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## **Catalogue of the Durham City Deeds**

**Date range of material: 1624-1913**

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October 2022

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## Preface

### Creation of catalogue

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## Introduction

*Collection title:* Durham City Deeds

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*Dates of creation:* 1624-1913

*Extent:* 4 metres

*Repository:* Durham University Library, Archives and Special Collections

*Creator:* deeds relating to properties in Durham City.

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## Contents

The main areas concerned in these deeds are the Durham City streets of Framwellgate and Milburngate (where the house numbers ran in one sequence, not two, up the west side of the street to about no. 63 and down the east to no. 137), Sadler Street alias Fleshergate, Hallgarth Street and Church Street. There are a few items for New Elvet, Allergate, Crossgate (including Grape Lane), Sutton Street, Waddington Street and Flass Street. At the end are a few miscellaneous items. Occasionally property outside Durham City is mentioned in these deeds.

The bundles of deeds contain the following items, leases, releases, mortgages, conveyances, alienation licences, assignments, articles of agreement, dower arrangements, wills, birth and death certificates, land tax papers, insurance certificates and fines. Documents of special interest apart from these which one would expect, have been mentioned specially, such as papers regarding bankruptcy (of Edward and Merrington Moore and Mrs. Hebdon), papers from court cases (Durham Chancery), personal correspondence and unproved wills used as evidence of ownership.

The deeds vary greatly in the amount of detail they give about the properties concerned. Often articles of agreement give a better contemporary description of a property than the deed, where formal descriptions lingered long after change. In general freehold property is more fully described than leasehold, with names of past owners, occupiers and neighbours. Perhaps the Dean and Chapter leaseholds were so briefly described because it was known that, if doubt arose, the chapter agents could produce other evidence from the Chapter estate papers, whereas freehold conveyances usually had to contain, alone, all information likely to be of legal importance. This variation in information given is reflected in the length of description given here. It is seldom that rebuilding is mentioned in deeds. Where it is, this is mentioned in the description. Some sets of deeds concern just one property, with a vague and changeless description, bought and sold simply, through an almost unbroken series of deeds. Most bundles are however, much more complicated. They illustrate sub-division, physical and financial, brief inclusion or full amalgamation with other property, trust, dower and mortgage arrangements, complicated by gaps in the series of deeds. They are rich in illustration of patterns of family inheritance.

Property deeds were drawn up to exemplify and safeguard the legal and financial rights of the parties to the deeds. The only people mentioned in this list whose exact status in relation to these properties can be reliably established by these deeds, are those people who were parties to them. The exact tenurial status of neighbours, previous "owners" occupiers, lessees or even tenants or subtenants is not to be deduced from these deeds without some trepidation. Their association with each property is merely to add to the description of the property, not to describe their legal rights. This is evident from the carelessness with which names of earlier occupants become garbled or left blank in later transactions. "Occupier" is an untrustworthy word. It should not normally be taken to mean any more than someone having some sort of interest in the property. Comparison with commercial directories of

various types soon shows that people named "occupier" in deeds were not necessarily those whom a caller might find there. Indeed many of the deeds add the caveat "or their assigns" after the various "owners or occupiers" they quote. The further addition of the words "now or late" further undermines any reliance as to date, which might be put on these earlier occupations. "Occupier" and "occupant" are used interchangeably. In circumstances where a lease, release and mortgage took place within a few days, it is very unlikely that house removals were really synchronised to match the legal to the actual occupational situation. However, even vague information can be useful, used in conjunction with other sources. The directions given for neighbouring properties and boundaries are approximate. The nearest cardinal compass point was used for convenience, as is realised by looking at plans of Durham where no streets run exactly from east to west or north to south. Where a map or plan of a property appears on a deed, this rarity is mentioned in the description. Common rights are not always specified in these deeds, being taken for granted among the appurtenances of the properties. In general it can be assumed that the burgages in Durham City had common rights before the enclosure of the moors appropriate to their location, but did not retain their allotment on commutation unless this was specified in post-enclosure deeds. Crossgate Moor was divided in 1770, Elvet in 1773, Framwellgate in 1809 and Gilesgate in 1817.

