Tang and his wife 10s. out of the annual rent of 15s. which he had from the tenement by virtue of (e) above.

(J.Ryl., MSS 220-1, fo 88)

i) 3 October 1317. Andrew de Tang granted the tenement to John de Hathelsay of York, furbisher. This grant was confirmed by a quitclaim on 18 September 1319.

(BL, Cotton MS Nero D iii, fo 180v)

j) 17 October 1334. An inspection of John de Hathelsay's will revealed that he had bequeathed the tenement to William de Hathelsay, his relation, and then an apprentice of Nicholas de Scorby. The tenement was held by Robert de Snaithe.

(BL, Cotton MS Nero D iii, fo 181)

k) 22 July 1368. William de Hathelsay granted this tenement, and land in Gillygate, to three parsons, Adam de Thornton parson of the church of Patrikbrumpton, John de Nesse parson of St. Saviour's York, and John de Danby vicar of the church of Brymston. (All three churches were in the gift of St. Mary's Abbey.)

(J.Ryl., MSS 220-1, fo 108v)

l) 31 July 1370. William de Hathelsay having died, the three parsons of (k) above granted this tenement to Thomas de Lekyngfeld, citizen and merchant of York,

specifying that an annual rent of 6s. 8d. was owed to St. Mary's from whom the tenement was held. This grant was confirmed by the abbot and convent of St. Mary's on 4 August 1370.

(BL, Cotton MS Nero D iii, fo 181;  
J.Ryl., MSS 220-1, fo 89)

m) 18 January 1392. The feoffees of St. Mary's in (k) above transferred the title of the tenement to Dominus Nicholas de Stanegrene, vicar of the church of Kirby in Lonesdale, Thomas de Brunby, vicar of the church of St. Lawrence in Appleby, William de Gascoyns and John Thorne, chaplains, also parsons of St. Mary's. (These churches were all in the gift of St. Mary's.)

(J.Ryl., MSS 220-1, fo 88v)

n) 23 April 1395. Thomas de Lekyngfeld granted his sub-tenancy of the tenement, together with property in Micklegate and Peaseholme, to Thomas Thurkill and Richard de Esyngwald, citizens and merchants, and Thomas de Langton, chaplain, who granted it to St. Leonard's on 12 August 1396, having acquired a licence to alienate in mortmain the previous year. The tenement was worth 26s. 8d.

(BL, Cotton MS Nero D iii, fo 150r-v;  
PRO, C.143/426/13)

o) 4 February 1397. In recognition of (n) above, St. Leonard's undertook to perform an obit for Thomas Lekenfeld. If the obit went by default, power of distraint was to be exercised by the mayor and commonalty of the city.

(YCA, G41:5)

In the abuttment clauses of deeds relating to neighbouring tenements *Tenement 24* was described as follows:

<u>Neighbour</u>	<u>Date</u>	<u>Tenement 24</u>
<i>Tenement 25</i> (a)	1286	Land of Richard Strensall.
" " (b)	June 1308	Tenement of Robert Ateyate.
<i>Tenement 25</i> (d)	July 1331	Tenement of John Hathelsay, previously of Robert Ateyate.
" " (e)	July 1331	Tenement formerly of Robert Ateyate.
<i>Tenement 23</i> (g)	1362 x 1365	Land of William Hathelsay of York, mercer.
" " (j)	<i>post</i> -1365	Land of John Hathelsay.
" " (k)	June 1376	Messuage of Thomas de Lekenfeld.

## Tenement 25

This tenement had originally been held jointly with *Tenement 24* and had thus been part of the tenement owing 6s. 8d. granted by Simon son of Adam de Halacr' to St. Mary's Abbey in the 1230s [*Tenements 24* and *25* (b)]. By 1286, however, *Tenement 25* was held separately from *Tenement 24*, and the reversion of it was granted to St. Mary's Abbey in that year by William Mauger (a). By 1306 John de Eryum had acquired *Tenement 25* from Richard de Hunton, and *Tenement 25* was then burdened, together with a tenement in Patrickpool, with a rent-charge of 5 marks to a chaplain in St. William's chapel on Ousebridge (c,d). In 1421 both tenements were still paying 5 marks a year to the chantry chaplain on Ousebridge, then Robert Cooke (g). Among the tenement's tenants were some of the more prosperous merchants of York such as Richard de Allerton, Nicholas de Scorby and William Sauvage (e-g).

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### Documents

a) 1286. William Mauger, while on a pilgrimage to Rome, bequeathed this tenement to his wife Isabelle, and at the same time granted the reversion after her death to St. Mary's Abbey in perpetual alms. The tenement was described as lying between the land of Thomas le

Fourbour on one side (*Tenement 26*), and the land of Richard Strensale on the other (*Tenement 24*), it backed onto the land of the priory of Newburgh.

(J.Ryl., MSS 220-1, fos 54, 61)

b) 22 June 1308. The will of John de Eryum, asking for burial in the church of St. Mary's Abbey, left to Dominus John Godale, chaplain, a rent of 5 marks a year to celebrate a chantry for the souls of himself and Juliana his wife. The rent was to be taken from this tenement, which he had from the gift and fee of Richard de Hunton, and if necessary also from a tenement in Patrickpool. The tenements themselves, together with others in Bootham and Goodramgate were left to Martin his brother.

(YML, VC 3/Vi 46/2)

c) 1 October 1314. Martin de Eryum was granted a licence to alienate this rent in mortmain. By inquisition the tenement was found to owe 3d. a year husgable to the king.

(PRO, C.143/102/17. Writ, 24 Sep. 1314,  
Reply 26 Sep 1314;  
*Cal. Pat. Rolls 1313-17*, p.185)

d) 7 July 1331. John '*dictus*' Fourbour, chaplain, and a relative of Martin de Eryum, granted the 5 marks annual rent from *Tenement 25* and the tenement in

Patrickpool, to Dominus Robert de Elmeswell and his successors in the chapel of St. William on Ousebridge, for John de Eryum's chantry.

(YCA, G.70:8)

e) 15 /-----/ 1331. John le Fourbour granted the tenements together with presentation to the chantry to Nicholas de Scorreby, citizen and merchant of York, for an annual rent of 5 marks to Dominus Robert de Elmeswell, chaplain.

(YML, VC 3/Vo 86)

f) 13 November 1342. Nicholas de Scorby granted the tenements together with the presentation of the chantry back to John le Fourbour, chaplain, from whose gift and enfeoffment he had acquired them. Dominus William de Blakeburn was then chaplain of the chantry.

(YML, VC 3/Vo 85)

g) 22 December 1421. Probate of the will of William Sauvage, son of Ralph Sauvage, leaving to John Werkesworth and his wife Joan all his tenements in Petergate and Patrickpool which he had of the gift and feoffment of John son of Mathilda de Aldburgh. The tenements owed an annual rent of 5 marks to Robert

Cooke, chaplain in the chantry in the chapel on Ousebridge, for the souls of John de Eryum and Juliana his wife. (Will dated 4 December 1421.)

(YCA, B/Y fos 33v-34;  
YMB, 3, p.46)

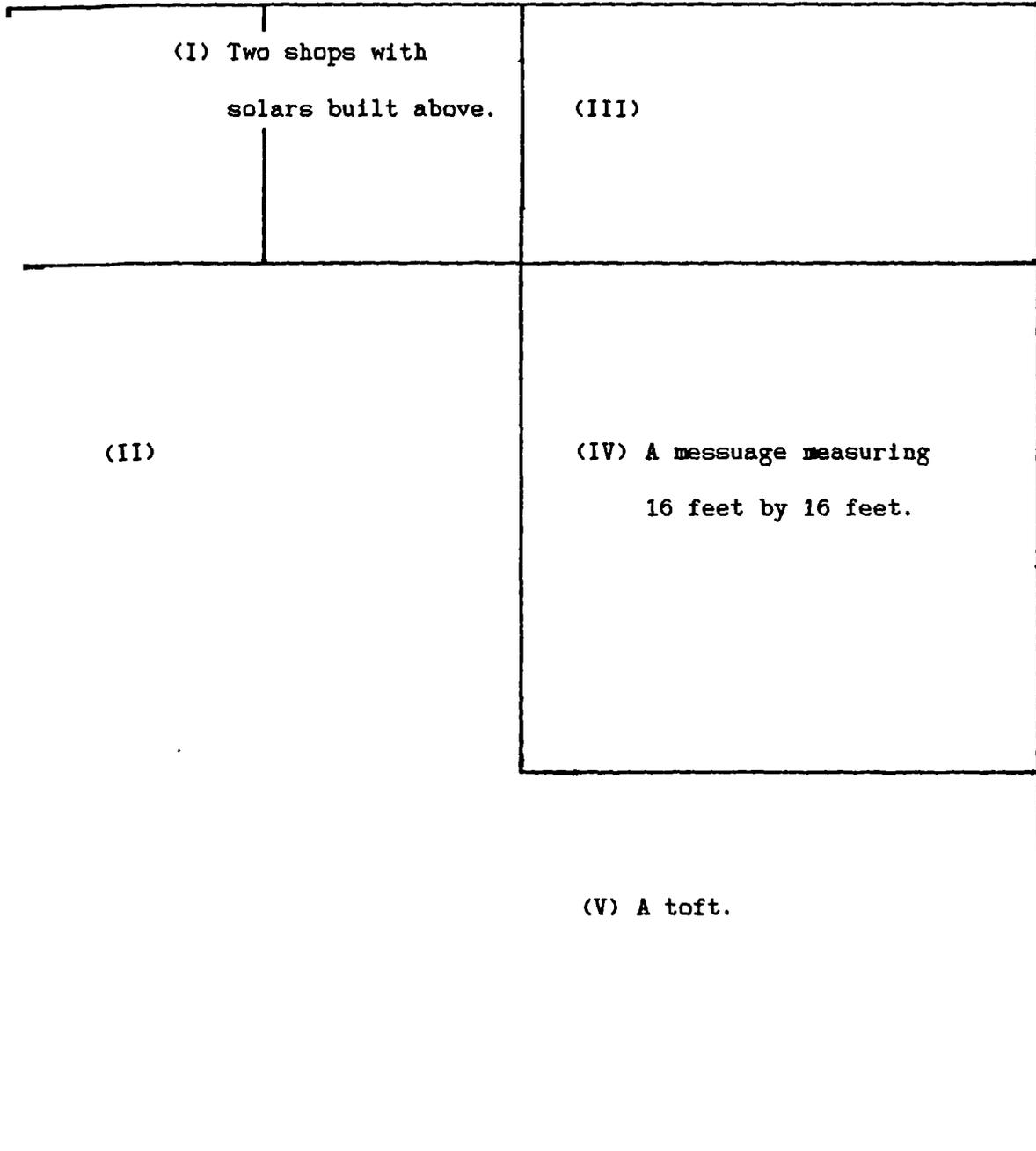
This tenement does not appear in the survey of chantry lands in York made in 1546.

In the abuttment clauses of deeds relating to neighbouring tenements, **Tenement 25** was described as follows:

<u>Neighbour</u>	<u>Date</u>	<u>Tenement 25</u>
<b>Tenement 24</b> (a)	<i>ante</i> -1286	Messuage of William Mauger which William Weland holds.
" " (b)	<i>post</i> -1286	Messuage of William Mauger which Hugh de Acum holds.
" " (c)	November 1292	Messuage once of William Mauger.
" " (d)	March 1306	Land of John Eryum.
" " (e)	December 1313	Tenement of Martin de Erghum.
<b>Tenement 26</b> (a)	May 1315	Tenement once of John Eryum.
<b>Tenement 24</b> (h)	March 1317	Land of Richard de Alverton and Dominus John le Furbeour, chaplain.
" " (i)	October 1317	Land of Richard de Alverton le mercer and Dominus John le Furbeour, chaplain.
" " (j)	<i>ante</i> - October 1334	Land of Richard de Allerton and land once of John de Eryum.
" " (k-n)	July 1368- August 1396	Land once of Richard de Allerton and John de Eryum.
<b>Tenement 26</b> (n)	June 1378	Tenement of John de Alburgh.

Hypothetical reconstruction of Tenement 26

N.W. ----- S.E.



(NOT TO SCALE)

## Tenement 26

The documentary evidence for this tenement is not conclusive, although (a) and (n) below suggest it lay to the south-east of *Tenement 25*. During the late thirteenth and the first half of the fourteenth century half the tenement was held by two families of girdlers, and part was held by a butcher, although there is no direct evidence that it was actually occupied by them. By 1378 it was owned, but not occupied, by Richard de Barneby, a wealthy butcher and merchant, who granted it to the dean and chapter for the endowment of a chantry in Holy Trinity, King's Court. After his death the dean and chapter supported the chantry from this and seven other tenements left by Richard de Barneby (m-o). A row of shops with solars above fronted onto the street, while a passage provided access to the major part of the tenement behind.

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### Documents

I At the front of the tenement were two shops (*seldis*) with solars above which lay next to *Tenement 25* but did not occupy the whole front of the tenement.

a) 25 May 1315. Nicholas de Langton senior granted a rent of 18s. from these shops to a chaplain at the altar of the Blessed Virgin Mary in Holy Trinity, King's Court, for the souls of himself and Margaret his wife. The shops lay between *Tenement 25* and the tenement of John Cave (*Tenement 26, III*), and backed onto the tenement of William de Strensale behind.

(YCA, G:1a)

II The part of *Tenement 26* to the rear of these shops was therefore held by William de Strensale in 1315.

b) It was also probably this tenement which was granted to Richard de Alverton senior, merchant, by John son of Richard le Specer, described as buildings in a lane in Petergate in the parish of St. Michael. The lane could be the alley which would have provided access to this property, which lay behind the street front.

(YML, M2/2a, fo 29v)

c) In the late thirteenth century Alice, widow of John son of Richard le Specer, quitclaimed her messuage in Petergate to William de Strensall.

(YML, M2/2a, fo 29)

William de Strensall's messuage also neighboured to the south-east a portion of this tenement which he later acquired from John Cave [(h) below].

III and IV These two parts of the tenement described as land with buildings and houses were held together by Richard de Scurneton, who granted them, probably in the late thirteenth century, to Cecilie his daughter.

(YML, M2/2a, fo 30v)

e) Cecilie married Philip de Strensale, girdler (*zonarius*), to whom she granted the property. This grant was confirmed by the quitclaim of Agnes, widow of Nicholas le White of York.

(YML, M2/2a, fo 30, 30v)

f) Philip de Strensale demised the property at farm to a fellow girdler, John de Cave, who was certainly in possession by 1315. This was also confirmed by another quitclaim to both girdlers by Agnes, widow of Nicholas le White, and by Cicelie, widow of Richard de Scorneton.

(YML, M2/2a, fos 28, 29v)

g) Philip de Strensall later granted the tenement to John de Cave, and there is a reference to his will of 1328.

(YML, M2/2a, fo 30v)

h) John de Cave in turn granted the messuage to John le Troponr' and Maysant his wife. However John also granted the rear portion of his holding (IV) to William de Strensall, butcher (*carnificus*), who already held the other half of the rear part of the tenement towards the north-west (II). This messuage lay between the land of William de Strensall and the land formerly of Thomas Flaxton, girdler (*zonarius*), (*Tenement 27*) in width, and in length from the land of John de Cave (*Tenement 26*, III) to the land of John de Holtby (*Tenement 26*, V), and it measured 16 feet in length and 16 feet in width.

(YML, M2/2a, fos 28, 29v)

V i) William de Strensall also obtained this portion of the tenement, described as a toft, by grant from John Clyff of York and Emma his wife. The toft was actually held by John de Holteby and Emma his wife, who had had it by the grant of Robert Arncottes.

