

Ryedale Archaeology Services Ltd

**The Old School Site Desktop Study
for
The Chapter of York Minster**

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York Minster
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1. Background

The closure of the Minster School in August 2020 due to the economic effects of the Covid 19 pandemic has opened up new possibilities for the reuse of the school buildings. Most notably the possible conversion of the main school building and its grounds into a cathedral cafe with outside tables and chairs for use in summer months.

This conversion envisages some changes to the boundary wall with its iron railings and gates and also new landscaping to adapt the site to its new purpose. In order to facilitate these potential changes Chapter commissioned this desktop study of the history and archaeology of the site which is a scheduled ancient monument.

The Old School Building

The site is part of the Scheduled Ancient Monument surrounding the minster ref 1017777

The Heritage List holds the Listed building entry for the School building ref 1257229 from which the basic historical information is summarised below.

It was located on part of the old deanery site which was a large area occupied at the north side by the deanery and Warthill House attached to it. It had a large garden on its south side (see details below).

What we have now started to call the 'Old School Building' was built in 1830 and finished in 1833 as a new St Peter's school. In 1844 the school moved out and in 1852 it became the Government School of Design which became the York School of Art which in turn vacated the building in 1890. In 1902 it was bought by the Dean and Chapter and turned into the Minster Song School.

There was some detailed correspondence between the chapter and the church commissioners in January 1902 regarding the source of funding intended to buy the school building. Chapter had to satisfy the commissioners that they could legitimately use fabric fund money for the purchase YMA 02/MY 178-180. The statutory declaration of proof of title is dated 28 May 1902 and the conveyance of the property to the dean and chapter is dated 19 July 1902.

It was designed by C. Watson and J P Pritchett in a neo Gothick Perpendicular style. Pritchett had an extensive practice working for the Dean and Chapter and other clients in York (Broadbent). The building was originally of a single storey throughout and with open decorative trusses standing on carved corbels supporting the roof. It was altered later by the insertion of a first floor and a staircase in two phases to effectively double the original floor area. As we shall see below the design of the school itself echoed either intentionally or by accident the hall and flanking cross wing format of the old deanery north elevation it replaced. The front originally had three open arches fronting a covered passage set between the two projecting cross wings (**Fig 1**). These

arches were later closed up with doors. It was also around the same overall length at the front as the main part of the deanery.

The new building was placed close to the boundary of the old deanery garden with the churchyard of Holy Trinity Goodramgate and the small rearward single storey block seems to have projected slightly into it (**Fig 2**). The line of demarcation between the two seems to have been the parish boundary which was marked by a fence. It is perhaps notable that the building was thus pushed to the very limit it could be away from the minster itself and when the deanery was demolished it opened up a magnificent new vista of the south side of the cathedral (**Fig 3**). Either by accident or design the orientation was that of the Roman fortress; a feature shared with Holy Trinity Goodramgate and the existing building that was later to become part of the Stoneyard on its east side.

It is also perhaps notable that the building also seems to have been strategically placed in the overall urban landscape so that it became a focal point to anyone walking down Minster Yard from the west (**Frontispiece**). Furthermore the choice of Neo-Gothick as the architectural style also seems to have been an attempt to harmonize with the minster and St Michael le Belfry as the two dominant buildings in the landscape.

Some preliminary designs in the archives show that a classical style was envisaged in May 1823 and explored initially but these must have been rejected.

1.3 The Development of 8 and 9 Minster Yard and 48 and 50 Low Petergate

HER Listing ref 535747 States:

Formerly known as The Minster Chamber, Minster Yard. Pair of houses, now part of school. Built in 1837-8, with later alterations and extensions, to designs by J P Pritchett for the Dean and Chapter.

In 1837 after the demolition of the old deanery the Chapter engaged J P Pritchett to build a new Wills Office on the western margin of the site. It was conceived in the same style of Gothick Perpendicular as the school and obviously meant to harmonize with it by forming a similar frontage to the now open space where the deanery had stood.

In the event it was completed as two houses and formed part of a much larger development with two more properties attached at the rear and fronting into Low Petergate as numbers 48 and 50 (**Fig. 4 and 5**).

The elevation drawings and plans for both developments survive in the York Minster Library Archives (RCHME plate 150 and 152). Like the school it seems to have been either by accident or design strategically placed and finished in a similar Neo-Gothick style so that it was a focal point to anyone walking down Minster Yard from the east (now the Queen's path).

1.4 The Creation of Deangate

In 1903 the Chapter allowed what must be regarded as one of the greatest changes in the history of the close with the creation of Deangate. This cut a swathe through buildings and gardens across Minster Yard to a junction with Goodramgate and College Street. Considerable demolition and clearance took place and several medieval half-timbered buildings adjoining the medieval gatehouse into College Street were demolished; the gatehouse escaped a similar fate only through the intervention of Frank Green (Butler 21). The school building and site had been bought the year before in 1902 and the conveyance has a plan attached which shows the layout just before the creation of Deangate (**Fig 6**).

2. Underlying Archaeology: Roman Origins and Anglo-Saxon Cemetery

It is well known that underlying the site is part of the Roman fortress and some of the surrounding street pattern, in particular Petergate perpetuates the alignment of the Roman layout (**Fig 7**). The main Roman basilica or headquarters building partly underlies the crossing and south transept of the minster which cuts across the Roman alignment at around 45 degrees to its plan.

The Roman basilica extended southwards beyond the minster and Derek Phillips investigated part of its site with several deep trenches south of the Zouche Chapel. These reached a depth of over three metres in places and Roman remains might be expected to be encountered below two metres in depth. Phillips targeted two of the main columns of the basilica building when siting his trenches and one can be seen in photographs (Phillips 1984 **Fig 8**). In the area of the Old School site it is likely that the buildings would comprise part of the courtyard loggia of the basilica and the Praetorium or commandant's house (**Fig 7**).

Overlying that is likely, as was shown in the excavations within the minster and can also be seen in Fig 8, to be a deep layer of dark soil build up during the post Roman period. In the Anglo Saxon period a cemetery occupied what is now the south transept of the minster and beyond it into what is now the piazza to the south (Note what appears to be a charnel deposit of long bones in the archaeological section in Fig 8). In turn outside the later minster, burials continued into the medieval period on this side of the building. Critically we do not know the definitive boundaries of either the Anglo Saxon or later cemeteries, and, of course, the development or possibly lack of it during that period of the Roman fortress area. Even the site of the Anglo-Saxon minster remains unknown though currently strongly suspected to be in Dean's Park. It has been suggested in the past that it might be located in the courtyard of the Principia or even across the river in the Roman civil town (Butler 10).

2.1 Underlying Archaeology: The Old Deanery Plan and Location and Demolition

The site of the old school until 1830, and part of what later became Deangate was the minster Deanery and it had been the residence of the deans from the 11th century as far as can be ascertained once archbishop Thomas had established the collegiate

foundation of a dean and chapter in place of the Anglo-Saxon establishment. It is shown as such in the recently published Historic Towns Atlas of York. The construction of a new deanery in Dean's Park north of the minster in the late 1820s sealed the fate of the old building, and demolition apparently began in 1830 with the taking down of part of the back of the building (Guide 92-95 noted on drawing).

This can now be seen as part of a wider policy of demolition that began with the Chapter obtaining private acts of parliament in 1814 and 1825 to compulsorily purchase various buildings within the minster close and demolish them to open up vistas of the cathedral (Harrison 2014). Eventually houses were demolished to create what is now College Green and Duncombe Place. Houses attached to the west front of St Michael le Belfry were demolished in July 1828 (RCHME 162, Butler 11) and the remains of the medieval western close gatehouse and Peter's prison were also demolished.

It was clearly the ambition of dean William Cockburn (1823-1858) to have a new deanery and he notably is said to have greatly exceeded the sum allocated by Chapter towards the cost of its erection. There are certainly a large number of documents and drawings related to the design of the new Gothick-style building in the cathedral archives dating initially from the mid 1820s. The architects were C Watson and J P Pritchett who were subsequently to build the school and several other buildings within the close and notably in the same style of architecture.

The old deanery stood relatively close to the cathedral and had a secondary building, the former prebendal residence of Warhill, attached to its east side which had apparently been annexed to it at some time (Perring 103). It seems that there is no known detailed plan of the building but several basic outlines show its ground footprint overall. These enable its site to be generally plotted on modern maps with some confidence.

One plan in particular dated 1830 shows the outline of the deanery together with that of the proposed new school building (**Fig 2**). The plan has no scale but by measuring the length of the front elevation of the existing building it was then possible to scale the plan. It was then imported into CAD and overlaid on the modern plans from the Historic Towns Atlas. The overall fit is not perfect but within tolerance to give a good idea of the general building location and overall extent.

It can immediately be seen just how close the building was to the cathedral and possibly why the chapter consented to its removal to open up a vista. That would conform, as mentioned above, with the existing policy of removal of buildings close to the cathedral. Here it is perhaps worth mentioning that the lane between the minster and the old deanery range of buildings was once even narrower because there was a wall, shown in several engravings and seen in excavation, screening off the vestries and Zouche chapel that started at the south east corner of the south transept (Harrison 2015). That is clearly why the frontage of the Warhill residence changed angle in its eastern half to maintain the width of the carriageway between it and the cathedral wall.

2.2 The Old Deanery Appearance

The old deanery is shown in several engravings and drawings which give an idea of its overall appearance (**Fig 9, 10, 11, 12, 13, 14 and 15**). It faced into Minster Yard and the front elevation, though largely Georgian in the style of the windows, appears to have consisted originally of a central hall range with a projecting cross wing at each end. That is a typical medieval plan where at one end of the hall was a chamber block and at the other the buttery and pantry with a central passage between them through to the kitchen. As seen in the recent new interpretation of the plan of St William's College.