Only some of the properties concerned in these documents were specified as burgages. The rest were variously described as messuages, tenements, dwelling houses, brewhouses, workshops, outbuildings, etc., showing how the mediaeval city burgages had been subdivided from their original various dimensions. A burgage in Crossgate township (St. Catherine's House) measured 11 x 7 yards while another in Framwellgate (no. 56) measured 8 x 51 yards. Obviously the lie of the land and nearby watercourses and the identity of the landlord made a difference. Crossgate had belonged to Durham Priory, Framwellgate to the Bishop.

Other illustrations of the subdivision of older boundaries can be found. Some rooms in Sadler Street, which were described as "parcel of" one burgage, were located over a ground floor which was "parcel of" a different burgage. The difficult access to some premises in Milburngate, through other premises, showed how plots well behind the street line, once the gardens of the first houses and shops, had been built over and how access to them could be a passage through private property, not a public way. This privacy of access ways is further illustrated in Fleshergate where the right of entry and the actual soil walked on, belonged to adjoining houses. This meant that perhaps it could have been closed up by the owners of these two houses, even though the public might use it as a way through to Paradise Lane.

Lists of simultaneous occupiers give a guide to the development of multiple tenancies and physical subdivision of earlier, one-family residences. Division of rights did not necessarily mean physical subdivision. Most often it meant division of rent. One Fleshergate deed concerned rights to four-sixths of half share of one house of office, i.e. water closet. Did this confer eight hours of use in each twenty-four?

The in-filling of areas close to the City centre is illustrated by references to open spaces at the foot of gardens, areas such as Windy Hills, Tenter Hills, Holl or Howl Croft, Dog Close, the Rack of Mutton close etc. One is reminded that for generations no North Road ran between the backs of houses on Crossgate and those on Framwellgate.

A change of street name from Fleshergate to Sadler Street certainly seems to have reflected a decline in the concentration of the butchery business in one area. Framwellgate emerges here (as in the Probate records) as an area rich in tanneries. Other areas were more residential. The building over of the areas of east Hallgarth Street and Waddington Street are illustrated together with the location of mills and water supplies. Taken together this is

a rich collection illustrating many facets of city life mainly in the eighteenth and nineteenth centuries.

### Accession details

These deeds were deposited with a consignment of Durham City Records in Durham University Library, Palace Green, in or about 1940, during the war when staffing there was at a low level. After some years the Department of Palaeography and Diplomatic was set up in the Prior's Kitchen and the City Archives were transferred thither. These deeds were sent after them in 1964, when it was realised that the two lots had been deposited together. They were once thought to be part of the Durham City records now at the CRO.

### Arrangement

The present arrangement and numbering of the documents records the bundles in which the documents were received (the bundle number is first part of the document number). The old brown paper labels on the bundles did not always describe the contents of the bundles as found in 1978, as some disturbance had occurred since the first wrapping of them. Where deeds were accompanied by old labels, these have been left with them, although some of these labels have obviously strayed. The street numbers assigned to the properties are to be found only on the labels, or endorsed later on the deeds, not written in the deeds unless this is specified in the description. As the reasons for such assignment are not known, they are open to suspicion, as in the case of the property marked as being nos. 12 and 13 Framwellgate, which numbers were on the west side in the last years of the street, yet, more reliably within the documents, the property is described as being on the east side. Perhaps this is evidence for re-numbering. More likely is a mistake perhaps for 112. Again there are two items marked "75" Framwellgate, apparently dealing with different properties. In retrospect there may be other less obvious cases of wrong numbers. The contents of the bundles have not been altered unless stated. They have been put into chronological, or other appropriate order within the bundle and each bundle and item given a number (excluding old labels.) Undated items have been left in the order where found and given an item number accordingly. Some items were already marked with numbers of earlier, since-disrupted series. The properties have been described briefly as to what they comprised. Those names of people given as previous owners, occupiers and tenants have been listed, earliest first, as have those who lived in the neighbouring properties. The dates given in the lists of neighbours are those on which the neighbours were mentioned in a deed, not necessarily when they moved in or out.