(YML, M2/2a, fo 29)

I, II, III, IV and V Cicely, daughter of Richard de Scorneton, inherited from him the superior title to the whole of *Tenement 26*, and despite her grant to her first husband (e), seems to have retained the tenement with full powers of alienation after his death in c. 1328.

j) As widow of Philip de Strensall, Cecily granted the whole messuage to Robert de Stokton, who probably became her second husband, for there is a reference to the will of Cecily, widow of Robert de Stokton of York junior.

(YML, M2/2a, fos 30v and 28v)

k) In his own will Robert de Stokton, son and heir of Robert de Stokton, late citizen and dyer (*tuncuaris*), bequeathed a rent of 20s. a year from this tenement in the parish of St. Michael, probably to John Stokton of London, saddler (*sadelor*), who in turn granted and quitclaimed the rent to Richard de Barneby, citizen of York, to whom John de Stokton seems to have been indebted for the sum of 21 marks.

(YML, M2/2a, fos 32v, 28v, 29v)

l) The annual rent of 20s. from this tenement was also acquired by Richard de Barneby by the concession of John de Roos and Marie de Appleby his wife.

(YML, M2/2a, fo 31)

(Richard de Barneby was related to the Strensall family, for the will of his wife Alice reveals that her sister Beatrix had married Thomas Strensall and that their son, William Strensall, was to be one of the clerks serving at the chantry in Holy Trinity, King's Court ordained by Richard de Barneby.)

(BI, Prob. Reg., I, fo 23,  
made 24 September 1390,  
Probate, 27 February 1391)

m) Richard de Barneby endowed his chantry by granting this tenement and seven others in Colliergate and the Shambles (including his own dwelling house), to five agents of the dean and chapter (John de Feriby, John de Broddesworth, parsons in the choir of York Minster, Patrick de Asshburn, chaplain, Robert de Ampilford and John de Mapplus) who acquired the necessary licence and granted the properties to the dean and chapter on 31 December 1378. Richard de Barneby farmed the tenements back from the dean and chapter probably

for the term of his life and that of his wife. Richard de Barneby died in 1387 and his wife in 1392.

(YML, M2/2a, fos 31, 33, 29v)

n) 3 June 1378. The inquisition for the alienation of this tenement to the dean and chapter is the only surviving original document which refers to the whole tenement. *Tenement 26* was described as lying between the tenement of Robert de Gare on the south side (*Tenement 27*), and the tenement of John de Aldburgh on the north side (*Tenement 25*). It was held of the king as in free burgage of the city of York, and was worth 30s. p.a.

(PRO, C.143/393/20)

o) 1546. Barneby's chantry received an annual rent of £6 from the clerk of the Fabric on behalf of the dean and chapter who managed the chantry's estate.

(*Yorkshire Chantry Certificates*, 1, p.77)

*Tenement 26* was described in the abuttment clauses of deeds relating to neighbouring tenements as:

<u>Neighbour</u>	<u>Date</u>	<u><i>Tenement 26</i></u>
<i>Tenement 25</i> (a)	1286	Land of Thomas le Fourbour.
" " (b)	June 1308	Tenement of Nicholas de Langton.
" " (d)	July 1331	Tenement of Nicholas de Langton.

## Tenement 27

The abuttment clauses of *Tenements 26* and *28* indicate that there was a tenement between them and describe it as follows:

<u>Neighbour</u>	<u>Date</u>	<u>Tenement 27</u>
<i>Tenement 28</i> (a)	August 1307	Land of Thomas Flaxton.
<i>Tenement 26</i> (h)	mid-fourteenth century	Land formerly of Thomas Flaxton, girdler.
" "	(n) June 1378	Tenement of Robert de Gare.

This may suggest that *Tenement 27* belonged to the vicars choral together with *Tenement 28*, for by 1309 the college drew a free rent of 10s. a year from houses of 'le caldroner'. In 1312 the tenant of this property was Thomas de Flaxton, in 1321 John de Hathelsay [see *Tenement 24* (i)], in 1328-1329 John de Lang(ton), and in 1342 Robert de Hill (*alias* yle). By 1366 Robert del Gare was named as the tenant. Thereafter the names of the tenants of free rents tended to become fossilized. Robert del Gare was still named as the tenant in 1399, although by 1474-1479 the tenant was John Helmesley. (YML, VC 4/1/1 *et seq.*, VC 6/2/38, 64-66D) If this identification is correct the following document may belong to this tenement.

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Document

a) c. 1228. Grant by Mathilda Postard, widow of Wydonis Aurifaber, to the vicars choral in frankalmoign of 23s. 6d. rent which was given to her on her marriage by Arnald Postard her father, including 10s. in Petergate which Lawrence Bukeler owed her for land between land formerly of Gregory le Kaudruner (*Tenement 29* ?) and land formerly of Adam Aurifaber (*Tenement 26* ?). (See also *Tenement 28.*)

(*'Vicars Choral Cartulary'*, no 182)

## Tenement 28

In 1307 this tenement belonged to the vicars choral who had acquired it by 1276, possibly from Simon de Sutton, prebendary of South Newbald and archdeacon of Northampton between 1280 and 1290, whose obit was supported from the tenement.

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### Documents

a) 16 August 1307 Simon de Botlesford, warden of the vicars choral granted to William de Spofford, vicar, the right to an annual rent of 1 mark from the endowment of Stephen de Sutton's obit which would support William's own obit after his death. William had purchased this concession with a sum of money. The rent came from this tenement which lay between the land of Gillian de Craven (*Tenement 29*) and the land of Thomas Flaxton (*Tenement 27*), and was paid to the warden of the vicars. If the houses were lost through a plea or destroyed by fire, the vicars would pay the annual rent to their warden from their common fund.

(YML, VC 3/Vo 47)

*Tenement 28* was described in the abuttment clauses of deeds relating to *Tenement 29* as follows:

<u>Neighbour</u>	<u>Date</u>	<u>Tenement</u>
<i>Tenement 29(a)</i>	March 1276	Land of the vicars choral.
<i>Tenement 29(b)</i>	<i>ante</i> -1295/6	Land of the vicars choral.
" " (c)	January 1334	Land of the vicars choral held by Nicholas de Scorreby, and the land of John Hathelsay.
" " (f-j)	1346-69	Land of the vicars choral.

If the identification of *Tenement 27* (a) is correct the following documents may also belong to *Tenement 28*.

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Documents

b) c. 1228. Grant by Mathilda Postard, widow of Wydonis Aurifaber, to the vicars choral of a rent of 23s. 6d. [as in *Tenement 27* (a)], including 9s. 6d. which Thomas Furbur owed her from land described as in *Tenement 27* (a) above.

('Vicars Choral Cartulary', no 182)

c) Post-1228? Grant by Henry le Furbur of Petergate to the vicars choral, who had given him 36s. 8d., of an annual rent of 3s. 6d. from land in the parish of Holy Trinity in Petergate, lying between the land of Harvey the Currier (*Tenement 29* ?) and that of Hugh de le Dunnes. If Henry fails to pay the rent, he will quitclaim the land to the vicars.

('Vicars Choral Cartulary', no 174)

d) Post-c. 1228? Grant by Henry le Furbur of Petergate and Aubrey his wife, to the vicars choral, of land in Petergate lying between the land once of Laurence le Bukeler [*Tenement 27* (a)], and that of Harvey le ceinturer [*Tenement 29* ?]. (Also quitclaim by

Aubrey, widow of Henry the furbisher, of land her husband had given the vicars.)

(*'Vicars Choral Cartulary'*, nos 175, 176)

e) Mid-thirteenth century? Grant by Henry le furbur of Petergate to the dean and chapter, for the work of the vicars, in return for 8½ marks which they had given him in his great necessity, of one shop (*soldam*) with one solar containing the space of two shops in Petergate. The shop was eight feet wide and fourteen feet long; the solar, sixteen feet wide and fourteen feet long. The property lay between the land which the vicars had from Henry le furbur (part of *Tenement 27-28 ?*), and the land of William Floutur which was of the fee of the abbey of Fountains (also part of *Tenement 28 ?*).

(*'Vicars Choral Cartulary'*, no 181)

f) c. 1230 x 1252. Grant by John Blund, chaplain, to Fountains Abbey, of an annual rent of 10s. from land next to the land of Thomas le furbur son of John le loker to the north [see (b) above]. Should any instrument of another gift by John Blund of another rent to the abbey be found this deed to be quashed.

(*Fountains Abbey Cartulary*, p.272)

g) 14 October 1264. Grant by Fountains Abbey to John le Kaudruner of a messuage formerly of John le Sauner, *alias* Blund, chaplain, in Petergate between the land of John le Kaudruner (*Tenement 29 ?*) and Henry le Furber [see (e) above], for 7s. rent a year.

*(Fountains Abbey Cartulary, p.273)*

## Tenement 29

According to the descriptions of (a-k) below this tenement lay between the land of the vicars choral (*Tenement 28*), and the land of John de Parys, (and later that of the chantry of St. Edward in York Minster) (*Tenement 30*) on the other side. This tenement may originally have extended right back to Patrickpool, since in the later thirteenth century the same tenant held both this tenement and that in Patrickpool behind it (c). By 1334 however, the properties in Petergate and Patrickpool were held independently (d). In 1276 both this and the neighbouring tenement (*Tenement 30*) were of the fee of St. Peter of the prebend of Bramham, paying neither gavelgeld nor any other geld to the king (a). If they had ever formed one tenement, by 1276 *Tenements 29* and *30* were described as two tofts, *Tenement 29* being held by Richard de Craven (a). Probably before 1276, and certainly by 1295/96, this tenement had been subenfeoffed by the prior of St. Oswald of Nostell, prebendary of the prebend of Bramham, to the master and brethren of St. Leonard's Hospital (b). In both 1359 and 1478 the hospital owed an annual rent of 2s. 8d. to the prior of St. Oswald for *Tenement 29*, and in the later thirteenth century the tenement was described as being of the fee of St. Leonard (i,k). In the later thirteenth century the tenement was held of the hospital by Nicholas de Selby, and of him by Richard

de Craven for 2s. p.a., while by 1359 the hospital received an annual rent of 24s. 9d. from the tenement (b,i).

Richard de Craven had a number of other properties in York and did not necessarily occupy *Tenement 29* (c). On his death in 1295/6 his estate was divided between his two daughters and their husbands, but by 1334 both medieties had been reunited in the holding of John le Fourbour, chaplain (c,d). From him *Tenement 29* was acquired by Roger Swanne of York who entailed *Tenement 29* upon St. Leonard's Hospital on his death in 1349 (a). The hospital finally acquired possession in 1359, undertaking to perform an obit for Roger Swanne ten years later (i,j). Roger Swanne's wife, Katherine, may have been the great grand-daughter of Richard de Craven.

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Documents

a) 18 March 1276.

"Tota illa terra in Petergate que est inter terram Nicholai de Langton (*Tenement 31*) et terram vicariorum Sancti Petri (*Tenement 28*), quam Ricardus de Craven (*Tenement 29*) et Johannes de Parys (*Tenement 30*) tenent videlicet tofta duo, sunt de terra Sancti Petri de prebenda de Bramham, que nec dant gavelgeld nec aliter sunt geldabiles."

(YML, L2/1 pt iv, fos 43v-44;  
L2/2a, fo 21r-v)

b) c. 1270 x 1295/96. This tenement, described as being of the fee of St. Leonard, was held of the hospital by Nicholas de Selby who granted the hospital an annual rent of 2s. he took from Richard de Craven for this tenement which Richard held of him.

(BL, Cotton MS Nero D iii, fo 180)

By c. 1295 x 1296 Richard de Craven died and his estate was inherited equally by his two daughters Agnes and Juliana (or Gillian) de Craven. Agnes married John de Gaycenby, and Juliana married Robert son of Martin de Eryum and by him had a son John. [Richard de Craven had died before 24 February 1296 as his daughters had then inherited his tenement in Girdlergate. (YML, VC 3/Vi 97)] Richard de Craven's estate consisted of this messuage with shops in Petergate (*Tenement 29*), a messuage in Ousegate, two messuages in Patrickpool, another messuage in 'Petergate' (on the corner of Girdlergate and King's Court), 12s. rent from a tenement in Girdlergate (*Glovergaill*), 6s. rent from houses in Skeldergate, 2s. 6d. rent from tenements in Coneystreet, 10s. rent from houses in Hornpotlane (*Tenement 43*), and 7s. rent from houses in Patrickpool. From this date the history of *Tenement 29* is documented only in so far as it formed a part of this inheritance.

c) 13 January 1334. John be Eryum, son of Juliana de Craven, was of age and had inherited his mother's half share of the above properties. On that day he granted

his half of the inheritance, together with 8s. rent from houses in Bootham which he had inherited from his paternal grandfather Martin de Eryum, to Dominus John le Fourbour, a relation and the same chaplain who had been responsible for managing the chantry endowment of John's great uncle and namesake John de Eryum senior [*Tenement 25* (d-f)]. [Also on 13 January 1334, but by a separate charter, John de Eryum junior granted to John le Fourbour all his property in *Tenement 32* including the dwelling house of his parents (*Tenement 32* (g)).]

(YML, VC 3/V1 427)

d) 12 March 1334. This grant (c) was confirmed by John de Gaycenby and Agnes his wife, who also granted to John le Fourbour, chaplain, their own half of the inheritance for their life times.

(YML, M2/4, fo 3)

e) 1 October 1334. The will of John de Gaycenby bequeathed to his wife, Agnes, for her life all the tenements of which Simon de Levenyng had enfeoffed them, with reversion to her heirs as she was the daughter of Richard de Craven. John also made it a condition that if Agnes were to share the tenements, having Alan Helk de Killum and Mathilda his wife to live with her, she was to pay his son William an annual rent of 20s. from the tenements. [John son of Robert de Eryum had also died by September 1336 *Tenement 32* (h).]

(YML, L2/4f, fo 16)

f) 23 June 1346. John le Fourbour granted and quitclaimed the half share in this tenement which he had from John de Gaycenby and Agnes de Craven [(c,d) above] to Roger Swanne of York and Katherine his wife, daughter of Alan de Kyllum of York. The transaction included the other properties of the 'Craven' inheritance. [John le Fourbour retained the half of the inheritance he had from John son of Robert de Eryum. Alan Helk de Killum may be identified with Alan de Kyllum in (e) above.]

(BL, Cotton MS Nero D iii, fo 134v)

g) 19 August 1349. Roger Swanne's will bequeathed all his properties to Katherine, his wife, for her life, reserving an annual rent of 20s. to his mother Elene, and after her death to William his brother. Roger Swanne also provided in his will for all his properties to revert after his wife's death to St. Leonard's Hospital. His will also included property in Walmegate.

(BL, Cotton MS Nero D iii, fo 136)

h) 11 November 1355. Katherine Swanne having died, her property passed to John de Holt, parson of the church of Althorp, who demised it at farm for 40 years to St. Leonard's from 11 November 1355, confirming this with a quitclaim on 10 January 1356. In his will of 5 May 1356 all the properties were left to two chaplains, Walter de Efferton and Walter de Eston.

(BL, Cotton MS Nero D iii, fo 136)

i) 4 October 1359. Walter de Efferton and Walter de Eston, chaplains, granted these properties to St. Leonard's Hospital in part fulfilment of a licence the hospital had already acquired to obtain land in mortmain to the annual value of £10. The inquisition *ad quod dampnum* revealed that *Tenement 29* owed an ancient rent to St. Leonard's of 24s. 9d., and 2s. 8d. p.a. to the prior of St. Oswald of Nostell.

(BL, Cotton MS Nero D iii, fo 136;  
PRO, C.143/330/17;  
*Cal. Pat. Rolls 1358-61*, p.186)

j) 4 August 1369. In recognition of this grant St. Leonard's undertook to celebrate an obit for Roger Swanne and his wife.