Notably some engravings/drawings agree quite well with each other but there are earlier versions which show different window arrangements in the central hall range; none of the engravings show Warthill House. The western service wing shown in figures 10,11 and 13 stands relatively close to the frontage, probably on the same alignment as the hall range. It is likely to represent the great kitchen mentioned in the 1650 sale and other indentures. There was a large chimney stack in the middle of the north wall and the roof must have been of near flat pitch, and likely therefore to be lead covered. This substantial range is missing from the 1830 outline plan (**Fig 2**) and may have already been demolished.

The rear of the deanery was similar in appearance with the two cross wings flanking the south range but stopping in line with the rear wall. Part way along was a projecting wing that featured mullioned windows. In this respect the overall fenestration appears to have been inserted Georgian style sash windows with some earlier mullioned windows retained in places. In many respects the building seems to have looked very like parts of Bishopthorpe Palace (Gee) and the King's Manor in overall appearance. Yet the outline plan of the building (**Fig 16**) indicates that it had expanded towards the rear frontage from a much narrower original structure. This, and the nature of the roofs shown in both front and rear elevations suggests that there was a central courtyard around 11m square. That would make sense of the plan and how the various ranges of the building worked though no courtyard is shown on any of the maps or outline plans.

3. Documentary Sources

In 1538 the Council of the North reported to the king's minister Thomas Cromwell that *'The council since it was erected had always, when in York, stayed at the dean's house, where there is no garden or open air for them.'* What followed gives the context for the statement and was a blatant attempt to use it as an excuse to sequester the site of the Black Friars house lately suppressed called Toftis in the city for a new permanent venue for meetings of the council (L&P Henry VIII 1538, XIII (2), 297 number 768). This attempt failed and makes one wonder at the accuracy of the statement about the deanery having no garden available for the council to use. In the event the Council was eventually established at the King's Manor in the former lodging of the abbot of St Mary's abbey.

The will of Richard Layton dean of York who died in 1544 mentions some rooms but these are likely only those with objects that could be valued (Cross 57-64). Layton had been one of the king's commissioners for the Valor Ecclesiasticus in the 1530s

and went on to act for the Court of Augmentations in the closure of many of the monasteries. He held numerous benefices and the deanery which he obtained in 1539 was probably a reward from Thomas Cromwell, in his capacity of Vicar General, for Layton's faithful service to the king.

The rooms include:

The Parlura	Parlour
The Promptuarium	Storeroom
The Camera Principalis	Principal chamber
The Camera Secundaria	Second chamber
The Spynnynhaus	Spinning house
The Quoquina	Kitchen
The Pandox(at)orium	Brewhouse
The Granarium	Granary
The Lignarium	Firewood Store
The Stabulum	Stables

Most notably the account of the Firewood Store mentioned sea coal which must have been brought in by ship, probably from Northumberland or Newcastle. As an account it is of course interested only in the rooms which held things belonging to the dean and which could be valued as part of his personal estate. Other rooms may well have existed and lacking such personal items were simply ignored.

By the 17th century this relatively modest account of rooms would be insufficient for the building shown in the plan and engravings. It had surely grown with time most likely in the later 16th century and the first half of seventeenth century. Engravings and drawings also suggest that the original rooms such as the great hall in the centre had been converted into two storeys from being a single entity open to the main roof.

3.1 Previous Commentaries on the Deanery

Stefania Perring in her account of the deanery mentions various rooms and their dimensions derived from a 1650 survey made when the deanery was sold by the Commonwealth (Perring 104-106 and **appendix 2**) and also numerous indentures or leases of rooms, tenements and gardens/waste ground of 17th century date.

Presumably her overall reconstruction of the outline plan of the deanery was based upon her interpretation of this documentary evidence but as will be seen by comparing **Fig 16** with **Fig 17** it differs considerably from the outline plan made in 1830; one can only conclude that she never saw this plan. Similarly the reconstructed outline plan in the Historic Towns Atlas bears no resemblance to the 1830 plan. That by George Benson (**Fig 18**) is the closest to **Fig 2** and may be based upon it and another partial plan in the Borthwick Institute collection which was illustrated by Perring (**Fig 19**). A plan in the minster archaeological archive shows another modern plotted outline plan with the names of tenants pencilled in (**Fig 20**). This seems to be derived from a currently missing plan of 1812 relating to the act of parliament to purchase and demolish buildings in the close.

Ron Butler in his account of the precinct (Butler 14) says of the deanery *'It then consisted of a hall, kitchen and wainscotted parlour, the chapel, a long gallery, a*

great chamber, two cellars and so on, in all 50 rooms.' He goes on to mention the service rooms near the gate being let off and one called the pastry rented by Dorothy Taylor a widow. There was also a turf house for storing peat and a slaughter house.

It is clear that Perring and Butler based their comments upon the 1650 deed of sale in the archives YMA S3/5b mentioned above. The deed does mention something in the order of fifty rooms overall. Fortunately Peter Young transcribed the text in 2005 and we are thankful to him for making it available for study. In all we have checked this document against the original and also John Phillips transcribed the relevant sections of a number of the indenture leases mentioned by Perring. They confirm some of this information and the house did indeed have around 50 rooms

3.2 The 1650 Deed of Sale of the Deanery YMA 02/MY/29

The relevant section dealing with the deanery buildings is reproduced below and the full text as Appendix 1. Note that the original text runs without breaks for paragraphs etc and these have been introduced where a new description begins marked by a word with a capital initial letter. Breaking the text up in this way shows that it describes discrete sections of the building in turn.

Commonly Called the Deanes house scituate lyeinge and beinge in the Close of the Minster with~in the City of Yorke Consistinge of a Hall a kitchen and fower Lowe Roomes thereunto adjoyninge and fower Chambers <— o[...]⁶> ouer the sayd Roomes one <— larl> large lowe Roome now or late in the tenure or occupation of Mistris [m. 7r] Dorothy Taylor and one Chamber ouer the sayd Roome one Parlour Wainscotted and three Roomes thereunto adjoyninge

One Roome Commonly Called the Chappell and three other Roomes thereunto adjoyninge with <— a[...]⁷> an Entrye leadeinge into the sayd Roomes and into the yard

One little Tylinge or Out~shutt now or late in the tenure or occupation of Peter Hall

One great Cellar and a little Cellar with a Passage thereunto and a little Buttery adjoyninge to the same and two little lowe Roomes sometimes vsed [m. 8r] for Clarkes offices haueinge two Doores openinge into the Minster Yard

Fower little lowe Roomes now or late in the tenure or occupation of Richard Champley and certaine Chambers ouer all the sayd lowe Roomes (That is to say) one great Chamber Wainscotted and two little Chambers <— Wa> thereunto adjoyninge and one Garrett ouer the sayd Chambers Two other Chambers at the East end of the

sayd Great Chamber with a Passage vp to the Leades two Chambers next to the Leades and two [m. 9r] Garretts ouer the sayd Chambers

One long <— Garrett / Gallery> Wainscotted with a Chamber on the North~side and a Passage goeing downe into the <— sayd> Garden and a long Chamber leadeinge from thence South~ward and fower other Chambers and a Clossett

⁵ *There are only three minims as opposed to the usual four between the first e and the c, which have been taken to represent the two ns (appurten 'nces) in all other occurrences of this word.*

⁶ *A couple of strokes, illegible.* ⁷ *Three or four strokes.*

9

One Garrett Chamber and the Porters Lodge Consistinge of one lowe Roome and <— a / one> Chamber ouer the same with a little parcell of · G · ⁸ Ground lyeinge on the North | side thereof

One other parcell of Ground lyeinge neere or leadeinge out of the Minster yard into the [m. 10r] great Cellar and one Court yard adjoyninge to the Backpart of the sayd great Cellar

One little Garden now or late in the tenure or occupation of Alexander Morley lyeinge on the East side of the Hall with one little <— Hall / Yard> leadeinge to the Backside of the kitchen one Clossett ouer the Doore and a large Passage into the street Comonly Called Peter~gate and certaine other necessary Roomes belonginge to the sayd Messuage or Tenement together with three Gardens or parcells of Ground two whereof [m. 11r] now are or late were in the tenure or occupation of M<— aster / istris> Corney and the other now or late in the tenure or occupation of Master Farrar and two yards or Backsides as they are now Devided

Which sayd Yards Gardens <— Back~sides> parcells of Ground and Backsides are lyeinge and beinge betwixt the yard Backsides Fences and Buildings parcell of the Deanary now vsed with certaine houses now or late belonginge to the sayd late Deane in Peter~gate on the South side and soe alonge on the [m. 12r] Backe of the stables and Buildings now or late in the tenure or occupation of the sayd Mistris Corney vp to the Church yard wall of Trinity Church South and from thence <— ab> alonge by <— from thence> the Fence of the Garden now or late in the tenure or

*occupation of the sayd Mistris Corney by her lately Fenced with <— · fower · 9>
Furr deales vnto a Dead Fence which is betwixt the [β]/late\ [α]Deanes Yard and the
Ground belonginge to <— their> the late Prebend of Strensall along by that dead
Fence to a Brick~wall belonginge [m. 13r] to these House now or late in the tenure
or occupation of the sayd Peter Hall on the North*

3.3 Observations on the Deed of Sale and Other Indentures and Leases

Of particular note is the mention of several cellars as these are likely to have survived the demolition of the building and may have been simply filled in with demolition debris.

The description of the boundary with the houses in Petergate mentions backyards to them, fences etc but notably no wall until that of Holy Trinity Goodramgate churchyard beyond which there was a fence with the eastern boundary with the prebendal property of Strensall. Beyond that to the north was the property let to Peter Hall which from other leases is known to have been part of Warhill House on the east side of the deanery and which seemingly had a brick wall.

Perring also mentions 'the Deanery great wall' (Perring 103) and a licence to crenelate granted to the Dean in 1302. She goes on to explain that either only part of this was ever built or had largely disappeared by the late 17th century and that by then most of the boundaries of the deanery were marked by fences. The front of the house had a crenelated wall extending to the west (**Fig 10 and 11**).