The descriptions conclude with a list of those who were parties to the surviving deeds, beginning with the earliest and continuing in chronological order of first appearance as party to a deed. Some people were party, as mortgagees etc., to many deeds concerning the same property. The deeds have not been listed individually. As many personal names as possible have been included in these descriptions.

As one house numbering system prevailed in Framwellgate with Milburngate, the deeds for these streets have been arranged to follow it as far as possible. The series of house numbers commenced where Milburngate began near Framwellgate Bridge end, it continued up the west side of the street and down the east ending back at the bridge end on the opposite side of the road. The O.S. plans of Durham City, c.1860, at a scale of 10ft. to the mile, illustrate these properties on sheets 27.1.8 and 27.1.13. Although these deeds have been arranged as far as possible to follow the numbering system, sketchy descriptions have necessitated guess work and searchers should read the list right through, lest they miss a property wrongly placed. Not all the deeds are in complete series. The gaps can

sometimes be filled by reference to an abstract of title among them, or to a rehearsal in one deed of earlier transactions concerning the same property. Sometimes the deeds of the next door property (or even the one across the street) will supply a useful list of neighbouring occupiers. On other occasions the missing links may be preserved in another manuscript collection completely. Sometimes it is not certain that early and late deeds with a gap of a few generations, but found in one bundle, relate to the same property. Lists of previous occupants can fail to link up, although they may not be chronologically inconsistent. Property descriptions can be sadly vague. Where a series of transactions is broken, the only link may be that the documents were found together, which is why the contents of the bundles have been little altered. Where a bundle contains deeds relating to several separate properties, later in one ownership, the deeds have been subdivided in the bundle for easier consultation.

#### Form of citation

The form of citation should be GB-0033-DCY, or the collection title Durham City Deeds, and the *reference number*.

To order items in the searchroom, use the collection reference code(s), derived by removing the repository code (GB-0033-), followed by the reference number. Citing the section of the finding aid is useful.

#### Related material (internal)

University of Durham Records  
Surveyor's Deposit.

Towers Papers  
Deeds

#### Related material (elsewhere)

Deeds of 32 Silver Street

Belonging to owners of the property but lent in 1983, whence this summary

These deeds span 1651-1844, but rehearsals of earlier deeds and later endorsements cover the period 1540-1864. Three deeds concern another property in Silver Street separately in 1751 and 1801 but jointly with number 32 in 1823.

Number 32 Silver Street (alias Smith Street) Durham City once formed part of the endowment of the chantry of St James and St Andrew on [Elvet] Bridge. Such endowments became Crown property when the chantries were dissolved and this so remained until 11 May 1608, when James I granted it to Francis Phillips and Robert Moore, both gentlemen of London, to be held for 6s. 9d. p.a. as of the Manor of Greenwich. On 28 June 1608 these two sold it to George Ward and William Court, again both gentlemen of London. They sold it to John Rangell and his son George, gentlemen of Durham, on 22 March 1609, who soon passed it on to Christopher Armstron cordiner, of Durham. In 1636 Christopher's grandson conveyed the property to trustees. Thereafter there is a gap. In 1651 the property belonged to William Bell, cordiner, who sold it on 7 June to William Dunn also a Durham Cordiner, for £80. The rent was then 7s. and the tenants were two widows, Isabel Peart and Anne Browne. On the east of the property lay Robert Joplin's burgage, to the west was Walker Street and south, Silver Street. Dunn's son John, a grocer, sold it in 1679 to Arthur Walton, another cordiner for £160. By then Robert Joplin had been followed by Simon Hutchinson. The following year Walton mortgaged the property to William Wilkinson of Crossgate, mercer, and this deed of 1680 mentions that Sir John Duck's house now occupied the land