(YCA, G.41:2)

k) In one of the few surviving medieval rentals of Nostell Priory it is noted that in c. 1478 St. Leonard's owed Nostell 32d. a year for one tenement in Petergate.

(Lancaster, 'A fifteenth century rental of Nostell Priory', p.134.)

In the abuttment clauses of deeds relating to neighbouring tenements, *Tenement 29* was described as follows:

<u>Neighbour</u>	<u>Date</u>	<u>Tenement 29</u>
<i>Tenement 30(b)</i>	May 1290	Land of Richard de Craven towards the north of <i>Tenement 30</i> .
<i>Tenement 28(a)</i>	August 1307	Land of Gillian de Craven.

### Tenement 30

This tenement was the second toft of the prebend of Bramham, lying next to *Tenement 29*, and bordered on the south-east by a lane which led from Petergate to Patrickpool belonging to the tenement of the Langton family (*Tenement 31*), and so known as Langton Lane (modern Ayer's Yard).

Like *Tenement 29*, this tenement also owed an annual rent of 2s. 8d. to the prior of St. Oswald of Nostell, mentioned both in 1290 and 1478 (a,b,e). A number of free rents were due from the tenement to mediate lords, but by 1231 the tenement was held, and possibly occupied by John of Paris (a), and it was presumably his heir, John de Parys, merchant, who granted it to Henry de Mileford in 1290 (b). In 1292 it was acquired by the vicars choral who used it to endow the chantry of Dean William de Langton at the altar of St. Edward in York Minster, to which the tenement was worth 56s. 8d. in 1364 (e).

In 1276 the tenement was said to be free of *gavel geld* to the king, and no mention of *husgable* was made in the grant of John de Parys in 1290 (b). In the inquisition of the same year the jurors witnessed that the tenement was under the assize and recognition of the liberty of St. Peter, and that its inhabitants were to be tallaged only for that trade which they conducted

outside the tenement (c). However they also stated that *Tenement 30* owed husegale to the king, although no sum was given.

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#### Documents

a) 3 July 1231. Robert Boistard quitclaimed to Henry de Irton, Katherine his wife, Henry de Barlit and Maud his wife, and the heirs of Katherine and Maud, 170 acres in Yukesflet. In return they granted to Robert Boistard 20s. rent in York, to be received annually from John of Paris and his heirs for the tenement which John of Paris formerly held of them. Robert and his heirs were to hold the tenement of the prior of St. Oswald, his successors and his church, paying annually 32d. John of Paris was present and admitted he owed the 20s. rent.

(*Yorkshire Fines 1218-1231*, p.151)

b) 8 May 1290. John de Parys, merchant (*mercerius*), granted *Tenement 30* to Henry de Milford, to hold of the prior of St. Oswald, the chief lord, for 2s. 8d. a year, and for 6d. a year to the abbot of St. Mary's, 17s. 4d. a year to Elene de Bolingbroke, and one rose to John de Parys.

(YML, VC 3/V1 325)

c) Almost immediately Henry de Mileford started the action necessary to alienate this land in mortmain to the vicars choral for the sustenance of two chaplains to pray for the soul of William de Langton. The subsequent inquisition *ad quod dampnum*, dated 7 November 1290, is the second earliest surviving record of such an inquisition concerning the alienation in mortmain of land in York since the statute of mortmain eleven years earlier. Both Henry de Mileford and the jurors called to view this tenement and another near Monk Bar, recognised the novelty of the proceedings by the care with which they carried them out.

Firstly, the jurors alleged that such an alienation might damage the crown's interests if the inhabitants of the messuages refused to accept that they were subject to tallage for that trade which they conducted outside their tenements, as other neighbours (*vicini*) were. Secondly, they recited that *Tenement 30* owed rents, as given in (a) above, and husgable to the king, and was worth 40s. a year in addition to these farms. Thirdly, they stated that the tenements came under the assize and recognition of the liberty of St. Peter.

(PRO, C.143/14/12. Writ 30 Sep. 1290)

d) 28 August 1292. A licence to alienate this tenement was granted. In his grant to the vicars, made 21 September 1292, Henry de Mileford recited the text of the licence.

(*Cal. Pat. Rolls 1281-92*, p.506;  
YML, L2/2a, fo 75v; M2/4g, fo 14; VC 3/Vo 5)

e) 1364. *Tenement 30* was worth 56s. 8d. after outgoing, to the custodian of the chantry at the altar of St. Edward in York Minster, who was then Dominus William de Gerreford, vicar.

(YML, M2/4g, fo 39)

f) c. 1478. The priory of St. Oswald at Nostell received 32d. from the vicar of the altar of St. Edward for a tenement in Petergate.

(Lancaster, 'A fifteenth century rental of Nostell Priory', p.134)

In the abuttment clauses of deeds relating to neighbouring tenements, *Tenement 30* was described as follows:

<u>Neighbour</u>	<u>Date</u>	<u>Tenement 30</u>
<i>Tenement 29(b)</i>	ante-1296	Land of John Parys.
" (c)	January 1334	Formerly of John de Parys.
" (f-j)	1346-1369	Land belonging to the chantry at the altar of St. Edward in York Minster.
<i>Tenement 31(a)</i>	May 1315	Tenement formerly of John de Parys which the vicars choral now hold.

### **Tenement 31**

This tenement had a lane running the length of its north-west side which lay between it and *Tenement 30*. To the south-east it neighboured *Tenement 32*, and in length it ran from Petergate before to Patrickpool behind. In c. 1390 Langton Lane formed the boundary of the jurisdiction of the dean and chapter. The tenement was held by Nicholas de Langton senior in 1276 and owed husgable to the king [*Tenement 29* (a)]. In 1315 Nicholas granted a rent of 2 marks a year from the tenement towards the endowment of his chantry in Holy Trinity, King's Court at the altar of the Blessed Virgin Mary (a). Nicholas de Langton also had property in *Tenements 26, 37* and *41* as well as elsewhere in York, but this tenement was the most valuable. He may well have inhabited it as it stayed in his family for at least a further two generations and was burdened with a special responsibility to the sustenance of his chantry. John de Langton also owned *Tenement 35*.

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### Documents

a) 25 May 1315. Nicholas de Langton senior granted to Dominus Robert de Thurnerton and his successors at the altar of the Blessed Virgin Mary in the church of Holy Trinity, Colliergate, for the souls of himself and

Margaret his wife, six marks annual rent in York, including two marks from this tenement. If this proved insufficient, the holder of *Tenement 31* was to pay six marks instead of two, and was also to be responsible for the whole sum if it could not be levied from the other tenements or had by other means. The chaplain was to have the right of distraint if the rent was in arrears by 40 days, and the mayor and commonalty of the city were to administer the chantry if his heirs failed to. Nicholas had already acquired the licence for this alienation between 1308 and 1314. The tenement was held of the king by service of paying 2d. called *husegabulum* according to the custom of the city of York, and there was no other mediate lord. Nicholas was said to have another six messuages in the city of York for 6d. *husgable*, worth £10 a year.

(YCA, G.1a;  
PRO, C.143/75/8, Writ 25 Oct. 1308,  
Reply 15 Jan. 1309;  
*Cal. Pat. Rolls 1313-17*, p.156, 10 July 1314)

b) 7 February 1328. Licence given to Nicholas de Langton junior to assign 6 marks rent from unspecified property in York for the souls of himself, his wife Mary, and William de Touthorp at the altar of the Blessed Virgin Mary in Holy Trinity, King's Court. The rent was held of the king in chief for 1d. a year *husgable*.

(PRO, C.143/194/4;  
*Cal. Pat. Rolls 1327-30*, p.231)

c) 20 May 1378. Licence given to William Graa, citizen and merchant, and Robert de Wycliff, parson of St. Crux York, to assign an annual rent of 10 marks to a chaplain for the souls of John de Langton, Beatrix and Margery his wives, William de Garton, and for John's parents (Nicholas and Mary), at the altar of St. Katherine, virgin, in Holy Trinity, King's Court.

The rent of 10 marks included

from land in Petergate lying between the land of John de Beverley and land once of Robert de Lyndesay, 20s.;

from shops (*seldis*) of John de Beverley in Petergate, 6s.;

from the tenement of Nicholas Belsire, 2s. 2d.;

from land once of Robert de Lyndesay in Petergate, 4s.

(PRO, C.143/393/5;  
*Cal. Pat. Rolls 1377-81*, p.216)

(These rents may refer to properties in *Tenements 33-35* and *37*)

d) 1546. The chantry of St. John the Baptist in Holy Trinity, King's Court was said to have been founded by John son of Nicholas de Langton on 20 May, 1 Richard II, 1364 (*sic*), and had property in Petergate described as follows:

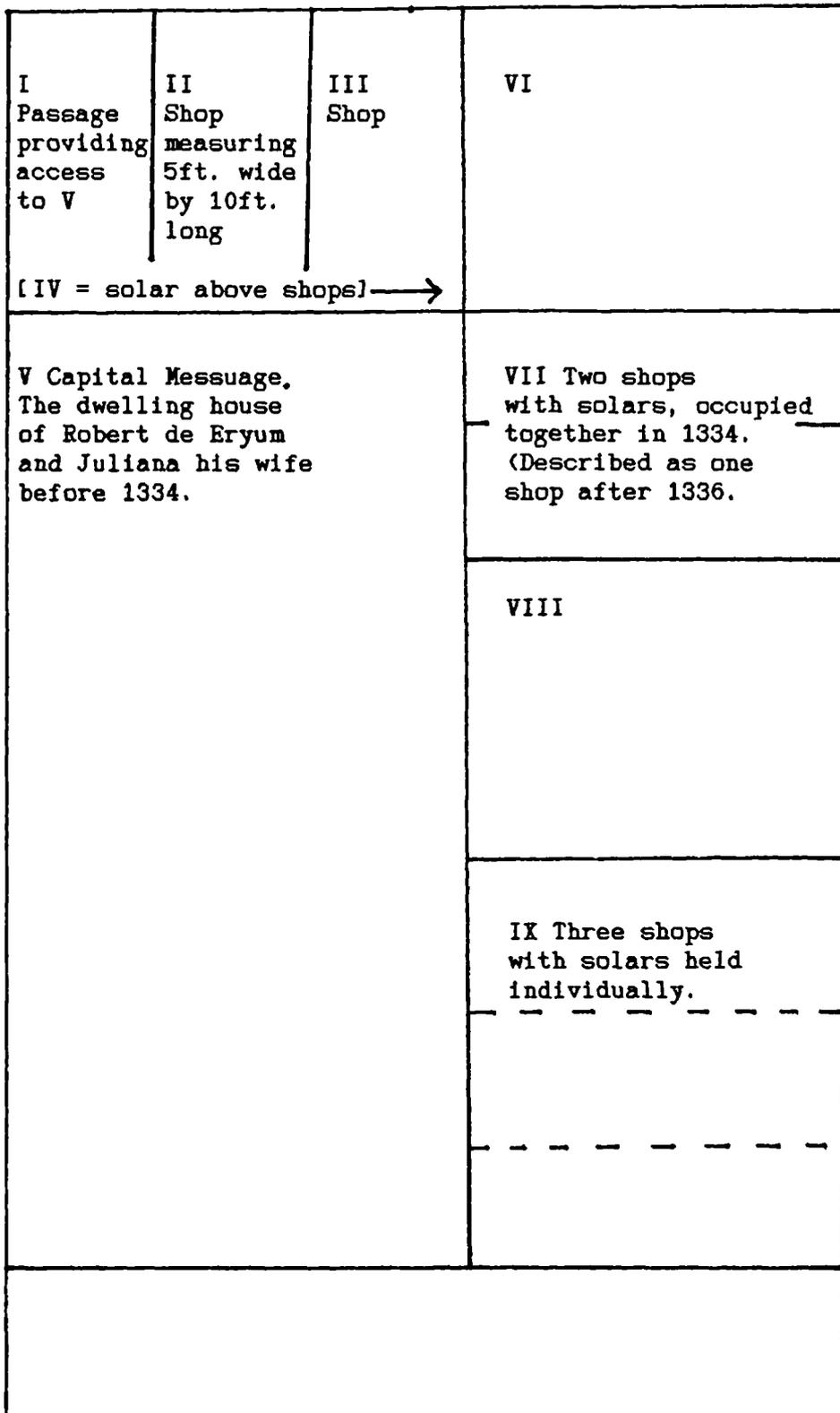
j shope in tholdyng of Humfrey, vjs. viijd.  
j litle garth in tholding of the said Humfrey, xijd.  
and j ten. in tholdyng of Laurence Bower, vijs.  
lying in Petergate in Yorke, xiijs, viijd.  
(*Yorkshire Chantry Certificates, 1, p.77*)

This tenement was described in the abuttment clauses of deeds relating to neighbouring tenements as follows:

<u>Neighbour</u>	<u>Date</u>	<u>Tenement 31</u>
<i>Tenement 29(a)</i>	March 1276	Land of Nicholas de Langton.
" " (b)	May 1290	Land of Nicholas de Langton towards the south.
<i>Tenement 32(j)</i>	January 1334	Once of Nicholas de Langton senior.
" " (i)	April 1342	Dominus Peter de Langton.
" " (l)	January 1348	Land of John de Langton.
YML, VC 3/Vi 427	January 1334	(Land in Girdlergate backed onto) the tenement of Nicholas de Langton.

Hypothetical reconstruction of Tenement 32  
in the fourteenth century

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## Tenement 32

This tenement lay on the corner of Petergate and Girdlergate (also known as Glovergayl). Between 1334 and 1342 it was described as containing a chief messuage or dwelling house (V) lying behind two shops (*seldis*) which fronted onto Petergate (II and III). One of these shops (II) was five feet wide by ten feet long from the street to the chief messuage behind. Above both shops was built a solar (IV). There was also a passage (I) running beneath the solar on the north-west side next to *Tenement 31*, which provided access from Petergate to the chief messuage behind. The capital messuage (V) was also bordered by at least six shops with solars above which fronted onto Glovergayle and backed onto the capital messuage (VII-IX). The three shops with solars to the south were leased individually (IX), but two of the other shops with solars were occupied by one tenant in 1334, and were described as one shop after 1336 (VII). The corner of the tenement (VI) was held by Henry de Scorby between 1333 and 1359, but there is no description of its physical appearance. From May 1342 all the Petergate shops and solar, the capital messuage, and five of the shops in Glovergayl were held by the same free tenant. In 1348 the head which fronted onto Glovergayl was described as backing onto *Tenement 31* (i). It is thus possible that after 1342 the tenement was redeveloped or re-divided.

The tenement was divided into a number of sub-tenancies which are indicated by the Roman numerals. The transactions involving *Tenement 32* have not been treated in strict chronological order but according to the particular title or tenancy to which they refer. The tenement belonged to the fee of St. Andrew's Priory, but by 1315 was held by John de Scoreby, mercer, (b) and by 1329 was burdened with a free rent owed to Walter de Cottingwith, girdler (*zonarius*) (c). The history of the sub-tenancies is fairly well documented. By 1348 Roger Swanne of York had collected the titles to the tenancies of I-V, VII and IX, the following year entailing all these upon St. Leonard's Hospital for the endowment of his obit (k).

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Documents

a) 14 January 1359. The tenants in chief of this fee were the prior and convent of St. Andrew, York, who were found to possess an ancient rent of 12d. a year from the tenement. In 1538 the priory was still owed a free rent of 12d. a year from one house in Petergate, then in the tenure of the guardians of Christ Church, or Holy Trinity, King's Court.

(PRO, C.143/330/17; SC.6/4563 m. 122)

b) 25 May 1315. An abuttment clause of a deed relating to *Tenement 31* described this property as the tenement of John de Schorby, mercer (*mercenarius*).