Butler mentions the dean was allowed in 1327 to enclose a lane below the deanery kitchen because 'Evil-doers who had entered the city of York for the purposes of committing crime at night had been wont to frequently hold meetings and gatherings in the said path from which frequent murders and fires had often happened' (Butler 14).

This lane seems likely to have been the medieval passageway mentioned above that went alongside the deanery on the west side, turned at ninety degrees westward and opened into Low Petergate that was also mentioned by Perring (104-5). She suggested that the entrance from Minster Yard being via the arch shown in an engraving in the crenelated wall on the west side of the deanery (Fig 12). Yet as figures 10 and 11 show there were two gateways in the crenelated wall and the western one most likely served the passageway. This exited onto Petergate and formed a south gatehouse from the deanery garden. The passageway remained it seems into the eighteenth century when the Chapter built number 52 known as The Adams House in 1772 (RCHM 187). Today it retains the outline of a wide brick carriage arch which has been blocked up and a doorway of Georgian character inserted into it (**Fig 21**).

In the 17th century various leases of tenements and their back gardens mention this gatehouse and the rooms over it and the adjoining tenements. At one point it being let

to one John Pepper who had the lease of the adjoining tenement as well. His predecessors being Margaret Britton and Robert Barehead before her.

As Perring pointed out the path was perpetuated after the demolition of the deanery and the construction of numbers 8 and 9 Minster Gates in 1837 by the path which now runs along their frontage. Eventually the through route was clearly discontinued and blocked up because there was no longer a deanery and it was therefore redundant.

Throughout the occupation of this extensive plot of land by the medieval and later deanery it seems likely that the land to the south of the buildings adjoining the churchyard wall of Holy Trinity Goodramgate was simply a garden. Various leases for parts of the Warthill House property and grounds appear to partially relate to this area which the 1650 deed of sale shows was also occupied by the stables which were aligned alongside the backyards of the Petergate tenements.

Mention of other features such as a turves store for peat and what must have been latrines suggests a more utilitarian usage of at least some of the area.

This is not to say that the area in question will be largely devoid of the remains of any structures or archaeological features. Medieval sites are often riddled with rubbish pits and other deposits. Away from the more utilitarian service areas medieval and later gardens often had very formal and highly developed layouts perhaps exemplified by the late medieval garden discovered some years ago at Haverfordwest Priory by CADW and seen at the time of excavation by the writer. That featured formal paths laid out to a rectangular plan with raised beds that had low stone wall edgings. One principal bed had a raised rectangular central feature. And of course later post reformation gardens became more complex with time with formal beds, paths, hedges and parterres.

Given the subsequent history of the site and the amount of modern hard surfacing it seems likely that any substantial traces of garden structures might have already been largely removed.

4. Excavations in the General Area of the Old Deanery

Following the conclusions of excavations inside the minster in 1972 Derek Phillips conducted another series of exploratory deep trenches outside the minster on the north and south sides. Trenches XJ, XK, and XL were dug on the south side in the area immediately south of the vestries and the Zouche Chapel. Surface stripping of topsoil revealed a series of brick and stone built drains and also some foundations that were likely of medieval date. One stone-lined and capped drain included reused material from the choir of archbishop Roger (1154-81) suggesting a post 1400 date for its construction. Substantial stone foundations were discovered relatively near the ground surface in trench XJ and are likely to have been part of the old prebendal property of Warthill attached to the deanery. (Phillips and Heywood 30 Plate 2). They have never been studied or reported in detail.

The remains filled a lot of trench XJ and it was this factor which led to its abandonment; effectively it was impossible to dig down to the Roman levels as intended because the remains could not be removed. The walls included a square-

planned stone lined and flagged pit described as a tank but more likely it was a garderobe or latrine tower attached to the medieval building with a rake hole in one side for cleaning it out. No detailed plan of the remains seems to have been made or at least cannot now be traced in the archaeological archive. Only an initial plan which shows the walls emerging has been found and this also shows another just sub surface foundation that was most likely from the former railings that once enclosed the minster. This was superimposed on the old deanery plan to put the garderobe pit in context (**Fig 22**). **Photographs** show the evidence quite clearly and that it was relatively close to the surface (**Figs 23 and 24**)

Plotting the position of trench XJ on a map and overlaying the one drawing we have of its contents plus photographs allows the position of the remains to be located (**Fig 22**). They appear to have been largely central to the outline of the prebendal Warhill House. Another plan of the area suggests that the building may have had a slightly different plan and that the frontage of the eastern section stepped back substantially from the western section (**Fig 19**).

The square latrine pit appears to have been attached on its north side to a wall running east-west on the general axis of the building which is of course near the Roman alignment. That may have been the front wall of the building at some time. Given the overall outline plan (**Fig 2**) it may be that the house expanded northwards and the garderobe was subsumed within it. It might also have been demolished in the process.

In 1999 a watching brief by York Archaeological Trust listed on the Archaeology Data Service website in Grey Literature as 'Minster Yard Cabling', monitored trenches cut for data cables between various buildings including the school. This cut through evidence for the walls and archaeology of the old deanery (Interim 2000, 17-22). The article from Interim now posted on the YAT website gives the text of an article describing the deanery and what evidence was found during the watching brief.

The actual report itself details the route of the cable trenches and what was found in each location (YAT 1999 Report number 9). The cable route (**Fig 22 shown as a red line**) shows how it crossed Deangate and through the site of the deanery buildings. For this study the relevant sections can be seen where the cable line passes through the school site and especially the old deanery.

In the plan presented in the report (**Fig 25**) the outline of the deanery and other buildings was taken from George Benson's reconstructed plan of the precinct. The details given of what was observed could be plotted out in more detail on plan if required for planning purposes.

The route of the cable trench can be seen in the location of the covers of two junction boxes on either side of Deangate and in the tarmac of the school yard (**Fig 26 and 27**).

5. The Air Raid Shelter

It is known that an air raid shelter was constructed just pre-war 1938-9 for the staff and children of the school. A reference to a plan and elevation drawings consisting of three items exists in the York Minster Archives (Ref Y/MY 1449/1-3) but

unfortunately the items cannot be traced as they are missing from the box within which they should be stored. The entry mentions a dug out and air raid shelter so it seems that it was an underground or partially underground built structure. Note that shelters could be partly sunk into the ground and turfed over for splinter protection. It is thought that the site of the shelter was in the location of the raised area which currently features climbing frames (**Fig 29**) (Information from the late Richard Shepherd to Alex McCallion).

It is a great pity that the drawings cannot be located as they would have possibly given the whole design and location of the shelter and enabled a better understanding of its effect on the archaeology which was no doubt damaged at the time.

6. Conclusion

The external appearance of the school building has hardly changed since it was first built (**Figs 1 and 30**) though the interior has been substantially altered.

The accumulated evidence enables us to conclude that the main part of the site was for many centuries a garden to the old deanery. The footprint of that building partially lies within the curtilage of the site towards the north west and has considerable potential for archaeological remains of the structure and its floors and cellars to have survived (**Figs 2 and 22**). It was of considerable size and probably contained substantial medieval walls which had been refenestrated and updated with new windows. It is of great significance as a major medieval and later building of quality which has been demolished.

Where Deangate was driven through it there is less chance of remains surviving. To the north the 1972 excavation showed the potential for substantial medieval remains from the deanery and Warthill House to survive relatively close to the surface. The discovery of the garderobe pit shows remains of good ashlar built stone walls standing five courses high.

Within the curtilage of the school the 1999 cable trench though relatively shallow cut through demolition deposits and other traces of substantial walls.

At greater depth below the medieval remains will lie the buildings of the Roman fortress which are likely to have survived substantially in plan though robbed for stone and other materials by later occupants of the area. Survival of remains within the excavations conducted by Phillips was generally good.

The possible extent of intermediate Anglo-Saxon remains are questionable and a considerable amount of the area appears to have been a cemetery.

None of the proposed works are likely to encroach upon the Roman or Anglo-Saxon remains.

Appendix 1

Peter Young's transcript of the 1650 deed of sale of the deanery

AN EDITION OF A COPY OF THE BARGAIN AND SALE OF THE DEAN'S HOUSE, YORK BY THE PARLIAMENTARY TRUSTEES TO SIR WILLIAM ALLENSON, 28 MAY 1650 (YORK MINSTER ARCHIVES, ARCHIVES OF THE CHAPTER OF YORK, O2/MY/29)

PETER YOUNG JANUARY 2005

Note on the Draft

It is intended that further work will be undertaken in relation to the context, physical form, palaeography and content of the document here edited. The present draft has the following limitations:

- • No attempt has been made to establish the original context of the document and its subsequent history, and it follows that no attempt has been made to collate the document with the original deed or other copies that may be extant. The date 28 May 1650 is the date of the bargain and sale, and no attempt has been made to ascertain the date of the copy here edited.
- • As far as physical description is concerned, only information relevant to understanding the position of the text on the sheets of the document has been included in the Introduction.
- • As explained in the Introduction, only a cursory attempt has been made to distinguish between the different hands of the document, and no description of them is included.
- • The editor has not commented on the content of the document.

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Introduction

Brief Description of the Document

The document here edited is an undated copy of the bargain and sale of the dean's house, York by the Parliamentary Trustees to Sir William Allenson, 28 May 1650. It is among property records relating to Minster Yard that form part of the Archives of the Chapter of York at York Minster (York Minster Archives, Archives of the Chapter of York, O2/MY/29). It takes the form of a portrait-format paper file of twenty sheets, fastened at the top and folded in half across its width so that the dorso of the final sheet (m. 20d) is on the outside. The text of the document is written across the width of the rectos of the first nineteen sheets. M. 20r is entirely blank. M. 20d contains various other text, written mainly across the width of each of the two panels formed by the fold. The number "44" (presumably an earlier reference code) is written along the length of the upper panel of m. 20d, and the signature of one "Thomas Feare" is written diagonally on the lower panel.

Editorial Method

Unless stated otherwise below, it may be taken that R. F. Hunnisett's editorial guidelines¹ have been followed.