to the north. Walton and his wife Elizabeth became further indebted to Wilkinson and in 1712 the Waltons surrendered the property. Wilkinson's will, 1717, left Walton's house to his wife and one of his sons, Richard, although Thomas Wilkinson, probably the other son named in the will, apparently obtained it and in 1789 he sold it to George Clark, glazier of Durham. Clark's will of 1820 left the property to trustees, the survivor of whom was William Rippon, brandy merchant, of Silver Street. He and members of the Clark family mortgaged it to Henry Smales of Durham City, gentleman, in 1823, with the house next door. John McKnight has followed Duck on the north side. The Clark's became further indebted and they, Smales and others concerned sold number 32 to George Cummings, publican of Silver Street, Durham in 1843. In 1844 Cummings mortgaged it to Abraham Story. Twenty years later he paid off the debt to Story's son, Abraham the younger.

The house next door consisted in 1751 of three rooms, a stable, cellar and shop. On the north was Thomas Bainbridge's property, to the south Mrs Wilkinson's house, to the west Back Lane and to the east Silver Street. In 1751 the mortgagee, Abraham Stout, butcher of Silver Street, joined with the executors of the late owner, Richard Summers in selling the property to Henry Walton of Sherburn, gentleman. His nephew and heir, Emanuel Walton of Newhouse sold the property in 1801 to George Clark of Silver Street, plumber and glazier, who had already followed Mrs Wilkinson in number 32. In 1823 Clark's trustee Rippon mortgaged both properties to Smales but they were separated again in 1843 when Cummings bought the old chantry property.

## Allergate

DCY.1/1-19 1715-1804

23-25 Allergate, alias Alvergate, alias Allertongate, sometimes Crossgate. [St. Catherine's House].

These properties figure in these deeds as two blocks, acquired separately by Hugh Hall in 1753-4. The two blocks were said to adjoin each other but this is not obvious from the neighbours given.

19 items.

DCY.1/1-5

A messuage or burgage with appurtenances including common pasture, in Allergate, 11 yards long and 7 yards broad. In 1754 the tenant was William Surtees (lot 1).

Neighbours:

West, 1740 and 1754 John Readshaw,  
East, 1740 and 1754 Stephen Thompson,  
North and South, not given [It would be the open ground of Tenter Hills and Allergate Street].

Main parties:

William and Mary Purvis née Smart,  
John and Mary Ridley,  
Hugh Hall.

DCY.1/6-15

In 1715 this was described as a freehold barn or house with stackyard and garth behind, in Allertongate alias Alvergate. By 1753 the barn had been rebuilt as a dwelling house and was occupied by William Walker. To it had been added a brewhouse or kitchen, built on part of some land acquired from William Preston, the neighbour on the east. (On the other part of the Preston plot had been built another brewhouse, occupied in 1753 by Ralph Holmes). In 1715 the articles of agreement showed that the Dean and Chapter leasehold property adjoining was then held with the barn and was conveyed at about the same time, although the respective owners or occupiers diverged thereafter (lot 2). These deeds include the will and codicil of John Hall of Aldin Grange dated 1781.

Neighbours:

North, Tenter Hills [North Road did not then exist],  
South, Crossgate or Allergate Street,  
West, tenements of John Reah and John Rennison,  
East, Durham Dean and Chapter property once held by Elizabeth Beckwith and occupied at various times by Alice Wilson, Mary Wilkinson, Stephen and Frances Church and also a dwellinghouse of William Preston.

Main parties:

Elizabeth Beckwith,  
John and Elizabeth Willcocks  
Thomas Taylerson,  
John Mowbray,  
Hugh Hall.

Allergate

DCY.1/16-19

In 1804, when the property was in the possession of Martin Smith, the description was, 2 messuages or burgages (burgage was applied only to lot 1 previously) adjoining upon each other, 2 stables and a garden with four allotments on Crossgate Moor [Divided 1770 ]. (lots 1 and 2)

Neighbours:

North, a garden in possession of John Heighington,  
South, Allertongate Street,  
West, burgage of Clement Wilkinson, later Mrs. Wilkinson,  
East, burgage of Reed Surtees.

Main parties:

John and Alice Hall,  
Stephen Wheldon.