[ *Tenement 31* (a) ]

c) 23 May 1329. John de Beverley, citizen and mercer, and Walter de Ispania, merchant, executors of Walter de Cottingwith, girdler (*zonarius*) of York, granted to Henry de Scoreby, mercer, an annual rent of 28s., that is 10s. 8d. for the tenement held by Henry de Scoreby and 10s. from the tenement held by Helen de Carlton, which John and Walter had been left in Walter de Cottingwith's will.

(*Yorks. Deeds*, 1, p.186, no 504)

d) 1359. A rent of 23s. was owed to Robert de Howom and his heirs, who had bought the rent from John de Scorby.

(PRO, C.143/330/17)

e) 27 May 1368. Robert de Howom attempted to endow a chantry at the altar of St. James in Holy Trinity, Goodramgate with this tenement.

(YCA, G.70:23)

f) 20 October 1395. Robert de Howom admitted that he did not have possession of the tenement but only of the 23s. rent which he had purchased from John de Scorby,

bower. Robert gave the chantry another rent of 26s. 8d. from another unspecified tenement.

(YCA, G.70:24; PRO/C.143/424/5)

g) In fact in the inquisition preceding Robert de Howom's original grant in 1367, the tenement had been found to belong to St. Leonard's Hospital, and it was probably the hospital who had challenged the title of Howom's chantry chaplain in the tenement.

(PRO, C.143/363/19)

### Sub-tenancies

By 1334 the tenement had already been divided physically into a number of sub-tenancies which were either held in groups or individually, and were in turn leased to their actual occupants. St. Leonards acquired the majority (I-V, VII and IX) in 1359 as part of the endowment of Roger Swanne's obit [*Tenement 29* (g-j) above].

II and IV This tenancy consisted of the north-western of the two shops fronting onto Petergate, and the solar running the whole width above both the shops and a passage.

h) 3 June 1333. John Broun, rector of the church of Elvington, granted the shop and solar to John de Escrick le Nayleer on the understanding

that he would pay John de Escrick the sum of 10 marks within two years and three weeks, and that this grant would then be cancelled. If he failed to pay the ten marks, John de Escrick would retain the tenancy until he was paid.

(YML, VC 3/V1, 317)

1) John de Escrick subsequently enfeoffed Thomas son of Nicholas Broun of the tenancy. On 29 April 1342 Thomas Broun granted it to Robert del Wald, potter (*ollarius*), to hold from 19 May 1342 for twenty years in return for a rose rent, and after that term for 100s. a year plus service due to the chief lords of the fee. Robert promised to maintain the property at his own cost for the term of twenty years.

(YML, VC 3/V1, 318)

For the subsequent history of this tenancy see (k) below.

I, III, V, VII and IX These tenancies consisted of the second shop in Petergate (III), the capital messuage behind it (V), and five shops fronting onto Girdlergate (VII, IX). They had once been held by Robert de Eryum and his wife Juliana de Craven, who had occupied the capital messuage (V). It was inherited by their son John who sub-leased the capital messuage to Thomas Pedyngton. The

shop on Petergate, once held by Robert le Graunt, by 1333 was held of John son of Robert de Eryum by William son of Walter de Scorby (III). The two shops and solars on Glovergayl were occupied by Hugh Grunbald (VII), and the other three shops and solars to the south were held individually by Robert le Walhis, William de Seleby, and Robert de Munkegate (IX), all five being held of John son of Robert de Eryum (h).

j) 13 January 1334. John de Eryum granted all these properties to John le Fourbour, chaplain. [On the same day John le Fourbour was enfeoffed of John de Eryums's half share of Richard de Craven's estate in a separate charter, (*Tenement 29* (c)).]

(BL, Cotton MS Nero D iii, fo 134)

k) John le Fourbour was a relative of John de Eryum, and the latter had died by 15 September 1336. His widow, Johanna, kept all his shops in Glovergayl (VII and IX), except that held by Robert le Walssh, as her widow's dower, for an annual rent of 4s. to John le Fourbour who also had the reversion of them after her death. Although John le Fourbour had been granted the whole of John de Eryum's estate, he at first kept the two distinct parts of it separate. The tenancies of *Tenement 32* he at first leased for six years to Robert del Wald, potter. Then on

15 September 1336 he quitclaimed all of them together to Robert del Wald including the reversion of Johanna's dower.

(BL, Cotton MS Nero D iii, fo 134v)

(Johanna was remarried to William Fynche.)

l) 10 January 1348. Robert del Wald quitclaimed all these tenancies, including their dower and *Tenement 32* II and IV, to Roger Swanne of York and Katherine his wife, who two years earlier had acquired the other part of John de Eryum's Estate from John le Fourbour.

(BL, Cotton MS Nero D iii, fo 134)

From this date the history of *Tenement 32* is the same as *Tenement 29* (g) to (j) above.

m) 1359. Most of the tenement was thus acquired by St. Leonard's Hospital. In that year it was found that Johanna, who since 1355 had been the widow of William Fynche, still held VII and two parts of IX in dower. The third part of IX by 1359 owed ancient rents of 3s. 4d. to Robert de Shefeld and his heirs and 4s. 9d. to Robert de Clervaux and his heirs.

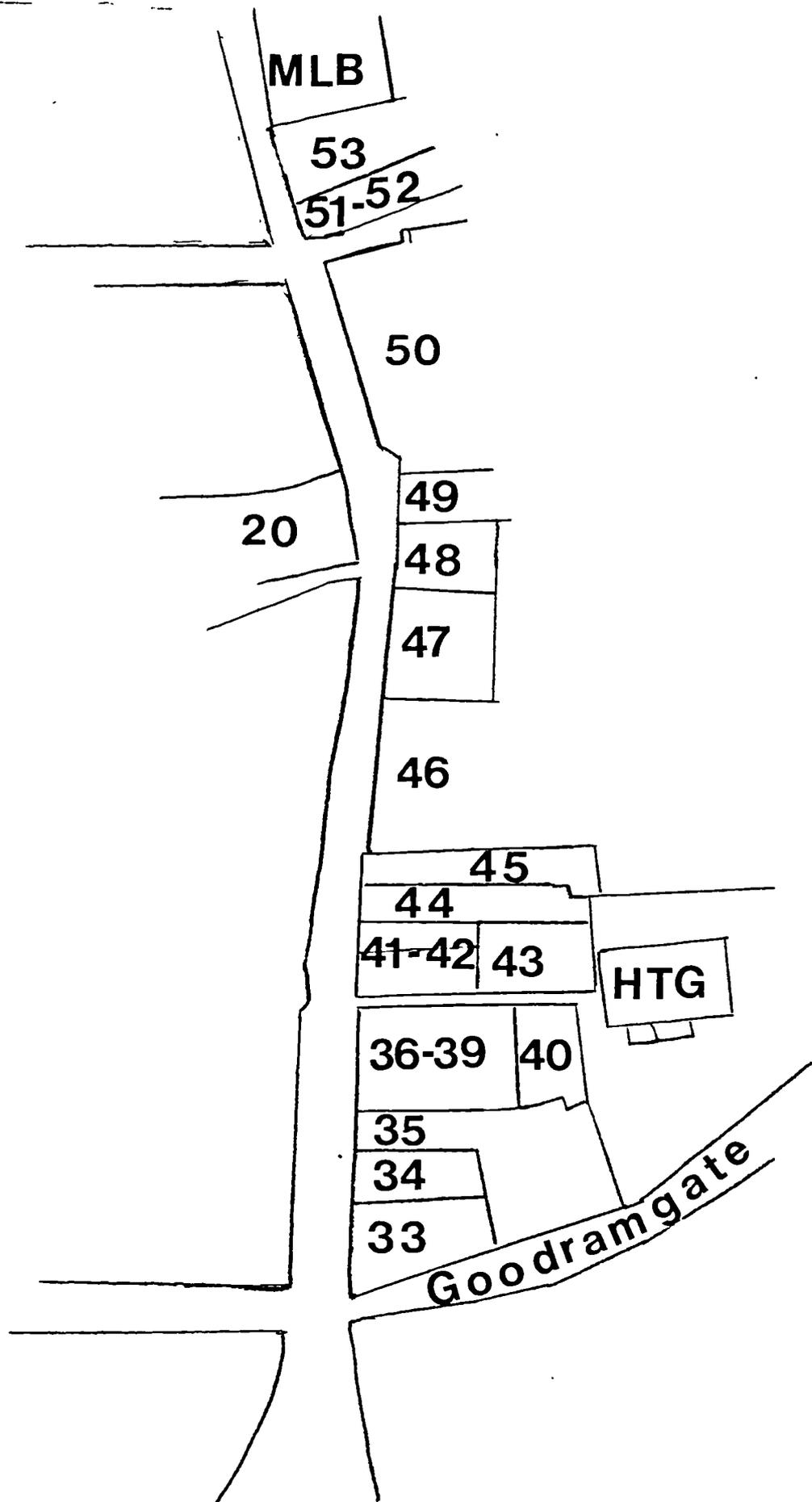
(BL, Cotton MS Nero D iii, fo. 136v;  
PRO, C.143/330/17)

VI Between 1333 and 1359 this tenancy was described as belonging to Henry de Scorreby in the abuttment clauses of deeds relating to I-V and VII. By the early sixteenth century it belonged to Bortranius Dadeoson, alderman, who on 5 October 1513 granted an annual rent of 8d. from one empty (*vastatus*) tenement on the corner of Petergate and Girdelergate to Thomas Masser, chaplain of the chantry of St. John of Beverley. The tenement lay between Girdelergate to the south and the land of St. Leonard's Hospital to the north, and in length from Petergate to the east to the land of St. Leonard's to the west behind.

(YML, VC 3/Vi 351)

VIII Little is known about this tenancy except that between 1334 and 1348 it was held by Agnes Skarf, and that by 1359 it was held by Thomas de Stokton [(j-m) above].

**Tenements 33-54**



PETERGATE - the north-east side

Part one: Goodramgate to the Deanery

None of this part of the street belonged to the liberty of St. Peter in either 1276 or at the time of the later survey of c. 1390. *Tenements 41 and 42* were of the fee of the priory of Marton, while *Tenements 37-39* were acquired by the vicars choral in 1420.

*Tenements 33 and 34*

These two properties occupied a site on the corner of Petergate and Goodramgate. Their history is not well documented.

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Documents

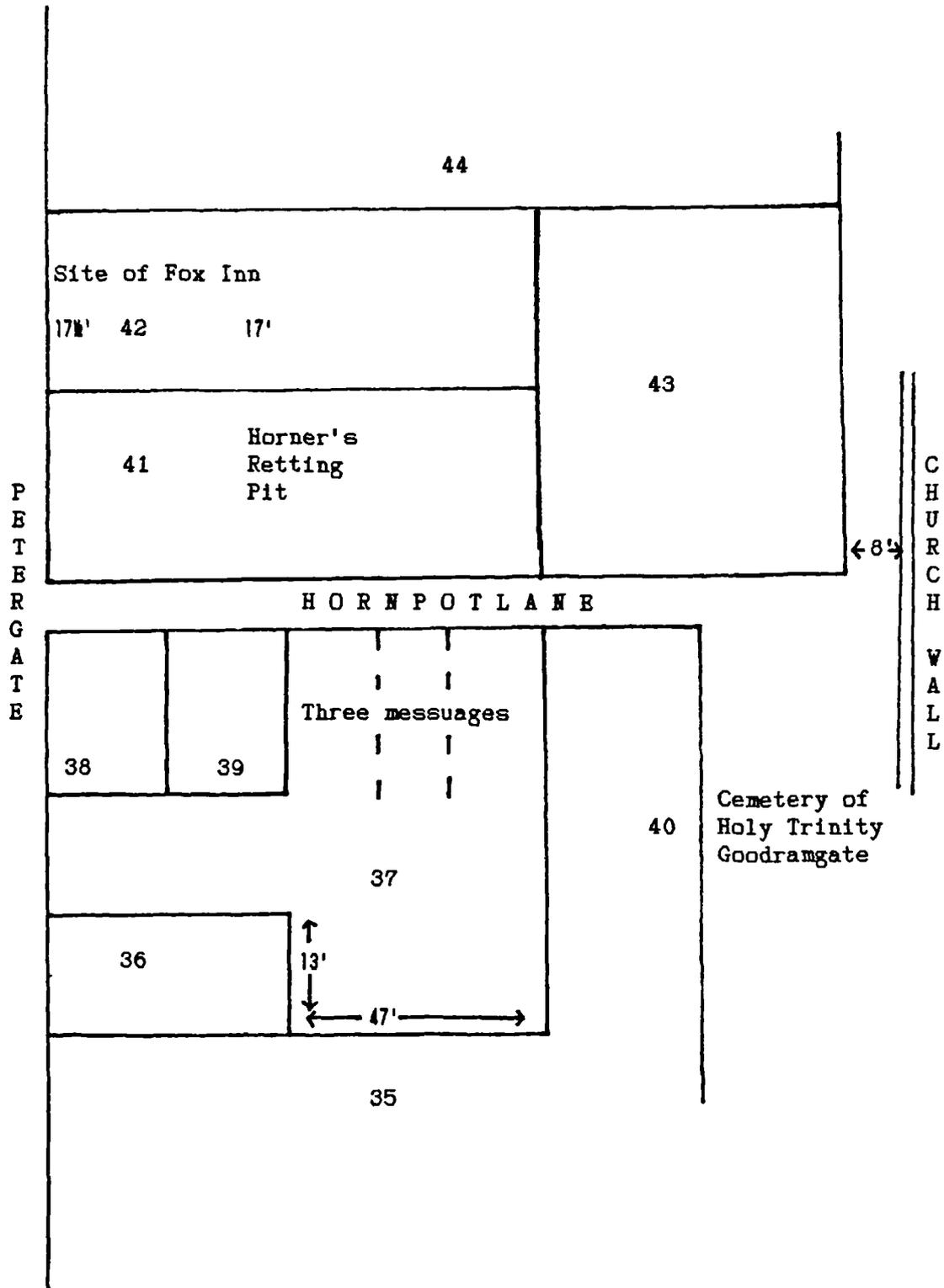
a) 20 May 1378. *Tenements 33 and 34* may be identified with the property described as once belonging to Robert de Lyndesay in Petergate which lay adjacent to land owned by John de Langton (either *Tenement 30* or *Tenement 35*), and which also owed a rent of 4s. to John de Langton which was used to endow a chantry in Holy Trinity, King's Court.

(PRO, C.143/393/5)

b) 15 September 1396. These properties were described as the tenement and land of John Craven, cutler, and the tenement of Margaret de Brune. They lay adjacent to the tenement in Goodramgate formerly owned by Robert del Wald, and then owned and occupied by Robert de Holme.

(BI. Prob. Reg. I, fo 102v;  
extract printed in R. Beilby Cooke,  
*Some Early Civic Wills of York*, p.32)

Hypothetical reconstruction of plan of  
 Tenements 35-44



(NOT TO SCALE)

## Tenement 35

According to the abuttment clauses of deeds relating to *Tenement 37*, there was a tenement here, towards Goodramgate, which on the north-west side neighboured *Tenement 36* in front and *Tenement 37* behind. In the mid-thirteenth century it belonged to Thomas le Graunt, and, on 17 March 1310 to Nicholas le Graunt [*Tenement 37* (a,e)]. In 1378 it may be identified with the land described as belonging to John de Langton which lay between the tenement of John de Beverley and the land once of Robert de Lyndesay [*Tenement 30* (c)]. In 1421 it was described as the stone hall (*aula lapidea*) of John Langton, occupied by William Ormesheved [*Tenement 37* (n)]. William Ormesheved was mayor in 1425 and 1433, and also represented the city in parliament. (*York City Chamberlains' Account Rolls*, pp.209-210)

## Tenement 36

This tenement lay between *Tenement 35* to the south-east and *Tenement 37* to the north-west, it also abutted on *Tenement 37* to the rear. It is described only in the abutment clauses of deeds relating to *Tenement 37*. In the mid-thirteenth century it was the land of Simon le Cut, botiler, described in 1279 as Simon Coteler [*Tenement 37* (a,b)]. Between 23 September 1295 and 17 March 1310 it was described as the land, or capital messuage, formerly of Nicholas le Furbur [*Tenement 37* (c-e)].