¹ R. F. Hunnisett, *Editing Records for Publication*, Archives and the User, vol. 4 (London: British Records Association, 1977).

Extension of Abbreviated Words

Abbreviations are extended silently in the text, and a list of those that appear follows below.

Where abbreviated words are not spelt out in full anywhere in the document, they have been extended according to modern spelling. However, “ordina’nces,” “appurten’ces” and “incumbra’nces” have been extended as “ordinaunces,” “appurtenaunces” and “incumbraunces” to be consistent with the spellings “graunted,” “graunt” and “demaunds” elsewhere in the document (mm. 6r, 18r and 19r). Marks of uncertain meaning are represented by apostrophes.

Abbreviations Extended Silently in the Text (supplied letters in brackets)

(And) *for an ampersand* Appurten(au)nces Com(missione)rs Computat(i)on Considerat(i)on Contracto(r)s

Esq(uires)
(Et)c *for an ampersand* + “c” Execut(i)on
Instruct(i)ons

Ment(i)oned M(istris) Occupat(i)on Ordina(u)nces Ou(r)
P(ar)cell Parliam(en)t Parli(amentary) P(ar)te Paym(en)ts P(er)son P(er)sons

Predecesso(r)s P(re)misses P(re)sent P(re)sents Reuert(i)on Reuert(i)ons Si(r)

Taylo(r) Tenem(en)t Tho(mas) Twenti(e)th

2

Letters of the Alphabet

Letters have been treated as conservatively as possible. The use of *u* and *v* is retained,² and the th-*y* is rendered *y*.³ However, the letters *I* and *J* are used according to the modern pronunciation of the words in which they appear, with *I* for vowels and *J* for consonants. The double *ff* form of capital *F* is rendered *F*.

Punctuation and Capital Letters

The use of punctuation is retained. A long line running from an item in one column to a related item in the next is represented by a single en-dash.⁴ An elongated slash at the end of a line is represented by a comma.

The use of capital letters is also retained.⁵ However, there is only one word- initial form of the letter *k/K* and, therefore, modern convention in the use of upper and lower case forms of this letter has been imposed.

Word Division

Word division is retained where it is clear.⁶ Where it is not clear whether one compound word or two separate words was intended, the symbol ~ is placed in between (e.g. “sub~Deans”).

² See P. D. A. Harvey, *Editing Historical Records* (London: British Library, 2001), 45-6. ³ See *Ibid.*, 46.

⁴ See *Ibid.*, 64.

⁵ *Ibid.*, 44-5.

⁶ See *Ibid.*, 44.

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The symbol / is used to indicate a line break separating a portion of text which could be read either as one compound word or two separate words.⁷

Underscoring

Text underscored with a broken line in the document is underscored with an unbroken line in the edition, and text underscored with an unbroken line in the document is underscored twice in the edition.

Corrections

The following conventions have been adapted from the Corpus of Medieval British Library Catalogues.⁸

Additions between the lines are placed in \/, and additions on the line between / \.

<— day of> indicates that the text following the dash is struck through (“day of” in this example). <— [...]> indicates that the text struck through is illegible. In such cases, suggested readings are given in notes.

<— Garrett / Gallery> indicates that the text following the slash is written above the text struck through.

<a + A>nd indicates that text has been changed by writing directly on top of it. In this example, lower case *a* has been changed to upper case *A* in the word *and*.

⁷ See Mary-Jo Kline and Editing Association for Documentary, *A Guide to Documentary Editing*, 2nd ed. (London: Johns Hopkins University Press, 1998), 151.

⁸ See R. Sharpe and others, eds., *English Benedictine Libraries: The Shorter Catalogues*, Corpus of British Medieval Library Catalogues, vol. 4 (London: British Library in association with the British Academy, 1996), xiv-xv.

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Indication of Hands

A cursory attempt has been made to distinguish between the hands of the document. Potentially-different hands are indicated by Greek letters in square brackets placed at the relevant points in the text.⁹

In summary, it may be said that the bargain and sale was copied mainly by α and proofread by β , who made some corrections and filled in some gaps left by α . One of β 's corrections was about the money involved in the bargain and sale (m. 5r), and he seems also to have been responsible for the note about this on the lower panel of m. 20d. A further four hands (γ - ζ) may have been at work on m. 20d, labeling the document with a title (γ and ϵ), perhaps a reference code (δ) and writing a signature (ζ).

Supplied Textual Matter

Supplied textual matter, ellipses indicating illegible text,¹⁰ and editorial comment are placed in square brackets.

Portions of Text Requiring Other Editorial Treatment

Portions of text requiring editorial treatment not catered for by the preceding conventions are demarcated by half square brackets and explanations are given in notes.

⁹ This system has also been adapted from the Corpus of Medieval British Library Catalogues. (See “Corrections,” above.)

¹⁰ See Harvey, 68.

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Note on the Names “Bonell” and “Corney”

The reader should be aware that no attempt has been made to identify the correct forms of the surnames “Bonell” and “Corney,” which appear in the text, and which could also be read “Bouell” and “Coruey.”

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Text

York Minster Archives,
Archives of the Chapter of York, O2/MY/29, m. 1r

[α]This Indenture made the Eight and <— day of> Twentieth day of May \In/ the yeare of our Lord god accordinge to the Computation of the Church of England one Thousand six hundred and fifty Betweene Sir John Wollaston knight Robert Titchborne Thomas Noell Marke Hildesley <— W> Stephen Estwicke William Hobson Thomas Arnold Owen Roe George Langham John Stone John White William Wyberd Daniell Taylor William Rolfe and Rowland Wilson Esquires <— [...] ¹> beinge by two seuerall Acts of this present Parliament the one Intituled an Act of the Comons [m. 2r] of England in Parliament assembled for the abolishinge of Deanes Deanes and Chapters Cannons Prebends and other offices and Tytles of or belonginge to any Cathedrall or Collegiate Church or Chappell within England and Wales And the other Intituled an Act with further Instructions to the Trustees Contractors Treasurers Register for the sale of the Lands and possessions of the late Deanes sub~Deanes Deanes and Chapters etc And for the better and more speedy Execution of the former Acts Ordinaunces and Instructions made Concerninge the same Persons [m. 3r] trusted for the [Conveyinge] ² of such of the Lands and possessions of the sayd late Deanes Deanes and Chapters Cannons Prebends and other Persons named in the sayd Acts As by the same Acts respectiuey are vested and settled in the sayd Trustees and their Heires in such~sort as in the sayd Acts respectiuey is mentioned of the one

¹ A couple of strokes, possibly *n* or part of *m*.

² Possibly *Conueyinge*, but see *Convey* on m. 19r, below.

parte And Sir William Allenson of the Citty of Yorke knight [<— of > ³] of the other parte Witnesseth that the sayd Sir John Wollaston Robert Titchborne Thomas Noell Marke Hildesley Stephen Estwicke William Hobson Thomas Arnold Owen Roe [m. 4r] George Langham John Stone John White William Wyberd Daniell Taylor William Rolfe and Rowland Wilson in obedience to the sayd Acts respectiuey and by vertue thereof and in Execution of

the powers and trusts thereby respectiuey Comitted to them <a + A>nd at the desire and by ye Warrant of Robert Fenwicke' Roger <— Parker> Smith John Blackwell <— William> William Parker and Edward Cressett Esquires Who together with others named in the sayd Act herein before first mentioned or any fiue or more of them are by the sayd Acts or one of them Authorized to Treat Contract and agree [m. 5r] for the sale of the sayd Lands and possessions in such sort as in the sayd Acts respectiuey is mentioned And in Consideration of the sume of six hundred <— and eight> \and [\beta]seaven/ [\alpha]pounds and [\u + [\beta]ft>[\alpha]e[\beta]/ene\]⁴ [\alpha]shillings of lawfull Money of England which the sayd [\beta]/Thomas Noell and Stephen Estwicke\ [\alpha]two of the Treasurers in that behalfe appoynted by the sayd first mentioned Act haue by Writeinge vnder their Hands beareinge date the [\beta]/Two and twentieth\ [\alpha]day of [\beta]/this present month of May\ [\alpha]now produced by the sayd Sir William Allenson and remayninge with him certified to <— haue beene by him> bee payd and satisfied \by him/ in such sort as by the [m. 6r] sayd Writeinge appeares Haue Graunted aliened bargained and sold and by these presents doe Graunt alien bargaine and sell vnto the sayd Sir William Allenson his Heires and assignees All that Capitall Messuage or Tenement with the

³ Written above *of*, following. It was probably written first, above the line by mistake. ⁴ I.e. α 's fiue altered to *fifteene* by β writing *ft* over *u* and adding *ene* at the end.

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[appurtenaunces]⁵ Commonly Called the Deanes house scituate lyeinge and beinge in the Close of the Minster with~in the City of Yorke Consistinge of a Hall a kitchen and fower Lowe Roomes thereunto adjoyninge and fower Chambers <— o[...]⁶> ouer the sayd Roomes one <— larl> large lowe Roome now or late in the tenure or occupation of Mistris [m. 7r] Dorothy Taylor and one Chamber ouer the sayd Roome one Parlour Wainscotted and three Roomes thereunto adjoyninge One Roome Commonly Called the Chappell and three other Roomes thereunto adjoyninge with <— a[...]⁷> an Entrye leadeinge into the sayd Roomes and into the yard One little Tylinge or Out~shutt now or late in the tenure or occupation of Peter Hall One great Cellar and a little Cellar with a Passage thereunto and a little Buttery adjoyninge to the same and two little lowe Roomes sometimes vsed [m. 8r] for Clarkes offices haueinge two Doores openinge into the Minster Yard Fower little lowe Roomes now or late in the tenure or occupation of Richard Champley and certaine Chambers ouer all the sayd lowe Roomes (That is to say) one great Chamber Wainscotted and two little Chambers <— Wa> thereunto adjoyninge and one Garrett ouer the sayd Chambers Two other Chambers at the East end of the sayd Great Chamber with a Passage vp to the Leades two Chambers next to the Leades and two [m. 9r] Garretts ouer the sayd Chambers One long <— Garrett / Gallery> Wainscotted with a Chamber on the North~side and a Passage goeinge downe into the <— sayd> Garden and a long Chamber leadeinge from thence South~ward and fower other Chambers and a Clossett One Garrett Chamber and the Porters Lodge Consistinge of one lowe

⁵ There are only three minims as opposed to the usual four between the first *e* and the *c*, which have been taken to represent the two *ns* (*appurten'nces*) in all other occurrences of this word.