## Crossgate/Grape Lane

DCY.2/1-9 1698-1804

Crossgate ("9 and 10 Grape Lane" on the label).

This tenement and garth, with a pew in St. Margaret's Church, was a Dean and Chapter leasehold property. It lay in the "street called Crossgate nigh unto the West Orchards" and had belonged to Thomas Massam before 1698. On the Division of Crossgate Moor [1770] the property received an allotment of 1a. 3r. 8p. The deeds include a pew assignment in St. Margaret's Church 1766 and the will of Anthony Caward of Crossgate, proved 1737. Neighbours were not given.

Main parties:

Durham Dean and Chapter,  
John Smyth,  
Jane Hopper,  
John and Ephriam Smith,  
Anthony and Elizabeth Caward,  
Adam and Elizabeth Ewart,  
John White.

9 items.

## Framwellgate with Milburngate

## Framwellgate with Milburngate

DCY.3/1-22

Six properties, including Framwellgate and Milburngate, in one bundle:

A. 36 Silver Street

B, C, D, &amp; E. Four messuages in Milburngate, all freehold by the time these deeds begin

F. The Clock Mill in Milburngate/Framwellgate

Many of these deeds concern more than one of the properties A-F, as they are all connected by the financial interests of their owners.

A. 36 Silver Street (north side) 1826-37 (Nos. 1 - 6).

Most of the deeds of this Silver Street property are not in this bundle, but are among the Towers Papers.

These deeds among the Durham City collection fit into the Towers series. The following account is of the deeds in the Durham City collection.

The property was described in 1826 as a freehold messuage or dwelling with a garden behind in Silver Street, occupied by Edward Moore and previously occupied by William Garth, purchaser from Quintin Blackburn. Edward Moore was still there in 1837 after he and Merrington Moore had become bankrupt.

Neighbours 1826 and 1828:

South, Silver Street,  
East, Thomas Robinson, later William Johnson,  
North, Water Lane, alias Back Lane,  
West, Ralph Crozier.

Parties to these deeds:

Edward Moore,  
Thomas George,  
John Hardy,  
Merrington Moore,  
Henry Wilson,  
John Allison

B. A freehold messuage or dwelling in Milburngate occupied in 1835 and 1837 by James Smith (Nos. 3, 4, 18 and 19).

Parties to these deeds:

Edward and Merrington Moore,  
Henry Wilson,  
John Allison.

C. A freehold messuage or dwelling in Milburngate occupied in 1835 and 1837 by Joseph Robinson (Nos. 3-6).

Parties to these deeds:

Edward and Merrington Moore,  
Henry Wilson,  
John Allison.

D. A freehold messuage or dwelling in Milburngate 1821-1852 (Nos. 7-12 and 20-22). In 1821 Robert Harrell was tenant of this property which had been enfranchised by Durham Dean and Chapter in 1807. By 1840 he had been followed by William Herbert. In 1840 the property had been lately rebuilt. Access was awkward. New owners had a right of way, described in 1821 and later, as through and over the entry of a dwellinghouse

lately purchased by John William Addison from Robert Horne, which entry led from Milburngate to a messuage purchased by William Lynn and Thomas Bond.

Neighbours 1821-40:

North and West, Thomas Wilkinson,  
South, George Burnet,  
East, Robert Horne.

Parties to these deeds:

Robert Horne,  
George Patrick,  
John Hines,  
William Lynn,  
Thomas Bond,  
John and Ralph Dixon,  
Merrington Moore,  
John Brewster Chapman,  
John Berkeley,  
Charles Dodgson,  
John Brockett,  
George Bell Galloway,  
Ralph Park Philipson,  
John Henderson,  
John Hewson,  
James Ross,  
John Boyd,  
Will. Green.

E. A freehold messuage or dwelling in Milburngate 1822-1852 (Nos. 13-17 and 20-22). In 1822 this property was occupied by Peter Mackay, Lockey Donen, Dorien or Dove and James Cloth, who had been followed by 1840 by William Robinson. The property had been Dean and Chapter leasehold until 1807 also and again access was awkward. It lay through and over the entry of a dwellinghouse lately purchased by John William Addison from Robert Horne, which led from Milburngate to premises belonging to Andrew Watt.