In the early fifteenth century this tenement belonged to Nicholas Blackburn senior by 1417, and to John Bolton by 1420. In the same period these same citizens held *Tenement 40* as well [*Tenement 37* (a-e), (j-n), *Tenement 40*]. Nicholas Blackburn senior, was mayor in 1412, and John Bolton junior, his son-in-law, was mayor in 1431 and also M.P. for York. (*York City Chamberlains' Account Rolls*, pp.209-210)

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### Documents

a) 31 January 1442. The searchers of the masons and carpenters found that the tenement of John de Bolton in Petergate, in the tenure of John Wetelay, had suffered

great harm through the lack of a gutter which should have been between this tenement and the tenement of Thomas Holme. Thomas Holme was to make and repair the gutter to drain the water from the tenement of John de Bolton.

(YMB, 3, pp.126-7)

## Tenements 37-40

Originally in the thirteenth century *Tenements 37, 38 and 39* had all formed one tenement on the corner of Holy Trinity lane (later Hornpotlane) (a). To the south-east it neighboured *Tenement 36* towards Petergate and *Tenement 35* behind. To the north-east it abutted onto the cemetery of Holy Trinity, Goodramgate, so that either *Tenement 40* had not yet been enclosed as a tenement, or *Tenement 40* was also originally part of this tenement.

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### Document

a) In the mid/late thirteenth century Thomas de Gazer, citizen and merchant of York, granted all this property to William de Beverlay of York.

(Durham Charter of Muniments 4.1 Sacrist No 24.  
From P. Wenham, *YPS, Annual Reports, 1964* p.28)

In 1301-8 Margaret, daughter of William de Beverlay, still held the corner of this tenement (*Tenement 38*). *Tenements 37-39* may also be the tenement described as the tenement of John de Beverley in 1378. (See *Tenement 35* above.)

## Tenement 37

By 1279 this tenement consisted of the major part of the land of William de Beverley. It neighboured *Tenements 35* and *36* to the south-east, and contained three messuages fronting onto Hornpotlane. In length it lay between Petergate and *Tenement 40* behind, although the part of the tenement behind *Tenement 36* measured 47 feet long and had further land with buildings stretching back towards the cemetery of Holy Trinity in 1310. This same part of *Tenement 37* measured 13 feet across from *Tenement 35*. On the corner of Hornpotlane two tenements were held separately from *Tenement 37* (*Tenements 38* and *39*). By 1417 the tenement had half a room built across Hornpotlane for which 1d. rent was paid to the Ousebridgemasters. By 1301 *Tenement 37* owed a rent of one mark to Nicholas de Langton and half a mark to Stephen del Baw (d). The whole tenement was held, but not occupied by Richard Gower and his wife, who leased it first to Thomas Balistar, and then to Robert le Butoner. In 1295 they also burdened the tenement with a rent charge of 4s. in favour of Nicholas de Ellerker (c). In 1301 *Tenement 37* was bought by William de Beleby who also bought *Tenement 39* in 1305 [*Tenement 39* (c)]. His son John de Beleby was granted all the property before his parents' death, allowing them in return the life tenure of the part of the tenement behind *Tenement 36* (e).

All these deeds are part of the archives of the vicars choral, but after 1310 there is no further evidence until 1355, and no more deeds relating to this tenement until 1373. It seems that some deeds, perhaps two or three bundles, must have been lost. The vicars choral obtained *Tenements 37, 38 and 39*, and possibly *Tenements 36 and 40* as well, in 1420-1421.

By the later fourteenth century *Tenements 37 and 39* were still held together, although some of the messuages in Hornpotlane were leased separately to tenants. By 1355 they were held by Richard de Warwick, then Thomas de Wapplygton who granted them in 1383 to Robert Warde, citizen and merchant (f). It was Robert's sons and widow, Beatrix, who granted the reversion of the property to members of the vicars choral in 1417 (j). In 1420 they finally acquired possession. Previously the tenement had been leased to John Wanghen between 1417 and 1420 (m). In May 1421 the vicars acquired the title to an annual rent of 20s. from all the properties on the corner of Hornpotlane from Christopher le Spencer knight (n).

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Documents

a) See above, *Tenements 37-40* (a).

b) 1279. Richard Gower and Margaret his wife granted *Tenement 37*, including the three messuages which fronted onto Hornpotlane, to Thomas Balistar and Elene his wife for an initial sum of money and an annual rent of 32s. a year.

(YML, VC 3/V1 315)

c) 23 September 1295. Margaret Gower, then widowed, granted to Nicholas de Ellerker an annual rent of 4s. from *Tenement 37*, which was then held by Robert Butoner. (The previous June Nicholas de Ellerker had also acquired *Tenement 39* [*Tenement 39* (b)].)

(YML, VC 3/V1 316)

d) 23 September 1300. Robert le Butoner quitclaimed his tenancy of *Tenement 37* to William de Beleby, for an annual rent of one rose. *Tenement 37* owed annual rents of one mark to Nicholas de Langton, 6s. 8d. to Stephen del Baw and 4s. to Nicholas de Ellerker. (Four years later William de Beleby also acquired *Tenement 39* [*Tenement 39* (c)].)

(YML, VC 3/V1 332)

e) 17 March 1310. John son of William and Elene de Beleby had been granted all his parents' tenements. In return John granted them for their lives, for a nominal rose rent, all his land which lay behind the capital messuage once of Nicholas le Furbur in Petergate, containing in length from *Tenement 36* to John's land

behind, 47 feet, and in width between the land once of Robert le Butoner (the remainder of *Tenement 37*) and the land of Nicholas le Graunt (*Tenement 35*), 13 feet. He also granted them all his land with buildings towards the cemetery of Holy Trinity, Goodramgate.

(YML, VC 3/Vi 173)

In 1355 *Tenement 37* was described as belonging to Richard de Warwick, and by 1374 most of it was held by Thomas de Wappelyngton [*Tenement 38* (d,e)].

f) 1 April 1383. Thomas de Wappelyngton granted all his tenements in Petergate and Hornpotlane to Robert Warde, citizen and merchant of York.

(YML, VC 3/Vi 336)

g) Of the three messuages of *Tenement 37* fronting onto Hornpotlane, the southernmost in 1373 was held by Adam de Wellom and Maria his wife, who had bought it from William Fisher and Agnes his wife. On 5 February 1373 they granted it to John Gysson and John de Newburgh, clerks.

(YML, VC 3/Vi 196, damaged)

h) 13 March 1384. Both Adam de Wellom and Maria, and the two clerks quitclaimed their rights in this messuage to Robert Warde. John son of Robert de Crayk, who had

also inherited rights in this messuage, quitclaimed them to Robert Warde on 18 January 1384.

(YML, VC 3/Vi 197,198,199)

i) 5 February 1385. This sale was further confirmed by the quitclaim of William de Lethelay, formerly a citizen and merchant of York. His deed was dated at Newark. (By September 1384 Robert Warde had also acquired *Tenement 39*.)

(YML, VC 3/Vi 200)

j) 4 May 1417. After Robert Warde's death, the reversion of all his property in Petergate and Hornpotlane, after the death of his wife Beatrix, was granted by John his son to John Watton, chaplain, and John Malton, clerk (quitclaim 20 May). His grant was confirmed by that of his mother Beatrix on 16 May 1417, and that of his brother Thomas on 1 June 1417.

(YML, VC 3/Vi 341,342,340,343)

k) 30 May 1417. Beatrix, who retained the tenement for her life, demised it for twenty years, or the rest of her life, whichever was the sooner, to John Wanghen for an annual rent of 4 marks to herself and for the payment of all other rents due from the tenement.

(YML, VC 3/Vi 338,339)

l) 3 July 1420. Beatrix granted and quitclaimed the reversion of the messuage to the two clerics, instructing her son Thomas to deliver them of seisin.

(YML, VC 3/Vi 345, 344, 346)

m) 4 July 1420. John Watton and John Malton granted the tenement to four chaplains, Thomas Swanland, Robert Senior, George Whitby and William Lillyng, to whom John Wanghen also quitclaimed his tenancy.

(YML, VC 3/Vi 347, 348)

n) 18 May 1421. The vicars choral were granted an annual rent of 20s. which Christopher le Spencer, armiger, had from the tenements formerly of Robert Warde and from all the tenements between Hornpotlane and the stone hall of John de Langton then held by William Ormeshede (*Tenement 35*).

(YML, VC 3/Vi 349)

The vicars choral continued to acquire other titles in this property.

o) 18 July 1422. Marie Darell bequeathed to John Frekylton, citizen and merchant, a rent of 13s. in the tenement which she had held of John Wanghen. On 12 June 1430 John Frekylton quitclaimed this rent to the vicars for 1d., and his sale was confirmed by the quitclaim of the executors of Marie Darell on 26 March 1431.

(YML, VC 3/Vi 322/1-2, 323)

p) 3 August 1427. Probate of the will of William Selby bequeathing to George Mowbray an annual rent of 8s. from the houses of Robert Warde. (Will dated 20 July 1423.)

(YML, L2/4f, fos 227-228v)

*Tenement 37* was described in the abuttment clauses of deeds relating to neighbouring tenements and to subtenancies within *Tenement 37*, as follows:

<u>Neighbour</u>	<u>Date</u>	<u>Tenement 37</u>
<i>Tenement 39(b)</i>	June 1295	Nicholas de Ellerker (Hornpotlane) and Robert le Butoner (Petergate).
<i>Tenement 38(b)</i>	January 1301	Formerly Robert le Butoner.
<i>Tenement 39(c)</i>	April 1305	William Beleby.
<i>Tenement 38(c)</i>	February 1308	Tenement held by William Beleby.
" " (d)	February 1355	Richard Warwyck.
" " (e)	December 1364	Richard Warwyck.
<i>Tenement 37b(g)</i>	February 1373	Thomas de Wapplington.
" " (h)	March 1384	Robert Warde.
" " (i)	February 1385	Formerly of Richard Warwick on the west side.

## Tenement 38

This tenement lay on the corner of Hornpotlane and Petergate, abutting on *Tenement 37* to the south-east and *Tenement 39* to the north-east.

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### Documents

- a) See above, *Tenements 37-40* (a).
- b) 10 January 1301. Margaret, daughter of William de Beverley, granted this tenement for a quit-rent of one rose to Nicholas, son of John Broun, once a girdler, of York.  

(YML, VC 3/V1 331)
- c) 18 February 1308. Margaret de Beverley quitclaimed the tenement to John de Hathelsay.  

(YML, VC 3/V1 350)
- d) 5 February 1355. Will of Robert de Insula, bequeathing to Elena, widow of William Frenkysshe, this tenement which he had by grant of John de Akum.  

(YML, VC 3/V1 333/1)

e) 20 December 1364. Following an inspection of (d) above, Elena granted *Tenement 38* to John de Nuland of York, furbur, who already lived in the messuage. A quitclaim followed ten years later, on 17 November 1374.

(YML, VC 3/Vi 333/2,334,335)

f) 14 September 1384. John Nuland quitclaimed *Tenement 38* to William de Broghton, parson of Holy Trinity, Goodramgate, Robert del Gare and William de Birkheved, citizens and merchants, who had already been enfeoffed by him.

(YML, VC 3/Vi 337)

*Tenement 38* was described in the abuttment clauses of deeds relating to neighbouring tenements as follows:

<u>Neighbour</u>	<u>Date</u>	<u><i>Tenement 38</i></u>
<i>Tenement 39(b)</i>	June 1295	Formerly of Hugh Brun.
<i>Tenement 37(c-d)</i>	September 1295- February 1300	Formerly of Hugh Brun.
<i>Tenement 39(c)</i>	April 1305	Land of John Hathelsay.

## Tenement 39

Lying within Hornpotlane between *Tenement 38* to the south-west and *Tenement 37* to the north-east and south-east, from 1295 this tenement was usually held together with *Tenement 37*, although occupied separately. Among the sub-tenants in the mid to late fourteenth century were Thomas Potter and Nigel de Menyngthorpe, alias Potter.

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### Documents

- a) See above, *Tenements 37-40* (a).
- b) 5 June 1295. William Tayler of York, and Mariote his wife, granted this messuage to Nicholas de Ellerker, clerk, who was granted a rent from *Tenement 37* six months later [*Tenement 37* (c)].
- (YML, VC 3/V1 194)
- c) 29 April 1305. Richard de Alverton, 'le mercer', granted this tenement to William de Beleby, who had already bought *Tenement 37* from Robert le Butoner in 1301 [*Tenement 37* (d)].

Like *Tenement 37* in the later fourteenth century, *Tenement 39* was held by Richard Warwick, and by September 1384 by Robert Warde (see below). Although there are no more deeds relating to this property, its history after 1384 was the same as that of *Tenement 37* (j) to (p) below.

This tenement was described in the abuttment clauses of deeds relating to neighbouring tenements as:

<u>Neighbour</u>	<u>Date</u>	<u>Tenement 39</u>
<i>Tenement 38</i> (b)	January 1301	Formerly of Magister Nicholas de Ellerker.
" "	(c) February 1308	Tenement of William Beleby.
" "	(d) February 1355	Nigel Pote'.
" "	(e) December 1364	Richard Warwyck.
" "	(f) September 1384	Land of Robert Warde.
<i>Tenement 37</i> (h)	January - March 1384	Once of Thomas Patter.
" "	(i) February 1385	Formerly of Nigel Menyngthorpe " <i>dictus Potter</i> " on east side.

## Tenement 40

No deeds have yet been discovered which relate specifically to this tenement. By the later thirteenth century it lay between *Tenement 37* and the cemetery of Holy Trinity, Goodramgate, fronting onto Hornpotlane. However, when William de Beverlay acquired *Tenement 37* in the mid-thirteenth century, *Tenements 37-39* were described as backing onto the cemetery of Holy Trinity. Therefore, either *Tenement 40* was originally a part of William de Beverlay's large tenement, or it had been enclosed as a tenement during the mid/late thirteenth century from land which had originally been part of the cemetery, as indeed Lady Row in Goodramgate was in c. 1316. (*Cal. Pat. Rolls 1313-17*, pp.476-477).

The tenement was described in the abuttment clauses of deeds relating to neighbouring tenements as follows:

<u>Neighbour</u>	<u>Date</u>	<u>Tenement 40</u>
<i>Tenement 37(a)</i>	mid-13th century	Cemetery of the church of Holy Trinity, Goodramgate.
" "	(b) 1279	Land which Eve Trunket holds in dower from the gift of John Caldron.
" "	(c) September 1295	Formerly held by Eve Trunket in dower.
" "	(d) February 1300	Land which Adam Haldeslay once held.
" "	(j.k) May 1417	Land of Nicholas Blackburn.
" "	(l,m) July 1420	Land of John Bolton.

## Tenements 41 and 42

Documentary evidence for these tenements is sparse, but it is at least clear that *Tenement 41* lay on the north-western corner of Petergate and Hornpotlane, that *Tenement 42* neighboured it to the north-west, and that both backed onto *Tenement 43* behind. In fact the only reference to *Tenement 41* is an abutment clause of the only deed for *Tenement 42*.