⁶ A couple of strokes, illegible. ⁷ Three or four strokes.

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Roome and <— a / one> Chamber ouer the same with a little parcell of [G]⁸ Ground lyeinge on the North | side thereof One other parcell of Ground lyeinge neere or leadeinge out of the Minster yard into the [m. 10r] great Cellar and one Court yard adjoyninge to the Backpart of the sayd great Cellar One little Garden now or late in the tenure or occupation of Alexander Morley lyeinge on the East side of the Hall with one little <— Hall / Yard> leadeinge to the Backside of the kitchen one Clossett ouer the Doore and a large Passage into the street Comonly Called Peter~gate and certaine other necessary Roomes belonginge to the sayd Messuage or Tenement together with three Gardens or parcells of Ground two whereof [m. 11r] now are or late were in the tenure or occupation of M<— aster / istris> Corney and the other now or late in the tenure or occupation of Master Farrar and two yards or Backsides as they are now Devided Which sayd Yards Gardens <— Back~sides> parcells of Ground

and Backsides are lyeinge and beinge betwixt the yard Backsides Fences and Buildings parcell of the Deanary now vsed with certaine houses now or late belonginge to the sayd late Deane in Peter-gate on the South side and soe alonge on the [m. 12r] Backe of the stables and Buildings now or late in the tenure or occupation of the sayd Mistris Corney vp to the Church yard wall of Trinity Church South and from thence <— ab> alonge by <— from thence> the Fence of the Garden now or late in the tenure or occupation of the sayd Mistris Corney by her lately Fenced with <— [fower]⁹> Furr deales vnto a Dead Fence which is betwixt the [β]/late\ [α]Deanes Yard and the Ground belonginge to <— their> the late Prebend of Strensall alonge by that dead Fence to a Brick~wall belonginge [m. 13r] to these House now or late in the tenure or occupation of the sayd Peter Hall on the North And all other Houses

⁸ Smudged.

⁹ Possibly *fewer*.

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Edifices Buildings Roomes Barnes Stables Orchards Gardens Yards Court~yards Backsides <— and> Curtilages Wayes Passages Lights Easements Waters Water~Courses Liberties Priuiledges Immunities Proffitts Commodites Advantges and appurtenaunces whatsoever to the sayd Capitall <— Messug> Messuage or Tenement and premisses aboute | mentioned and to euery or any of them belonginge or <— [...] ¹⁰> in [m. 14r] any wise apperteyninge or accepted reputed taken or knowne to be parte parcell or Member thereof and which the late Deane of the \late/ Cathedrall and Metropolitall Church of St Peter in Yorke or any his Predecessors in Right of the late Deanary of Yorke or any other person or persons Clayminge by from or vnder him them or any of them his their or any of their estates at any time with~in the space of tenn yeares next before the begininge of this present Parliament or sit~hence had held vsed occupied [m. 15r] or enjoyed or ought to haue had held Vsed occupied or enjoyed in Right of the sayd Capitall Messuage or Tenements and premisses and euery or any of them Whichsayd Capitall Messuage and premisses are mentioned in the Particular thereof to haue beene late parcell of the possessions of the late Deane of the sayd late Cathedrall and Metropolitall Church <— in> of St Peter in Yorke and to be of the present yearely value of fiue and Twenty pounds And alsoe all that Messuage or Tenement with the <— appu ¹¹> appurtenaunces now or [m. 16r] late in the tenure or occupation of Samuell Todd his assignee or assignees scituate lyeinge and beinge in Peter Gate in the \sayd/ Citty of <— Yorke> Yorke Consistinge of a shopp a kitchen two Chambers and two Garretts And all wayes Passages Lights Easements Water~Courses Proffitts Commodities Advantages <— ap> and appurtenaunces whatsoever to the sayd Messuage or Tenement belonginge or in any

¹⁰ Three or four strokes, possibly an abortive *in*. ¹¹ Incomplete.

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wise <— apperteyni> apperteyninge Which sayd premisses last mentioned are in the sayd <— P> [m. 17r] Particular mentioned to haue beene late parcell of the possessions of the <— sayd> late Deanes of the sayd late Cathedrall and Metropolitall Church of St Peter in Yorke and to haue beene by Indenture beareinge date the sixteenth day of October which was in the yeare of our Lord God one Thousand six hundred and Thirty Demised by the late Deane of the late Cathedrall Church aforesayd vnto Marke Bonell for the terme of forty yeares vnder the yearely Rent of eleauen shillings and eight pence and to [m. 18r] be vpon improouement of the yearely Value of fower pounds eighteene shillings and fower pence ouer and aboute the sayd yearely Rent reserued And the Reuertion and Reuertions Remainder and Remainders of <— the sayd Capitall all and S>ingular the sayd Messuages or Tenements and premisses and of euery parte and parcell thereof To haue and to hold the sayd Messuages or Tenements and all and singular other the premisses hereby graunted aliened bargained or sold or herein before mentioned to be hereby graunted aliened bargained [m. 19r] or sold with their and euery of their appurtenaunces vnto the sayd Sir William Allenson his Heires and assignees for euer To the onely Vse and behoofe of the sayd Sir William Allenson his Heires and assignees for euer As Amply As the sayd Trustees or any of them by the sayd Acts or eyther of them are enabled to Convey the same Discharged of all Demaunds Payments and Incumbrances As Amply As by the sayd Acts or eyther of them it is enacted or prouided in that behalfe In Witness,

Row' Jewkes
Nic' Martyn,
[m. 20d, upper panel. γ]Sale of the Deanry To Sir William Alanson By the Parliamentary
Commissioners

12

[δ]44¹²

[lower panel. ε][...]emts¹³ in Yorke to Sir William Allenson 28 May 1650 [Cert]¹⁴ York
[β] The purchas money in [the~p't'¹⁵ - 608:li 5d

In the acquittance - 607: 15: [ζ][Thomas Feare]¹⁶

¹² Written along the length of the panel, c. 2 cm. below.

¹³ Text missing due to tear at edge of sheet. Possibly *tenements*. ¹⁴ Uncertain reading.

¹⁵ Possibly *the pretio* (price, value).

¹⁶ Written diagonally, c. 7 cm. below.

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Appendix 2

Stefania Perring's analysis of the deanery plan

It was composed of a main residential house with a hall range running from north-east to south west. A cross wing was located to the south-west and two were to the north-east. These latter wings were probably standing on the land of the prebend of Langtoft, acquired to expand the Deanery at the end of the twelfth century. In 1661 a ground floor room in the most external wing was described as being in the old building; this probably meant that this wing had retained its medieval appearance. The 1650 inventory annexed to the deed shows that the Deanery had been redeveloped at some point during the late sixteenth and early seventeenth century. The hall was in the central range facing the Minster. This had a medieval chimney protruding from the façade towards the Minster Yard. To the west of this there was the Porter's lodge consisting of a ground floor room and a chamber on the upper floor with a small parcel of ground to the north. In the south-west cross wing of the central hall there were four ground floor rooms and four chambers on the upper floor along with the great kitchen. Adjoining to the east end of the of kitchen there was a room measuring four yards square, which in 1635 was converted into a new pastry. Two new ovens and a chimney were built and the room was to be fitted with all the necessary implements for making bread and baking.

On the north-east side of the hall, in the cross wings, there were a wainscotted parlour and three chambers. A chapel and three other chambers may have been in the innermost cross wing. A cross passage gave access from the yard. Four chambers were located on the ground floor of the outer wing. One of these was rented as a tailor shop in the first half of the seventeenth century and was said to be located in the yard of the Deanery in the "old building" of that house and adjoining Warthill house. On the upper floor above these rooms, there was a great chamber wainscotted and two smaller chambers. One of these was called the "Duke's chamber" and was right above the tailor's shop.²³⁴ These two chambers may have overlooked the Minster Yard and had garrets above them.

Two further chambers were to the east end of the great chamber on the outer wing of the house. From the great chamber a passage with stairs gave access to the leads or roof top. It is possible that the Deanery roof was covered in lead as this may have been the case for other high status and public buildings within the Close such as the cathedral and Peter Prison; alternatively the leads may have been in reference to walkways at the base of the gables. Two chambers were located next to the leads. These had further garret chambers above them.

A wainscotted long gallery was probably located above the hall range. A chamber to the north, on the inner cross wing, provided a suite to the great chamber. The gallery would have had a southern prospect towards the gardens and stairs led directly from the gallery to the gardens. A long chamber extended from the gallery southward. This would have been on the wing above the chapel. Four other chambers and a closet completed this range of rooms. On the upper floor there was a garret chamber. One great cellar, a smaller cellar and a little buttery with a passage between them were

probably located in the undercroft of the north-eastern cross wings. The great cellar also had access to the Minster Yard from a parcel of land next to that of the Porter lodge. On the back of the great cellar there was a backyard. This suggests that the great cellar may have been under the outer cross wing.

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Purchase of the School July 1902 YMA 02/MY178-180

Sale of the Deanery 1650 ref O2/MY/29

YMA S3/5b Indentures of letting and other grants 17thC

YMA Add MSS 91 Hornby Scrapbook

Y/MY 594 & 597 Pritchett plans of Petergate houses built 1837-8

Y/MY 575 Plan of York Minster precinct as they were in the early 19th century before the building of Deangate

Y/MY 737/1 Minster Yard plan of C.1830 showing area before Watson and Pritchett interventions.