The 1828 deed (No. 17) has been altered and the neighbours it gives may well be confused. This property is associated with 36 Silver Street in the Towers papers also.

## Neighbours 1822-40:

North, Thomas Wilkinson (1828 Edward Moore),  
 West, Thomas Wilkinson (1828 Lynn & Bond)  
 South, Will. Lynn & Thos. Bond (1828 George Burnet),  
 East, John William Addison (1828 John Will. Addison).

## Parties to these deeds:

Robert Horne,  
 George Patrick,  
 Andrew Watt,  
 John Hines,  
 Henry Smales,  
 Edward Moore,  
 John Hardy,  
 Charles Dodgson,  
 John Berkeley,  
 John Brockett,  
 George Bell Galloway,  
 Ralph Park Philipson,  
 John Henderson,  
 John Hewson,  
 James Ross,  
 John Boyd,  
 William Green.

F. Clock Mill Milburngate [6 Framwellgate, west side] 1835-1840 (Nos. 4, 6 and 21).  
 The premises were described in 1835 as a leasehold water corn mill in Milburngate with a dwellinghouse, shop, outbuildings and yard occupied by Edward Moore and his tenants Edward Herbert, John Kelsey, Hannah Brewster and Catherine Heslop. In 1840 the premises were described as leasehold water and steam corn mill in Crossgate borough with complicated gear and appurtenances, no earlier occupiers given and named as the Clock Mill. (A deed of 1838 in the Towers papers links Moore and Dodgson). Neighbours were not given [1842 Durham City Directory 20, lists Will. Galloway, miller, of 6 Framwellgate].

## Parties to these deeds:

Edward and Merrington Moore,  
 Henry Wilson,  
 John Allison,  
 Charles Dodgson,  
 John Berkeley,  
 George Bell Galloway,  
 Ralph Park Philipson,  
 John Trotter Brockett.

22 items.



(?7) Framwellgate, west side, next to Clock Mill

DCY.4/1-2 1792

These deeds concern an unspecified number of burgages among which no distinction was made in rehearsing previous parties interested. Evidently the burgages had been considered as one property for many years before 1792. The burgages, presumably contiguous, had a garden and appurtenances including common of pasture and were crowded. Past owners included Michael and Margaret and Thomas Wilkinson. Occupiers before 1792 included Robert Davison, Mrs. Mickleton, Thomas Wrangham, William Smith and Thomas Ward. In 1792 Mrs. Laverick, John Firth, Mr. Egglestone, Margaret Shields, William Smith, Richard Emmerson, Royal Clayton and \_\_ Pike lived there. The release contains information on the heirs of John Bell of Durham, architect.

Neighbours:

North, a burgage of George Harrison, later Thomas Watson,  
South, the Clock Mill, formerly a water corn mill, and a house of John and Richard Clarkson,  
East, Framwellgate street,  
West, the Mill Close.

Parties to the deeds:

Martha Bell, widow,  
Martha and Ann Bell, spinsters,  
John Charleton,  
James Reynolds.

2 items

## 13 Framwellgate, west side

DCY.5/1-20 1764-1828

This burgage or tenement with garth, brewlead and steep lead, late in possession of Ann and Cuthbert Moor in 1764, was described in 1828, as a messuage or dwellinghouse with outbuildings and garden, occupied, after the Moors, by Margaret Nichols and then by William Fawcett, George Cummings, Burdon Drummond and Isaac Golightly. It was enfranchised by Durham Dean and Chapter in 1806. There are some vouchers (Nos. 14-18) for work on the property among the deeds, also two letters of administration for William Nichols of Framwellgate 1793 and 1808 (Nos. 12 and 13).

Neighbours:

East the high street,

West 1764, a close of Ralph Billingham, later William Wilkinson, by 1828 made into a garden,

North 1764, a tenement of William Hutchinson later John Wells, by 1828 the dwellinghouse of one Jopling,

South 1764, a tenement of Durham Dean and Chapter occupied by Alice Taylor later widow Rippon, by 1828 Mary Weston widow.