The site which corresponds with *Tenements 41* and *42* was excavated in 1957-58. The excavations revealed the foundations of an Anglo-Norman building dated to between 1000 and 1200 which fronted onto Petergate and ran back parallel to Hornpotlane, being a maximum of 50 feet long. This building was abandoned, and there was a steady accumulation over the whole site to a depth of between two and six feet during the eleventh, twelfth and thirteenth centuries. It was after this period that the property was divided into two tenements. In the later thirteenth century wooden piles were driven into the accumulated rubbish and soil, and these supported three successive later medieval structures on the site of *Tenement 41*. The first of these dated to between c. 1250 and c. 1460, but probably was abandoned around 1400. This building contained a large horner's retting pit towards the rear of *Tenement 41*. It is suggested that in the later thirteenth century this property was held by Richard Hornpot (a), whose name might indicate

his occupation and hence have provided a name for the lane in which he worked.

Above the horn pit was another cobbled floor, and above that a gravel floor of fifteenth-century date. In the floor were set two circular hearths to the rear of *Tenement 41*, packed with thirteenth/fourteenth century tiles and lined with clay and containing traces of bronze. They were also associated with a wall of large limestone blocks which was more than 3 feet wide both where it ran along Hornpotlane, and where a returning section ran between the two hearths. Along the lane the limestone walls were surmounted by fifteenth-century bricks. Wenham suggested that this stone and brick structure containing the hearths may have been associated with Talbot House, which has been dated to c. 1460 and stood on *Tenement 44*, until 1957, part of it still being incorporated within the York College for Girls. However it is known that a number of 'potters' or bell-founders lived in this area from at least the late fourteenth to the early fifteenth century, and it is likely that the hearths were associated with this industry (see *Tenements 37-39*). Above these stone buildings there was an accumulation of rubble and soil in the mid to late fifteenth century, which may explain why in 1538 this tenement was described as lately waste but recently rebuilt [(b) below]. (Wenham, 'Excavations in Low Petergate', pp.65-78).

Little of *Tenement 42* was actually excavated although at least half the Anglo-Norman house would have occupied this tenement. *Tenement 42* was the site of Fox Inn, a fifteenth-century town house which was surveyed and described by W. Pantin before its demolition. The house occupied the whole width of the tenement and can be clearly identified on the 1852 Ordnance Survey map of York. (Pantin, 'Medieval English Town-House Plans', pp. 204-5, 232-3)

*Tenements 41* and *42* belonged to the fee of the prior and convent of Marton. In 1358 they had a rent of 18s. from the tenement, but by 1536 this had dwindled to only 4d., for the tenement had lain waste for some time and had only recently been rebuilt by George Gale their tenant (c).

In the later thirteenth century *Tenement 41* was held by Richard Hornpot and *Tenement 42* by Nicholas de Langton (a). In the 1340s both seem to have been held by Richard de Huntington, then by his son (or brother) William who gave one messuage and one toft here to the Gild of Jesus Christ and the Virgin Mary in 1358 (b). William de Huntington also owned a rent in *Tenement 44*.

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Documents

a) 25 May 1315. Nicholas de Langton endowed a chantry at the altar of the Blessed Virgin Mary in Holy Trinity, Colliergate with 6 marks annual rent including 6s. from a tenement in Petergate lying between the land formerly of Simon Surlaf (*Tenement 44*) and the land formerly of Richard Hornpott (*Tenement 41*), and backing onto the tenement once of Ralph le Nayler (*Tenement 43*).

(YCA, G:1a)

b) May 1358. *Tenements 41* and *42*, described as a messuage and toft, were held of the king in burgage and owed an ancient rent of 18s. a year to the priory of Marton. The tenements were to be alienated by William de Huntington to the Gild of Jesus Christ and the Blessed Virgin Mary.

(PRO, C.143/330/13)

c) In 1536 the priory of Marton had 4d. from a free rent of George Gale for a certain waste recently built in Petirgate on the corner of Hornypott lane and now for the house of George built there.

(PRO, SC.6/4493 m.1)

*Tenements 41* and *42* were described in the abuttment clauses of deeds relating to *Tenement 43* as follows:

<u>Neighbour</u>	<u>Date</u>	<u>Tenements 41 and 42</u>
<i>Tenement 43(a)</i>	January 1334	Richard de Huntington.
" " (b)	October 1334	Tenement of John Brune.
<i>Tenement 29(f)</i>	June 1346	Formerly of Richard de Huntington.

### Tenement 43

This tenement lay in Hornpotlane eight feet from the church of Holy Trinity, Goodramgate, adjoining *Tenements 41* and *42* towards Petergate and *Tenement 44* to the north-west (a). A trench on this site was excavated and a structure similar to the Anglo-Norman building of *Tenements 41* and *42* was found. The raft of limestone blocks ended two feet from Hornpotlane, only 18 inches above the course of a badly robbed Roman wall. Above this building were about 6 feet of accumulated soil and debris of the twelfth to fourteenth centuries. Into this debris were driven four-foot piles, which were the re-used timbers of an early to mid-thirteenth century building. The piles supported a fourteenth-century timber-framed building with its long side parallel to Hornpotlane. This was replaced by a larger building with a floor of thick compacted clay in which were two circular hearths, or furnaces which showed signs of 'prolonged and extensive burning', similar to those found in *Tenement 41*. This structure was in turn replaced by a timber-framed building resting on foundation trenches filled with cobbles of the late fourteenth or early fifteenth century, and was subsequently covered by a layer between one and three feet deep of debris and soil accumulated between the fifteenth and nineteenth centuries. From the late

nineteenth to mid-twentieth century a fifth structure stood on the site. (Wenham, 'Excavations in Low Petergate', pp.78-84)

In the late thirteenth century until the early fourteenth century Ralph le Nayler held this tenement. By 1334 John son of Robert de Eryum had the right to half a rent of 10s. from *Tenement 43*, which he granted to John le Fourbour, chaplain, his relation (a). This suggests that *Tenement 43* had once been part of the estate of Richard de Craven, which had been shared between his two daughters on his death [*Tenement 29* (c)]. The other half of the title to the 10s. rent was granted to John le Fourbour by John de Gaycenby and Agnes his wife, daughter of Richard de Craven. However John de Gaycenby also seems to have acquired half the title to the actual tenancy of *Tenement 43* from Ralph le Nayler's daughter, and this was to be inherited by his son William after his wife's death (b). Like the rest of John de Eryum's estate, *Tenement 43* was acquired by Roger Swanne and his wife, but along with property in Skeldergate and Coneystreet, it was not included in Roger's bequest to St. Leonard's Hospital nor in the list of properties alienated to the hospital on Roger's behalf in 1359.

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Documents

a) 13 January 1334 John son of Robert de Eryum and Juliana de Craven granted to John le Fourbour, chaplain, his half share of 10s. annual rent from the tenement once of Ralph le Nayler which lay 8 feet from Holy Trinity church.

(YML, VC 3/Vi 427)

The history of *Tenement 43* is then as *Tenement 29* (c) to (f) above, except for (b) below.

b) 1 October 1334. John de Gaycenby bequeathed to his wife, for her life, half this messuage, with reversion to his son William, by reason of a quitclaim made to him by Juliana daughter of Ralph le Nayler.

(YML, L2/4f, fo 16)

*Tenement 43* was described in 1315 in an abuttment clause of a deed belonging to *Tenement 42* as being once of Ralph le Nayler [*Tenement 42* (a)].

## Tenement 44

There is only one piece of evidence which would seem to belong specifically to this tenement, and which does not give any abutments, from which it appears that **Tenement 44** neighboured **Tenements 42** and **43** to the south-east and **Tenement 45** to the north-west and backed onto the cemetery of Holy Trinity.

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### Document

a) 16 May 1362. William de Huntington bequeathed to Emma his wife 13s. 4d. rent from the houses once of Robert de Cave in Petergate.

(YML, L2/4f, fo 37)

**Tenement 44** was described in the abuttment clauses of deeds relating to neighbouring tenements as:

<u>Neighbour</u>	<u>Date</u>	<u>Tenement 44</u>
<b>Tenement 42(a)</b>	May 1315	Land formerly of Simon Surlaf.
<b>Tenement 43(a)</b>	January 1334	Tenement of Robert de Cave, fourbour.
" " (b)	October 1334	Land of Nicholas Lethelay.
<b>Tenement 29(c)</b>	June 1346	Land of Robert Cave.
<b>Tenement 45(a)</b>	July 1348	Land of William de Huntington.

The following deeds may also belong to *Tenement*  
44:

b) 1235 x 1239. Grant by John son of David Parmenter to Master Robert de Wynton', precentor of York, who had given him 6 marks, of an annual rent of  $\frac{1}{2}$  mark from lands in Petergate in the parish of Holy Trinity, Goodramgate, which lay between the land of the canons of Bridlington and the land which Robert Hatter held of John Puset.

('Vicars Choral Cartulary', no 76)

c) 1240 x 1241. Transfer by the executors of Master Robert de Winthon', late precentor, to the vicars choral, of an annual rent of 20s. 2d., including  $\frac{1}{2}$  mark from land which was of John Bokenay in Petergate.

('Vicars Choral Cartulary', no 79)

d) Mid/late thirteenth century. Grant by Helen, daughter of John de Louth, widow of Alan de Cottam, to the vicars choral of land in Petergate, which John Bokenay held of her, lying between the land of Adam le hatter and that of Anastasia; for husgable to the king.

('Vicars Choral Cartulary', no 81)

e) Late thirteenth century. Grant by cirograph by Richard, warden, and the vicars choral to Beatrice, daughter of Stephen son of William, of land in Petergate lying in length and width between the land of Alan

Romund and Simon Fox, for 8s. a year and husgable to the king, with a warranty for as long as Helen Cottam, her heirs and the heirs of John Bokenay, warrant the vicars.

(*'Vicars Choral Cartulary'*, no 180)

In the mid-thirteenth century a tenement to the north of Holy Trinity, Goodramgate (which was later incorporated into the grange of the deanery), was described as neighbouring land of John de Bokenay (*Tenement 44 ?*).

## Tenement 45

In 1348 this tenement lay in length between Petergate and the land of the dean of York Minster. It neighboured the land of William de Huntington (*Tenement 44*) on one side, and the land of William de Ripon and Robert de Craik (*Tenement 46*) on the other (a).

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### Documents

a) 3 July 1348. John de Arnale of York granted to Robert del Wald senior his tenement in Petergate. After Robert's death his son Robert del Wald junior and his wife Agnes, daughter of Richard de Bubwith, were to inherit the tenement.

(YML, VC 3/V1 320)

b) 25 July 1393. In an abuttment clause of a deed relating to *Tenement 46*, this property was described as being the land of John Couper, wright, and the land of St. Leonard's.

[ *Tenement 46* (b) ]

PETERGATE - the north-east side

Part two; The Deanery to the Church of  
St. Michael-le-Belfrey

With the exception of *Tenement 51*, all this part of Petergate was of the liberty of St. Peter. *Tenements 46 to 49* were all short tenements which backed onto the land of the dean of York Minster. The earliest deed relating to any of these four tenements is dated 1322, and it is tempting to speculate that these were enclosed from land originally belonging to the deanery. In the mid-thirteenth century the *mansus* of the dean almost certainly fronted onto Petergate and had two main entrances, one through the Dean's Gates or Minster Gates, which was also the south entrance to the Close, and one to the south-east of the deanery which was enclosed by the dean in 1300. However the Petergate frontage was soon developed and leased as shops (*Tenement 50 I-IV*), as was the land on the other side of Dean Gates in the space next to St. Michael's church (e.g. *Tenement 54*). In c. 1390 the survey of the jurisdiction of the dean and chapter described this side of Petergate as

"Infra barras de Bowthom in Ebor sunt plura (suprascript: x omnia) tenementa incipiendo et computando a tenemento sancti Leonardi infra barras predictas in parte boriali procedendo inde versus orientem usque ad cornerum unius domus communitatis Ebor' coram portis decanis (*Tenement 51*) et ab illo tenemento comunitatis (sic)eiusdem partis procedendo usque ad domum Roberti de Crake in Petirgate (*Tenement 46*) iuxta stolpas que quidem omnia et singula et omnes et singuli commorantes et inhabitantes in

eiusdem sunt de Iurisdictione decani et capituli  
et dicto decanatu vacante sunt de Iurisdictione  
dicti capituli."

(YML, M2/2c, fo 31)

## Tenement 46

This tenement lay between *Tenement 45* and *Tenement 47* in 1393 (b), backing onto the land of the dean. It formed a boundary of the jurisdiction of St. Peter's liberty, and lay next to some posts which may have been intended to mark this boundary. It was the house of wealthy citizens and merchants. Robert de Craik held it in the mid-fourteenth century. After him it was the home of Roger Burton, mercer, until his death in 1393 (b). In the late fourteenth to the early fifteenth century the Mowbray family had a rent of 26s. from the tenement (a,c).

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### Documents

a) 4 July 1391. Probate of the will of William Moubray, junior, bequeathing to William de Selby, Edmond Moubray and William Moubray de Colton, their heirs and assigns, the reversion of 26s. rent from one tenement in Petregate which was once of Robert de Crak, which rent the same Edmond Moubray held for his life for an annual rent of 3s. to William Moubray, to whom the reversion belonged.

(*Test. Ebor.*, 1, p.144)

b) 25 July 1393. Roger de Burton, mercer, bequeathed to his wife Mathilda for her life, all that tenement of his in Petregate, with reversion to his son John by his former wife Margaret, and then to Robert his son by Mathilda, and then to Robert's brother William, and then to the rector of Holy Trinity, Goodramgate and four other men.

(BI, Prob. Reg. 1, fo 55)

c) 3 August 1427. Probate of the will of William de Selby leaving to his wife Hawyse, sister of William de Moubray a rent of 26s. which he had inherited. John Yharom then lived in the house there.

(YML, L2/4f, fos 227-8)

*Tenement 46* was described in the abuttment clauses of deeds relating to neighbouring tenements as:

<u>Neighbour</u>	<u>Date</u>	<u>Tenement 46</u>
<i>Tenement 47(a)</i>	June 1334	Land of William Fhiss.
<i>Tenement 45(a)</i>	July 1348	Land of William de Ripon and Robert de Craik.
<i>Tenement 47(b)</i>	January 1387	Land once of Robert Crayk, citizen, where Roger Burton now lives.

## Tenement 47

Another substantial residence, although possibly divided into shops fronting the street.

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### Documents

a) 29 June 1334. Richard de Allerton, citizen and merchant, granted to Dominus John de Parys, chaplain in the church of St. Mary senior of Bicchehill, for his soul and the souls of Beatrix, Agnes and Dyonise his wives and their children, 6 marks annual rent. This included 14s. from this tenement, then held by Robert del Wald. It lay between the land of William Fhiss (*Tenement 46*) and the land formerly of Henry Dunseford (*Tenement 48*) in Petergate, backing onto the land of the dean.

(YCA, G.70:14)

b) 14 January 1387. Margaret, widow of John Damysell late 'coteller' of York, quitclaimed to Eve de Crome, widow of John de Crome, late citizen and mercer of York, all her messuage with buildings in Petergate backing onto the land of the dean, and lying between *Tenements 46* and *48*.

(YML, VC 3/V1 321)

On 25 July 1393 *Tenement 47* was described in the abuttment clause of a deed relating to *Tenement 46* as being the land which Eve Crome held [*Tenement 46* (b)].

c) 13 March 1507. Probate of the will of alderman John Stockdale bequeathing his new house in Petergate to Helen his wife, for as long as she remains unmarried. At Candlemass she is to provide a dinner for thirteen poor men and a woman and to keep ladymass weekly. If Helen dies without heirs, four good men of the parish of St. Michael-le-Belfrey are to let the house at farm to meet these conditions. If Helen remarries the reversion was to pass to John's daughter, Isabel Deconson, wife of Robert. 4s. rent was owed from the new house's garth to a chantry chaplain in York Minster.