YDP 1001 Precinct plan showing plan of new and old deanery c.1830

YM 37 Oversize Prints Collection, Large engraving by Kip and Francis Place showing the minster and St Martin le Belfry from the west with the deanery in the distant background.

O2/MY178-180, Purchase of School in July 1902

Not Found:-

Y/MY 1449/1-3 Plan and elevation of a dug out and air raid shelter built in the school grounds for the Choirboys and work staff c.1938-39



Above Fig 2: Plan of the school site in 1830 showing the proposed new building in pink and the outline of the old deanery and Warthill House in brown at the top.



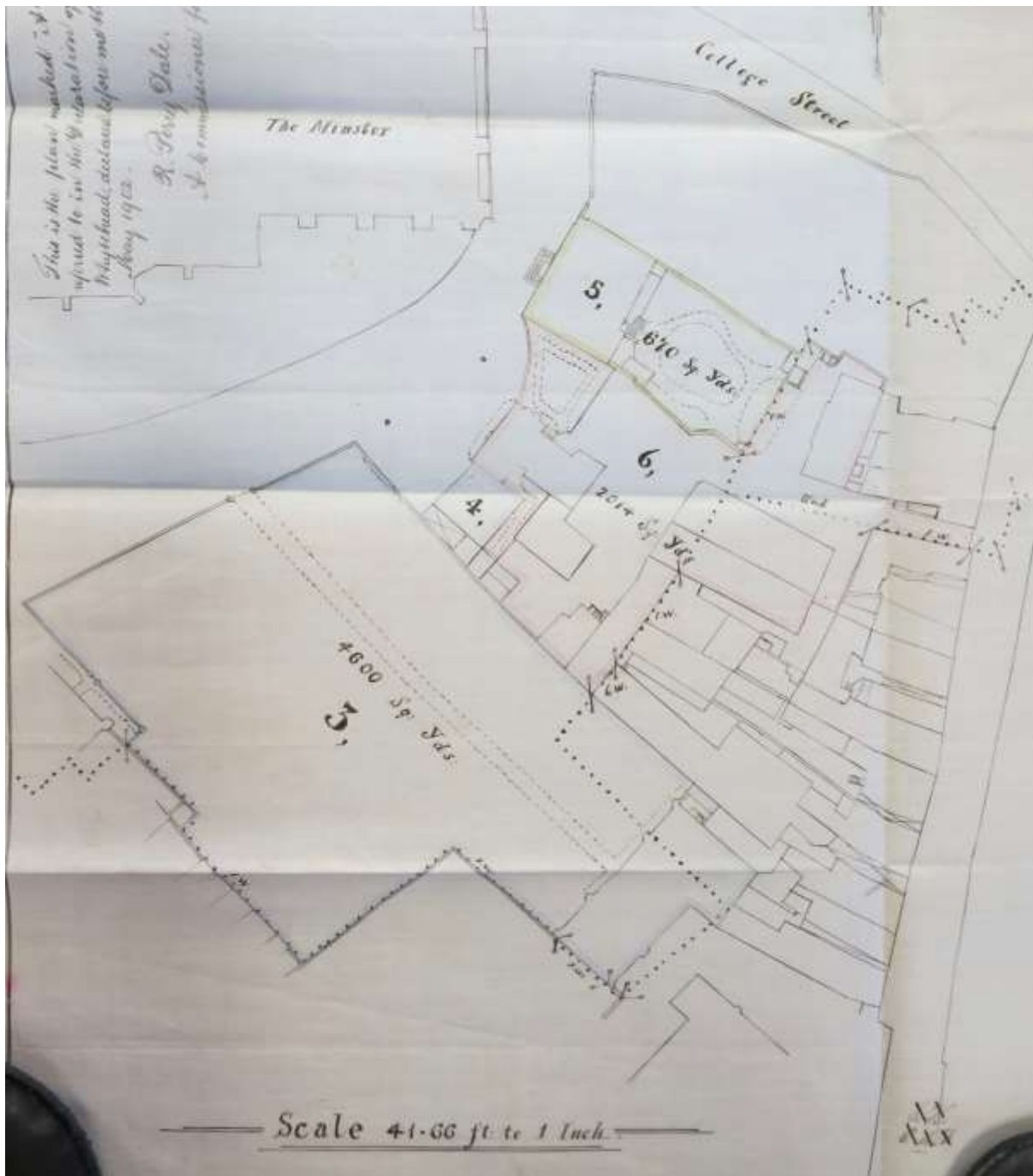
Above Fig 3: The wide vista of the minster opened up to view by the demolition of the old deanery and Warthill House in 1830



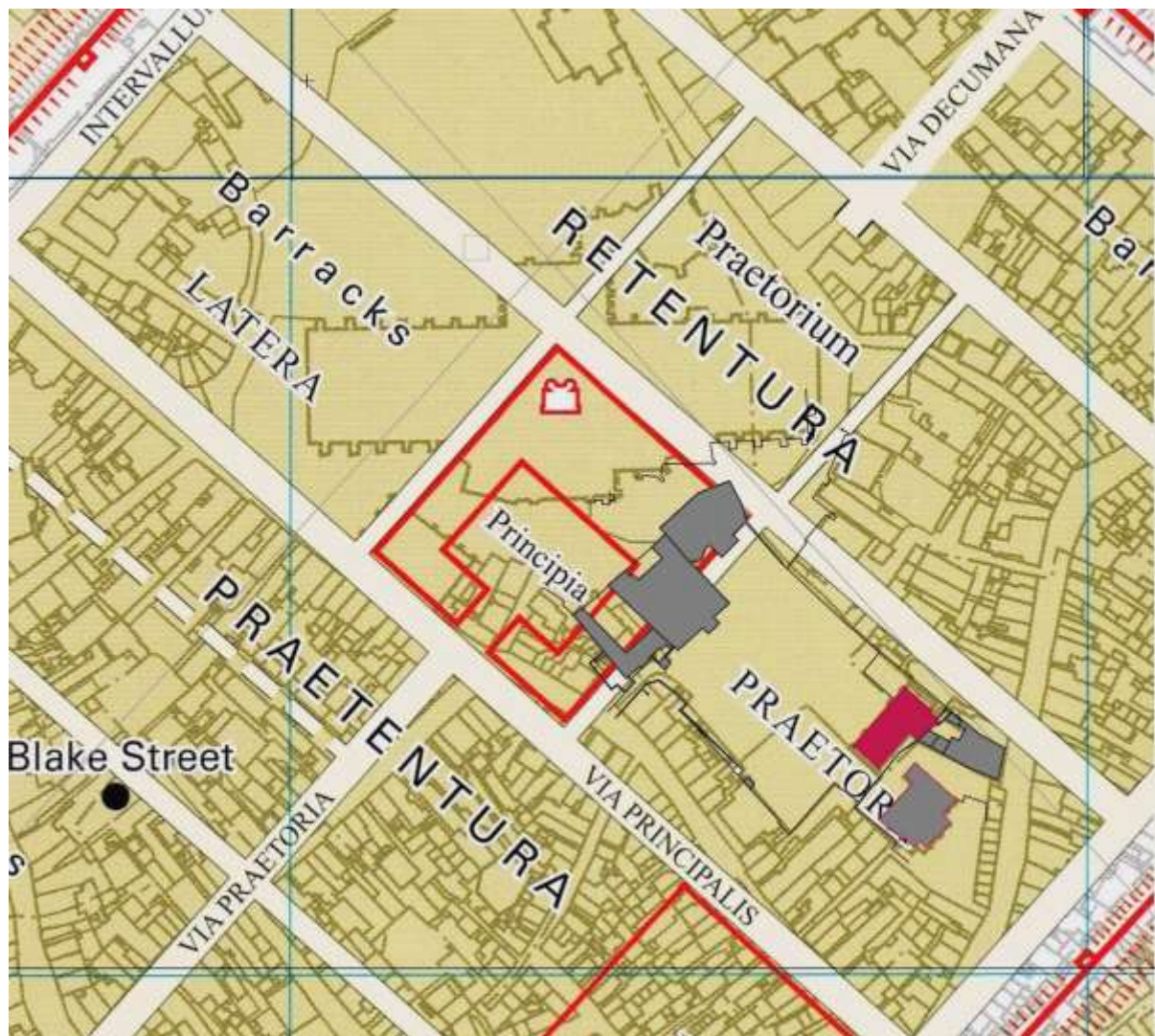
Above Fig 4: 8-9 Minster Yard constructed on part of the old deanery site in 1837 in the same architectural style as the school by Watson and Pritchett



Above Fig 5: The plan by Watson and Pritchett for the redevelopment of 8-9 Minster Yard and 48 and 50 Low Petergate. On the right is the passageway through number 52 built in 1772 now blocked which replaced the medieval rear gate house to the old deanery



Above Fig 6: Plan showing boundaries of the site and its extent for the purchase of the school in 1902. Note this was the year before the creation of Deangate