(YML, prob. reg. ii, fo 62)

(This tenement has been identified as the house now occupying nos. 56-60 Low Petergate, but originally divided into five properties. *RCHMY*, 5, p.189, no 343)

## Tenement 48

There are no deeds for this property but it is described in the abuttment clauses of deeds relating to neighbouring tenements as:

<u>Neighbour</u>	<u>Date</u>	<u>Tenement 48</u>
<i>Tenement 49(a)</i>	March 1322	Land of Henry de Dunsford.
<i>Tenement 47(a)</i>	June 1334	Land formerly of Henry Dunseford.
" " (b)	January 1387	Land of Henry de Dunseford, late 'pellipar', where William Wirsopp now lives.

## Tenement 49

a) 13 March 1322. The executors of Roger de Mar, rector of the church of Whixeley and succentor of the church of St. Peter York, endowed a chantry at the altar of St. Giles on Ousebridge with two parts of a messuage in Petergate, and the reversion of the third part on the death of Albrede widow of Richard le Spicer which she held in dower. The messuage lay between *Tenement 48* and the land of the dean (*Tenement 50*) and backed onto the land of the dean. They also granted land in Newbiggin, Micklegate and Coppergate.

(YCA, G.70:2)

b) 22 December 1511. Probate of the will of Margaret Water of West Butterwick who died in her dwelling house, pertaining to a chantry chapel on Ousebridge, in Petergate in the liberty of St. Peter.

(YML, L2/4 g, fo 98)

## Tenement 50; The Deanery

In 1280 at least part of the deanery bordered onto Petergate, for in that year *Tenement 20* was described as opposite the end (*finem*)<sup>1</sup> of the dean. Between the deanery and *Tenement 49* was a path leading into the Close beneath the dean's kitchen (*coquina*), which was enclosed in 1300 (g). Along the Petergate frontage of the deanery were a number of shops leased from the dean and chapter by the fourteenth century.

In the late twelfth century the dean enlarged his property by acquiring the houses of the prebend of Langtoft next to his manse (a-c), and in the later thirteenth century the deanery was further enlarged by acquiring in fee the houses of the prebend of Warthill which lay to the east of the dean's land. In 1494 these houses, buildings, and gardens were leased separately from the deanery to a parson in York Minster (d-f).

<sup>1</sup> The text here is not clear. An alternative reading might be *funum*, chimney, for this was near the site of the deanery kitchen [*Tenement 21* (a)].

### Langtoft

a) c. 1164 x 1170. Roger, archbishop of York, and the dean and chapter granted to the hospital of St. Peter the manse (*mansura*) which belonged to the prebend late of Simon de Sigillo (who held the prebendary of

Langtoft), to which John the archdeacon had succeeded, and which adjoined the manse of the dean of York, free of all pension to the church or to the prebend. In exchange the dean and chapter were granted the manse which Thomas de Reinevill had held of St. Peter's hospital. Since this latter manse was better equipped with houses and garden than that of the prebend, John the archdeacon gave the hospital 30 marks. (The manse of Thomas de Reinevill may be identified with the tenement of St. Leonard's within Bootham Bar, *Tenement 62* below.)

(EYC, 1, nos 282-3;  
BL, Cotton MS Nero D iii, fo 179v;  
YML, L2/1 pt iii, fo 63)

b) c. 1164 x 1170. Swane, the master, and the brethren of the hospital of St. Peter granted the tenement which adjoined that of the dean back to the church of St. Peter, so that Dean Robert might hold it of the hospital for an annual rent of one mark, with right of re-entry to the hospital if the rent went by default.

(EYC, 1, no 284; YML, L2/1 pt ii, fo 14v;  
BL, Cotton MS Claudius B iii, fo 13;  
Hospital's undertaking, EYC i, no 285,  
BL, Cotton MS Nero D iii, fo 7)

c) 14 March 1320. The dean had defaulted on the payment of the annual rent of one mark to the hospital. Robert de Pikering, then dean, agreed to pay the arrears and to pay the rent in the future. By then the

description of the two houses exchanged in the twelfth century had become confused, for Robert was said to owe the rent for the house which Thomas de Reynerville had once held from the hospital, which is next to the house of the dean.

(BL, Cotton MS Nero D iii, fo 180)

### Warthill

d) c. 1275 x 1279. Roger de Seyton, canon of York, granted to William de Langton, dean of York, all that area with buildings on it which belonged to his prebend of Warthill, which lay between the houses of that dean and the houses of the prebend of Grindale, for 20s. a year. This was confirmed by the archbishop.

(BL, Cotton MS Claudius B iii, fo 16v;  
Cotton MS Vitellius A ii, fo 136;  
*YMF*, 1, nos 48-9)

The houses of the prebend of Grindale lay to the west of the prebend of Strensall and were later acquired by that prebend. Strensall's houses lay in the Close to the south of the fourteenth-century Lady chapel and backed onto land in Goodramgate.

e) 14 February 1412. A writ was issued to discover whether one messuage in the city of York was held in free arms by the dean, John Prophete, or in free alms by

Walter Cooke, clerk, as prebendary of Warthill. No reply has been found.

(BL, Cotton MS Vitellius A ii, fo 142,  
note at foot of folio)

f) 9 May 1494. The dean and chapter demised at farm to Dominus William Warde, parson, the prebendal manse (*mansus*) of Warthill within the Minster Close, with houses, buildings, and two gardens belonging to the said manse, in which Master Robert Welyngton then lived, to hold for his life at an annual rent of 40s.

(YML, M2/5, fo 349)

#### Deanery

g) 27 November 1300. William de Hamelton, dean, was granted a licence to enclose a path (*semitam*), which was 60 feet long and 4 feet broad, leading from Petergate beneath his kitchen (*coquina*) to the cemetery of the church, for the enlargement of his place. Upon enquiry it had been found that this enclosure would be to the great security of the street and neighbouring part, and also to the close of the cemetery, for at night malefactors of the city would gather there in groups, because of the obscurity of the place, with the intention of doing harm, with the result that homicides and fires would often occur.

(PRO, C.143/31/13;  
*Cal. Pat. Rolls 1292-1301*, p.558)

h) 16 February 1302. William de Hamelton also acquired a licence to crenellate his dwelling place next to the cemetery of the church.

(*Cal. Pat. Rolls 1301-1307*, p.19)

### Deanery shops

In the fourteenth century there are a number of references among the registers of the dean and chapter to shops leased by them for terms of years. All the following were in Petergate and backed onto the land of the dean, or the court of the dean.

I A shop held by Jacobus de Barneby in 1309 is mentioned only as a neighbour of II.

II One Johanna de Hungechampe widow, of John Luk', quitclaimed a shop to the dean and chapter. On 17 March 1309 they demised at farm the shop previously held of them by John de Luk' to Richard de Welton, apothecar, and Mariote his wife, for both their lives for 22s. a year. In addition Richard was to maintain the shop at his own cost. It neighboured numbers I and III.

(YML, M2/2a, fo 54;  
BL, Cotton MS Claudius B iii, fo 150)

III This was described as the shop of Roger de Selby in 1309, at about which time Richard de Selby also

had a shop in a similar position, next to the shop of Robert de Selby junior (IV). According to *Skaife*, Roger de Selby had two sons called Richard and Robert.

?IV In the mid/late thirteenth century Thomas Aurifaber had a tenement to the east of the southern gate of the cemetery of St. Peter. In c. 1253 x 1266 Mariote, his widow, quitclaimed all right in the tenement, described as land with buildings, to the dean and chapter who had given her a sum of money for the sustenance of herself and her children. Robert Faber had lived there previously.

(YML, L2/1 pt iii, fo 60r-v; M2/2b, fos 53-54)

26 September 1271. Mariote's son William Aurifaber confirmed that neither his father nor himself had ever had right of inheritance in the messuage, nor had his father ever had a charter of enfeoffment from the dean and chapter, but they had held the messuage at will without any writing.

(YML, L2/1 pt ii, fo 47r-v;  
BL, Cotton MS Claudius B iii, fo 42b)

IV Possibly the same shop as III, this shop lay next to the great gate of St. Peter, which extended towards Stonegate on one side and the tenement of Richard de Selby on the other. Robert son of

Robert de Selby granted and quitclaimed this shop to William de Grantham, who in turn bequeathed it to John de Beverley. In his will, proved 17 March 1398, John de Beverley bequeathed his messuage between the Minster Gate and the messuage of Lawrence de Selby, and in length from Petergate to the hospice of the dean behind. Two versions of this will are preserved. The copy in the will register records the messuage as being bequeathed to John de Derthington, John Mergrase and John Hertford, chaplain of John de Beverley. The version copied by Thomas Water describes the messuage as being inhabited by John de Beverley on the day he made his will (13 March 1398), and the bequest as made to John Sherburn chancellor of the Minster, John de Feriby, Thomas de Garton and Robert de Firtheby, clerk.

(YML, M2/2a, fo 44; L2/4f, fo 118v)

- V a) 27 March 1470. Probate of the will of Isabel, widow of John Saxton of York, who died in a house next to the post (*stulpa*) in Petergate. (Possibly here, or *Tenement 46*)

(YML, L2/4f, fo 323v)

- b) 26 October 1471. Probate of the will of George Gaunt, master of the Minster choristers, who died in St. Peter's rents next to the posts

belonging to the keeper of the Fabric. (Possibly here, or near the west gate opposite Loplane, or *Tenement 46*)

(YML, L2/4f, fo 326)

c) 21 May 1530. Probate of the will of Henry Lane who died in a tenement belonging to the dean of York next to the gates of the deanery

(YML, prob. reg. ii, fo 155)

## Tenement 51

One of several tenements in York created by enclosing a part of a street or market area, and belonging to the mayor and commonalty.

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### Documents

a) 29 January 1312. Inquisition as to whether the mayor and commonalty should have a licence to enclose this part of the street which was described as being in the corner (*angulo*) next to the gate of the dean of the church of York. It was 22 feet long and 13 feet wide. formerly worth 3d. a year it was then worth nothing. The licence was granted, for this enclosure and for six other plots, on 17 March 1312 for a fine of 400 marks and a fixed rent to the Exchequer.

(PRO, C.143/88/4;  
*Cal. Pat. Rolls 1307-13*, p.448)

b) By the fifteenth century the city seems to have increased the size of its tenement here. In length along Petergate it measured 9 ells from the tenement of the dean and chapter on the west to the Great Gate of the dean on the east side. In width it measured 6½ ells from Petergate to the stone wall of the dean behind. On 26 April 1424 the mayor and commonalty demised at farm

to William Barton, citizen and skinner (*pelliparius*), all this place of land in Petergate which was newly built by him. William was to hold it for 24 years from 11 June 1424 for an annual rent to the mayor and commonalty, or to the custodians of Ousebridge, of 26s. 8d. William was to undertake all repairs and maintenance at his own cost.

(YCA, I:80A)

c) 16 May 1420. Thomas Gare, mayor of York, within the view and will of the *probi homines*, granted and demised at farm to Thomas Wardale, glover, a certain quantity of land on either side of the great gate of the cathedral church of St. Peter opening towards Stonegate, so that he might there place a stall and stand with his goods for sale, of the length of barely 1½ ells and barely ¼ ell in width, for an annual rent of 2s. If at the end of a year it pleased the mayor and Thomas Wardale, then he might receive a licence for a stand in the same place for a term of ten years.

This entry was later cancelled because it was considered to be to the harm of those living on either side of the gate.

(YMB, 2, pp.92-93)

## Tenement 52

On the north-west side *Tenement 51* neighboured a tenement of the dean and chapter.

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### Documents

a) 20 November 1384. The dean and chapter granted to Dominus Robert de Ottelay for his good and faithful service and advice, an annual rent of 100s. from a tenement in Stonegate, and from this tenement in Petergate which lay in width between the land of the commonalty of York (*Tenement 51*) and the land of William de Selby (*Tenement 53?*), and in length from Petergate to the land of the dean behind, with right of distraint if the rent was in arrears by 15 days.

(YML, M2/5, fo 116v)

### Tenement 53

If the identification of this with the tenement of William Selby mentioned in *Tenement 52* (a) above is correct, then this tenement might be one of the Petergate properties not yet identified in William's will of 1423. These were the tenement with shops and buildings in which he lived himself, that in which William Ros lived and a rent of 20d. from a shop held by John Kenlay.

(*Tenement 19*)

## Tenement 54

This was a place in front of the church of St. Michael-le-Belfrey. Although it does not say on which side of the church it lay, the deed is an example of the manner by which the plots along the perimeter of the Close were developed in the fourteenth century.

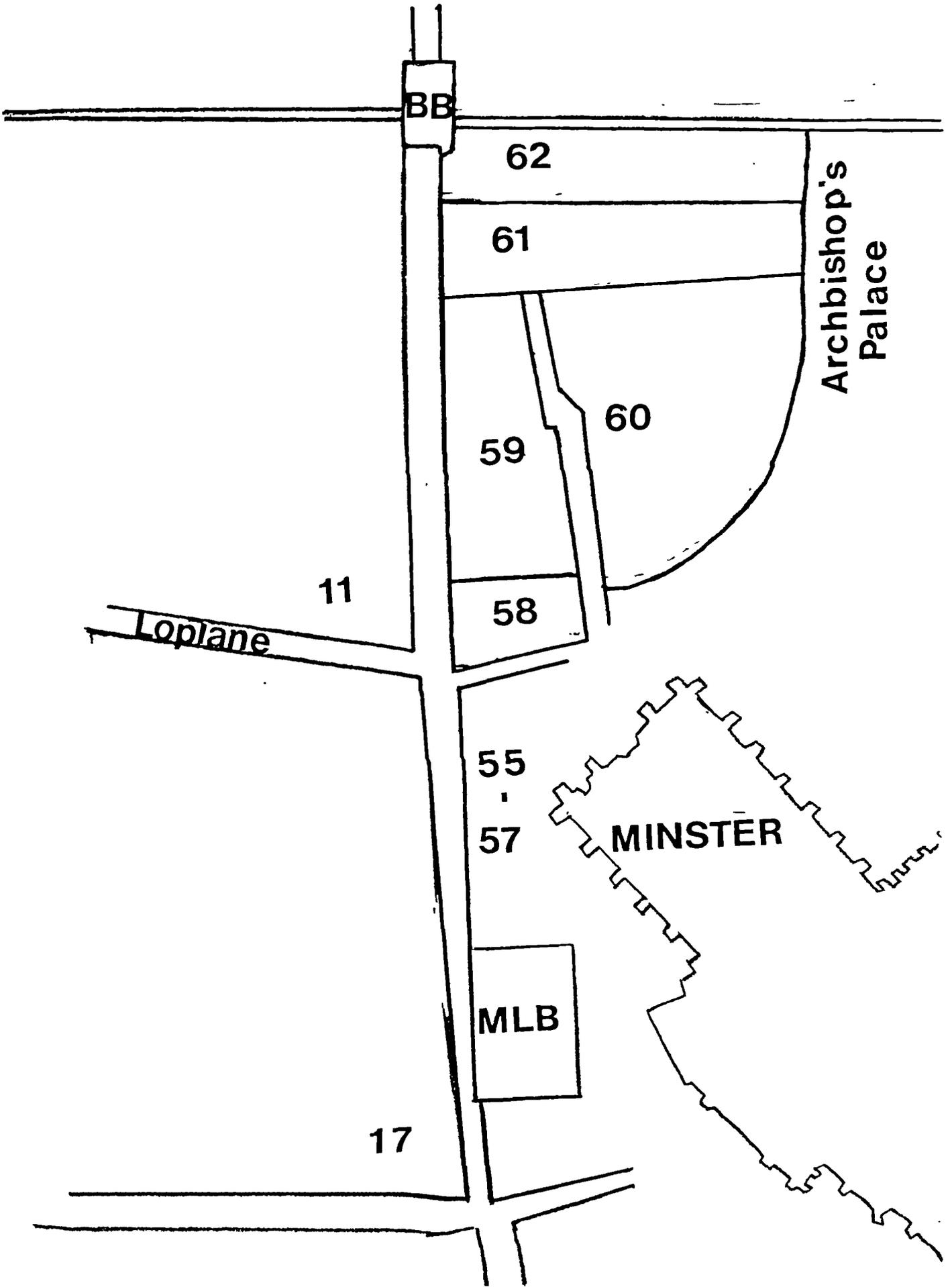
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### Document

a) 2 August 1347. The dean and chapter granted to John Settere a place of the church's in the city, lying in front of the church of St. Michael-le-Belfrey, which was 18 feet long and 9½ feet wide. The dean and chapter would build a house on the site, all in one chamber for John. The building was not to prejudice or harm the light of St. Michael-le-Belfrey. John was to hold the property for life for an annual rent of 13s. 4d. to the Fabric, and he was to give 30s. towards the cost of the building.