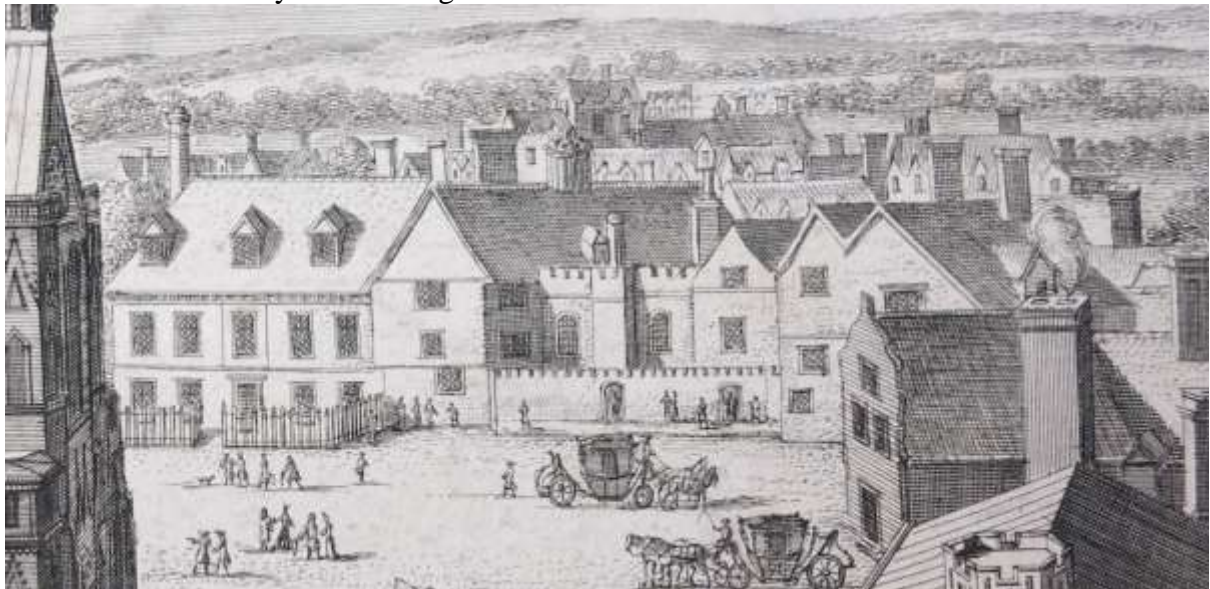
Above Fig 7: The plan of the school in red and the old deanery and Warthill House in grey superimposed upon the plan of Roman York



Above Fig 8: The 1972 excavations directed by Derek Phillips reached a considerable depth. Note the large column base from the Roman principia building which appears to be around 3m below present ground level. Note also the charnel deposit of long bones in the vertical section on the right



Above Fig 9: Kip's engraving of the minster c.1720 and St Michele le Belfry from the west shows the old deanery in the background



Above Fig 10: Detail enlargement from Kip's engraving showing virtually the whole frontage of the old deanery. Possibly Warhill House on the left is shown as a large Georgian style property of five bays with sash windows and dormers in the roof. Curiously the east cross wing which should appear on the left is omitted. The details of the hall, apart from the large central chimney stack, agree with those shown on the next figure



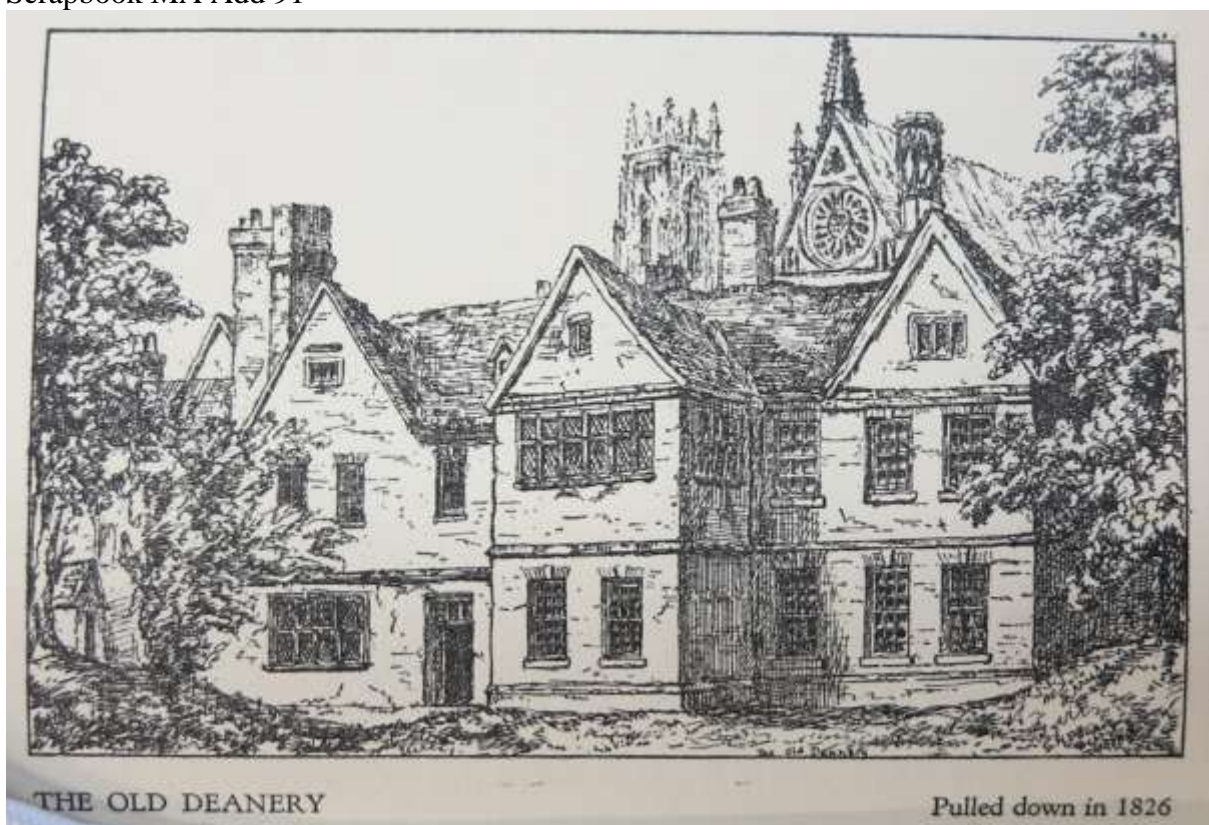
Above Fig 11: The old deanery north elevation which perhaps shows Warthill House on the east (left) side. It is the only drawing so far located which shows the full extent westwards of the crenelated wall fronting part of the deanery and its doorways clearly. The details of the central hall section agree with those shown on the previous figure, but there is no central chimney stack. YMA Hornby Scrapbook MA Add 91



Above Fig 12: Another view of the old deanery from the north showing the hall and flanking projecting cross wings with a mixture of mullioned and sash windows. The crenelated wall has been replaced by railings in part. At right the south west range can be seen behind the tree and on the right the west range returning northwards. YMA Hornby Scrapbook MA Add 91



Above Fig 13: Anonymous drawing showing the old deanery from the west which shows the whole of the north frontage. Warthill House is presumably at the left side. YMA Hornby Scrapbook MA Add 91



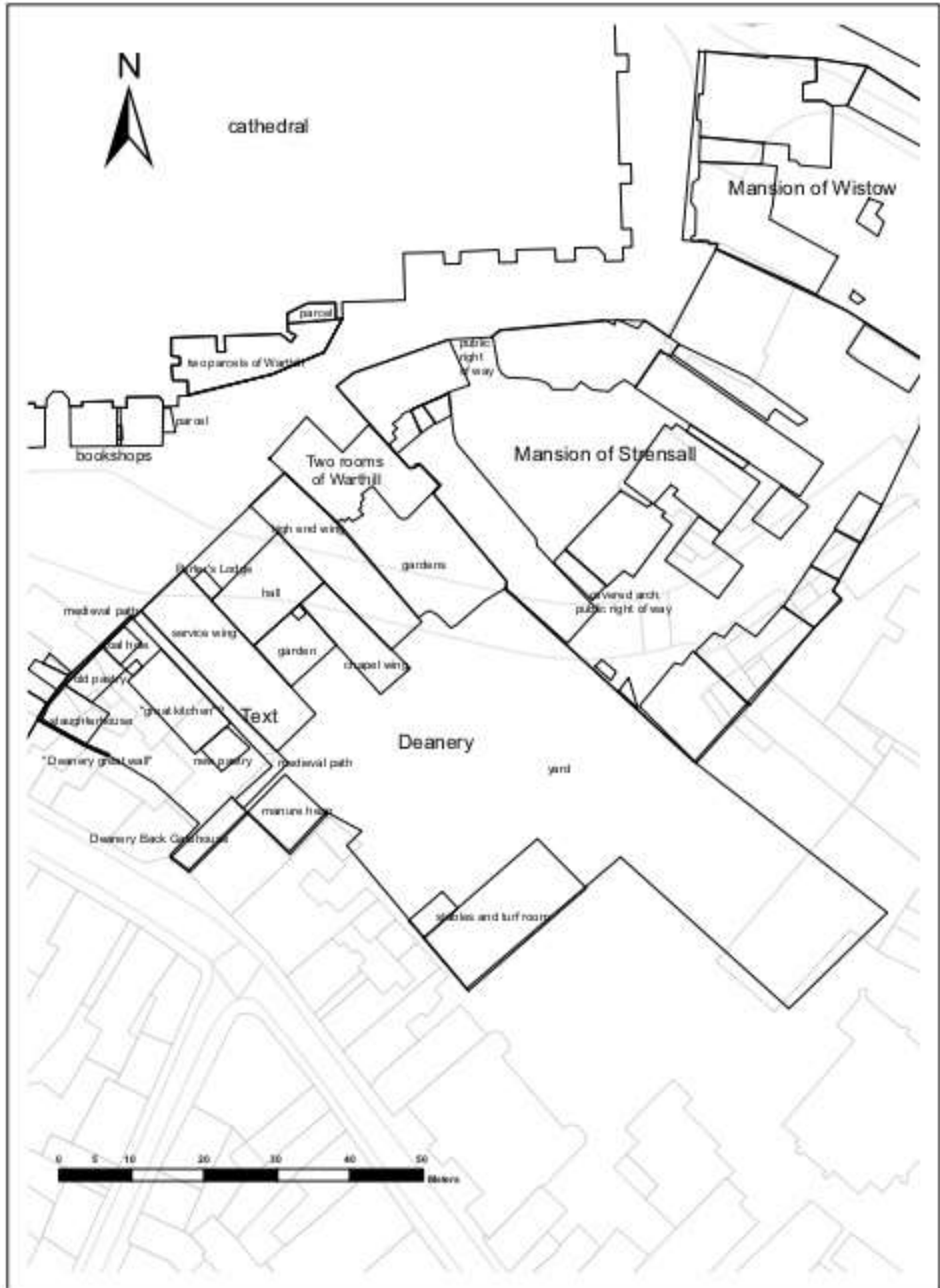
Above Fig 14: Drawing of the south elevation of the old deanery showing a mixture of mullioned and sash windows. Note the caption 'Pulled down in 1826' is incorrect as other sources suggest demolition began at the back in 1830 FOYM (1934) 26



Above Fig. 15: Clearly an engraving by the same artist W Monkhouse as Fig 11 of the north frontage this view shows the south elevation of the old deanery and is similar to Fig 13. It clearly shows the quality and sheer size of the building. Here it should be borne in mind that the south west service wing and west wing extended to the west (left) and are not shown



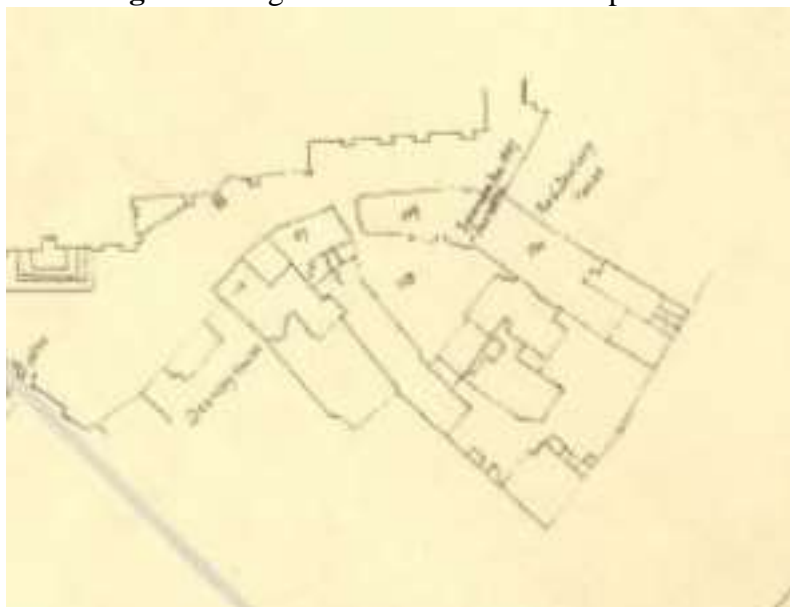
Above Fig 16: The outline plan of the old deanery and Warthill House superimposed on the pre 1902 plan. The school is shown in red



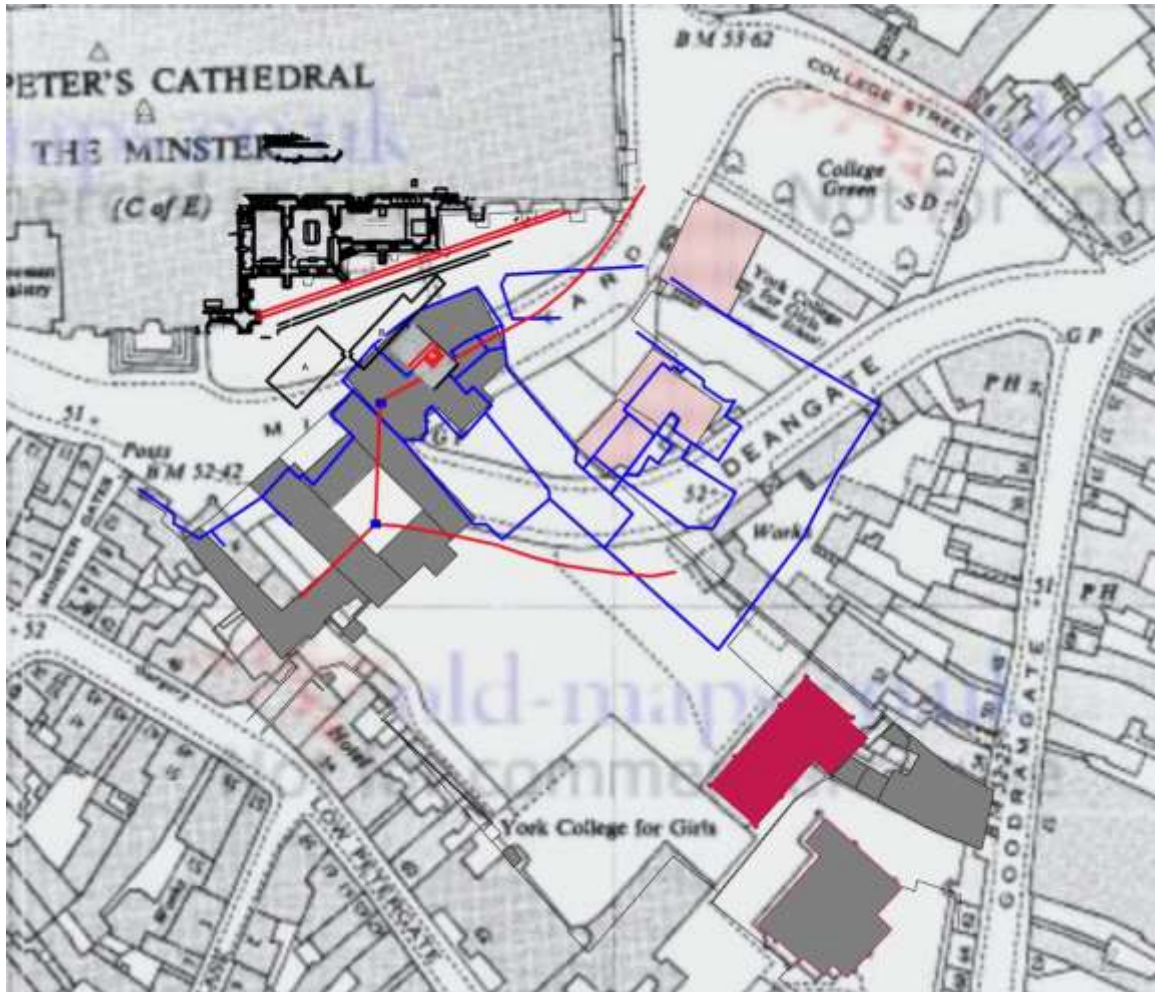
Above Fig 17: Stefania Perring's reconstructed plan of the deanery and Warthill House



Above Fig 18: George Benson's reconstructed plan of the old deanery and Warthill House



Above Fig 19: Part of a plan in the Borthwick institute and illustrated by Stefania Perring showing the old deanery in part and Warthill House



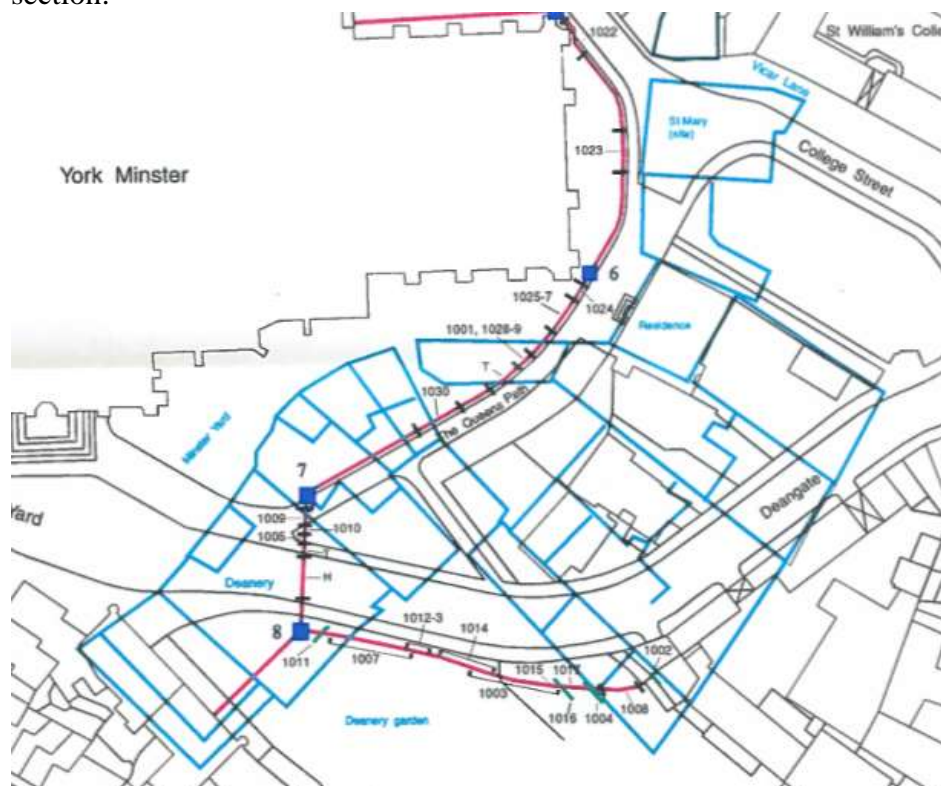
Above Fig 22: Trench XJ shown in relationship to the old deanery outline plan and Warthill House. The garderobe pit is shown in red within the trench. The red line and blue squares represent the 1999 cable trench



Above Fig 23: The 1972 trench XJ south of the minster exposed substantial stone walls



Above Fig 24: Trench XJ close up of stone built pit here interpreted as a garderobe shaft. It is located on the middle of the outline plan of Warthill House. The row of stakeholes along the frontage may be for scaffolding and the front wall has been largely robbed west of the pit. What looks like a wall abutting the middle of the right hand wall of the pit is a control soil section.



Above Fig 25: 1999 data cable trench superimposed over reconstructed plan by Benson of the deanery and Warthill House. YAT report



Above Fig 26: John Phillips standing on a cable junction cover in the school yard viewed from the opposite cable cover. The cable runs in a straight line from the camera viewpoint to his position



Above Fig 27: Lee Godfrey standing on a cable junction cover in the minster yard viewed from the opposite cable cover. in the school yard. The cable runs in a straight line from the camera viewpoint to his position



Above Fig 28: Cable trench route shown in tarmac in school yard



Above Fig 29: Alleged location of former air raid shelter beneath school climbing frames.



Above Fig 30 The school building as it appears today largely unchanged since it was first built