(YML, M2/5, fo 28)

Tenements 55-62



PETERGATE - the north-east side

Part three; St. Michael-le-Belfrey to

Bootham Bar

On the west side of St. Michael's church there were in the twelfth century at least two large tenements, one of which included part of the land which was needed for the new west end and nave of the cathedral, built between 1290 and 1350 (*Tenements 55, 56, 62*). By the early fourteenth century the rear portions of these tenements had been incorporated into the Minster Close, and the street frontage was developed as shops and small houses. By the late eighteenth century there were seven tenements here leased from the Fabric. These were pulled down in the early nineteenth century to improve the view of the Minster. At the end of this row adjoining the western entrance to the Close there was a building called 'the house of the deacons' in the early nineteenth century. To the north-west of the gateway was one of the prisons of St. Peter's liberty, and above the prison was a small court-room. Still used in the nineteenth century, it was described then as the 'Hall of Pleas of the Liberty of St. Peter...where cases in common law arising within the jurisdiction are tried.' (BI, Map 24) In 1313 it was called simply the Common Hall of St. Peter (*Tenement 57*).

All the tenements between the Common Hall and the houses of the prebend of Fenton were allocated to the Fabric fund, and from 1313 supported the obit of Peter de Ros, precentor of York 1289-1312. (*Tenement 58*) The houses of the prebend of Fenton and those of the sub-dean neighboured each other. Fenton lay at the north-western end of Precentor's Court, and the houses of the sub-dean to the north-east of that lane. Part of the medieval buildings of the prebend of Fenton fronting onto Petergate still survive. (*Tenements 59 and 60*) Beyond the houses of Fenton lay a property described as a 'free rent'. From its position within the walls it might be expected to have belonged to the city, but it possibly belonged to St. Leonard's (*Tenement 61*). For a survey of this part of Petergate in c. 1390 see above, the north-east side, part ii.

The whole of this part of Petergate lay within the liberty of St. Peter, indeed much of it was often described as lying within the Close. Thus on 18 March 1276:

"Item omnes domus canonicorum sunt de feodo Sancti Petri et de libertate, nec sunt geldabiles; et qualiter devenerunt primo ad libertatem Sancti Petri non possunt inquirere pro elapsu tanti temporis, scilicet a tempore a quo non extat memoria. ...Item omnes tenentes infra cimiterium sunt de feodo Sancti Petri, et non dant gavelgeld."

(YML, L2/1 pt iv, fo 44r-v; L2/2a, fos 21v-22)

## Tenement 55

This tenement lay near, possibly even next to the western gate of the Minster Close. In 1276 it lay on the southern side of *Tenement 56* and was described as the houses in which the archdeacon of Richmond used to live. The text of the following grant is taken from the cartulary of the archdeacon of Richmond. However the donor, Geoffrey de Muschamp, bishop of Coventry, has been identified as having held the office of archdeacon of Cleveland. (YMF, 1, p.39)

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## Document

a) June 1198 x February 1201. Geoffrey, bishop of Coventry, granted to John de Edlington, his chamberlain, all that land in York which he had bought from Matthew Setewain, next to the gateway (*atrium*) of St. Peter with the houses and buildings which he had made there. John was to hold it as a free tenement of the dean and chapter, paying 2s. a year to the dean and chapter (and to the altar of St. Mary in the crypt) at the feast of the Assumption of the Virgin Mary, and 1 mark of silver a year at the feast of St. Botolph, to pay for the land (*ad terram emendam*). John's children were to hold the

land in inheritance, or if he had no children, his brother chamberlain, Nicholas, and his heirs were to hold it for the same service.

(YML, L2/1 pt iii, fo 3; M2/3a, fo 20)

## Tenement 56

This tenement lay between the western entrance of the Close and *Tenement 55*. In 1202 it extended back towards the west door of the Minster and the archbishop's palace. At some date in the late twelfth century this land had been granted in fee by one of the canons to the prior and canons of St. Andrew's York. The canon Mapali, or Mapasii, has not been identified. In 1202 St. Andrew's demised it back to the dean and chapter so that they might include it within their close (and presumably demolish its buildings), to alleviate the danger of fire which they posed by their proximity to both the Minster and the archbishop's palace (a). St. Andrew's maintained their right to rent from this land until their dissolution, by which time the new west end of the Minster had been built over their property (c).

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### Documents

a) 10 August 1202. Roger, prior, and the canons of St. Andrew's, and Hugh Murdac their founder demised this property in perpetuity to the dean and chapter. The land lay before the west door of the greater church of St. Peter, and was held of Hugh de Verli. It was demised that it might be used to increase the Close and

so avoid the harm which might come to the church and the house of the archbishop on the occasion of a fire. (Hugh Murdac was prebendary of Drifffield and archdeacon of Cleveland, 1166-1201, *YMF*, ii, pp.20-1.)

(BL, Cotton MS Claudius B iii, fo 99v;  
YML, L2/1 pt iii, fo 17)

b) 18 March 1276.

"Item est quedam terra infra clausum cimiterii ecclesie Sancti Petri Ebor', inter domum in qua Archidiaconus Richemondie inhabitabat et portam cimiterii, que est de feodo Sancti Petri, unde quondam quidam canonicus ecclesie Mapasii (Mapali) nomine, feoffavit Priorem de Sancto Andrea in Ebor'. Postea medio tempore idem prior feoffavit ecclesiam Sancti Petri."

(YML, L2/1 pt iv, fo 44v; L2/2a, fos 21v-22)

c) 1538. St. Andrew's Priory had 33s. 4d. from a free rent coming from certain lands of the metropolitan church of York, on which land the west end of the church was built from the 'master or Clarke of St. Petirs workis' as he was commonly called.

(PRO, SC.6/4563 m. 122)

**Tenement 56** was described in the abuttment clauses of deeds relating to property which possibly neighboured it as:

<u>Neighbour</u>	<u>Date</u>	<u>Tenement 56</u>
<b>Tenement 57(d)</b>	1173 x 1181	Land of Hugh de Verli.
" "	(e) 1199 x 1201	Land formerly of Hugh de Pusath.
" "	(h) 1205 x 1214	Land formerly of Hugh de Pusath.

## Tenement 57

The tenement described in (d) to (h) below possibly neighboured *Tenement 56*. Described as the land Walter son of Daniel once held, in 1178 x 1181 this may be the land which Walter forfeited to the king for the murder of his wife, which was then granted to Ralph de Glanvill and by his tenant to the hospital of St. Peter in 1167 x 1189 [(a-c) below]. If this were so, it might possibly be identified as the tenement granted by St. Peter's Hospital to the dean and chapter in 1164 x 1170, in exchange for the houses of the prebend of Langtoft next to the deanery. This tenement, or manse, was then held of the hospital by Thomas de Reinevill [*Tenement 50* (a)]. In 1173 x 1181 Archbishop Roger de Pont l'Evêque granted this tenement to Robert de Lanum, and Isoude his wife. In 1199 x 1205 they in turn sold it, for 10 marks from Archbishop Roger, to Arundellus his clerk, who was prebendary of Ulleskelf from 1177 and precentor c. 1199-4 March 1201. (*YMF*, I, P. 12) Between 1205 and 1214 Arundellus sold *Tenement 57* to the dean and chapter for 12 marks, for the enlargement of their Close (h).

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### Documents

a) c. 1167 x 1189. Ranulph de Glanvill granted to William de Fyskergate all that land with houses which

Walter son of Daniel once held of the king for 6s. a year. Henry II had given it to Ranulph after Walter had forfeited it for the murder of his wife, his case being determined by a duel in the king's court. William was to hold the land of Ranulph in fee and inheritance for 13d. a year at the feast of St. Martin. [Ranulph de Glanvill was Justiciar of England 1180-September 1189 (dismissed). He founded, and is buried in Coverham Abbey, North Yorkshire. (W.L. Warren, Henry II, 1973, p.330)]

(BL, Cotton MS Nero D iii, fo 130v)

b) Some time after (a) above, Ranulph de Glanvill confirmed the gift of this house by William de Fyskergate to St. Leonard's Hospital in pure and perpetual alms.

(BL, Cotton MS Nero D iii, fo 130v)

c) Finally Henry II confirmed the gift to St. Peter's Hospital of a stone house, once of Walter son of Daniel, in York.

(BL, Cotton MS Nero D iii, fo 130v)

d) c. 1173 x 1181. Archbishop Roger granted to Robert de Lanum, son and heir of Radulfus, one message of land which was once of Walter son of Daniel of York. It lay between the land of Hugh de Verli and the land which Thomas son of Raghenild held. Robert was to hold the land in free burgage (*in francum burgagium*) of the

archbishop and his successors for 2d. a year 'husgavel'  
and for the same service which Walter was accustomed to  
pay.

(YML, L2/1 pt ii, fo 45r-v;  
BL, Cotton MS Claudius B iii, fo 40;  
EYC, I, p.218)

e) c. 1199 x 4 March 1201. Robert de Lanum sold this  
land to Arundellus for 10 marks of silver which  
Archbishop Roger had given him. The land lay between  
the land once of Hugh Pusath and the cemetery of St.  
Peter, and owed 2d. p.a. husgable to the archbishop.

(YML, L2/1 pt iii, fo 67v; pt iv, fo 8)

f) 31 July 1205. Isoude, widow of Robert de Lanum,  
pledged that she would not move any question, or plea,  
concerning this land. If she did, she would first repay  
the 2 marks which Arundellus had given her to buy out  
any rights Isoude might claim as widow's dower in the  
land.

(YML, L2/1 pt iii, fo 67v; pt iv, fo 8)

g) Probably also in c. 1205 Clibernus, son of William  
Teutonicus, resigned all right he had in this land to  
Arundellus, which indeed Clibernus had sought from  
Arundellus and the dean and chapter by a royal writ  
through the staff and rod (*per fustum et batellum*) in  
the hands of the dean in the chapter of York.

(YML, L2/1 pt iii, fo 42; EYC, 1, p.218.)

h) c. 1205 x 1214. Arundellus sold this land to the dean and chapter for 12 marks, to increase their cemetery. It was described as in (e) above.

(YML, L2/1 pt iii, fo 62; L2/1 pt iv, fo 8)

In the fourteenth century the street frontage between St. Michael's church and the West Gate was developed as shops. Some examples of leases from the registers of the dean and chapter are set out below:

a) The dean and chapter demised one shop in Petergate to Thomas de Bokenham, for one life, for an annual rent of 22s.

Similar writing of Henry de Thorneton re. one shop in Petergate, for 24s. p.a. to the dean and chapter, demised for 20 years.

(YML, M2/2b, fos 53-54)

b) 30 November 1367. The dean and chapter demised at farm for 12 years for 24s. a year, to John Scorthwayt, girdler, and Mathilda his wife, the messuage in Petergate in which they lived. Repairs would be the responsibility of the dean and chapter.

(YML, M2/5, fo 72)

In the early nineteenth century the keeper of the Fabric had seven tenements in this part of the street. It would seem that the annual rents had scarcely risen

in value since the medieval period, although of course by the nineteenth century it was the entry fine which had become the real source of income. The tenements were numbered 87 to 93 in order from the 'deacon's house' within the West Gate to St. Michael's church and the rents were as follows:

87 and 88	18s. per annum
89	4s. " "
90	8s. " "
91	12s. " "
92	5s. " "
93	6s. " "

(B. I. Map 24)

## Tenement 58

This was the site of St. Peter's Prison and the Common Hall of St. Peter. It was probably here that the assize of novel disseisin concerning *Tenement 17* was heard on 30 September 1315 [*Tenement 17* (f)].

## Tenement 59

a) 26 May 1313. The dean and chapter granted the vicars choral an annual rent of 5 marks from the keeper of the Fabric, for the ordination of the obit of Magister Peter de Ros, late precentor, whose executors had given £100 to the Fabric. The rent was to be taken from the church's tenements which lay between the Common Hall of St. Peter (*Tenement 58*) and the houses of the prebend of Fenton (*Tenement 61*), and lay in length from the king's highway (of Petergate) and the lane leading to the houses of the prebend of Fenton (Precentor's Court).

(YML, VC 3/Vo 7)

In the early nineteenth century the Fabric still took the rents from properties here, which were numbered 15-36 and 42-51. The annual rents were as follows:

15 and 51	10s.
16	4s.
17 and 50	4s.
18	8s. 8d.
19 and 24	8s.
25, 26, 23, 21, 31, 49	£1. 0s. 0d.
32	12s.
35	6s. 8d.

36	16s.
42	£1. 4s. 0d.
43, 45, 46, 48	£6. 0s. 0d.

(B. I., Map 24)

## Tenements 60-61

The site of the houses of the prebend of Fenton (*Tenement 61*) is still indicated by the site of modern Fenton House, although the medieval tenement occupied a larger precinct. An early fourteenth century 'crux' hall with a span of at least 20 feet has been discovered on part of this site. (*RCHMY*, 5, p.181, no 320)

In 1365 the house of the sub-dean (*Tenement 60*), to the north-east of Precentor's Court included a chamber supported by buttresses running west to east along the lane, with a stone built brew-house and bakery (*pistrinam*) jutting out 12 feet at the eastern end of the chamber. At the western end of the chamber was a latrine arch (a).

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### Documents

a) 1 January 1365. William de Retford, the sub-dean, brought a plea of retention by force in an assize against Robert de Walkington of the prebendary of Fenton and John de Gisson, chaplain, appealing that they had disseised him of his free tenement in York. This was described as a certain place within the Close of the Minster and within the liberty of St. Peter, which in length from the buttresses of the chamber of the sub-

dean in the north against the doorway of the hall of the prebend of Fenton, up to the stone wall of the brew-house and the bakery of the sub-dean, contained 105 feet (*centena per v<sup>o</sup>* i.e. a short hundred). In width, next to the same bakery and brew-house of the sub-dean, on the east side, it contained 12 feet and, next to the chamber of the sub-dean from the middle latrine arch of the sub-dean to the manse of the prebend of Fenton, it was 5½ feet wide. Although Robert de Walkington denied the charge, the jury decided in favour of the sub-dean and awarded him damages of 40d.

(YML, L2/2a, fo 47)

## Tenement 62

In the survey of the jurisdiction of the dean and chapter of c. 1390 it appears that there was a tenement of St. Leonard's Hospital within their jurisdiction, within Bootham Bar on the north side of Petergate (see above p.177). In the early nineteenth century this tenement was described as a free rent, and lay outside the parish of St. Michael-le-Belfrey. (B.I., Map 24)