Parties to these deeds:

Mary Wilson,  
 Robert Waugh,  
 William Hopper,  
 William Nichols,  
 Thomas Branson,  
 Thomas Wilkinson,  
 William Harle Nichols,  
 Durham Dean and Chapter,  
 Margaret Nichols,  
 Thomas Salkeld,  
 John Bland and Valentine Grieveson.

20 items.

## 14 Framwellgate (side not given)

DCY.6/1 1813

A messuage, burgage, tenement or dwellinghouse late the estate of Thomas Galley and occupied by Robinson's tenants Robert Wright, Jeremy Robertshaw, Margaret Scorer and Jane Hedley.

Neighbours: not given.

Parties to the deeds:

Robert Robinson,  
 Robert and Elizabeth Jopling.

1 item

*Ownership history:* (2 deeds, 1832, for nos. 12-13 Framwellgate, were found in this bundle for no. 14 and removed and placed with the earlier deeds 1733-1818, of nos. 12-13.)

15 Framwellgate, the Privy Well, west side

DCY.7/1-15 1629-1824

This burgage and garth once belonged to the Guild or Chantry of the Body of Christ in the Church of St. Nicholas in Durham City. Its appurtenances included common of pasture and also a watercourse under its north part, with a pipe from the premises to the other side of the road, reserved in the deeds of 1655 and 1807. The premises would become Crown property on the dissolution of the Chantries.

On 11 May 1608 King James I granted the premises to Francis Phillips and Richard Moore. They soon passed the property to George Ward and William Court, who in March 1609/10, transferred it to John Rangell and his son George, who in turn passed it to Hugh Hutchinson, who held it at the making of the first surviving deed of 1629.

The property was held of the Crown, as of the manor of Greenwich, paying rent of 2s. 6d. per annum to the Exchequer at Westminster. In 1653 the premises were the subject of a transaction in the Court Leet of the Borough of Framwellgate and Durham. The deed of 1655 is the last to mention the tenure "as of the Manor of Greenwich".

In 1624, when Hugh Hutchinson made a will leaving it to Ann Yeilder and failing her heirs to his nephew Cuthbert Hutchinson, lime pits belonged to the property, which was then occupied by John Robinson and Fardinando Docker. In 1629 Cuthbert Hutchinson, who was a tanner, was occupying it and later conveyed it to John Preston also a tanner, who occupied it, as did his successor, his son John. The premises were unofficially described as a cottage and garth in 1655, when Will Celsey lived there. By 1685 Anthony Hutchinson, another tanner, occupied the premises and was followed by Frances Hutchinson. By 1699 Thomas Battersbie a clerk lived there, then three John Richardsons. By 1805 the house had been made into a coachhouse which was occupied by George Peverall, a common carrier who later bought the property. By 1807 the coachhouse was again a dwellinghouse.

Neighbours:

North:

1651 and 1653, Roger Rowe, or Rawe,  
1655 William Kenetty [Kennedy],  
1685 John Richardson,  
1699-1807 John Wells,  
1824 Mary Ann Dent and others,

South:

1651 and 1653 William Hutchinson,  
1685-1807 John Wells,  
1824 Joseph Woodward had been followed by William Fawcett,

East, 1651-1824 Framwellgate street

West, 1651-1824 Tenter Hills Close.

Parties to the deeds:

Cuthbert Hutchinson,  
John Preston senior and junior,  
John Hutchinson,  
Anthony Hutchinson senior and junior,  
Thomas Battersby or Battersbie,  
John Richardson the grandfather,  
the second cousins and heirs and their representatives of John Richardson the grandson

Framwellgate with Milburngate - Framwellgate, four lots of property, each one composite

Richard Stonhewer,  
 Rev. William Nesfield,  
 Charles Ingoldsby Marquis of Winchester,  
 Frances and Catherine Andrews,  
 John Griffith,  
 the Rev. John Fawcett,  
 William Shotton senior of Durham,)

his son William Shotton of London,  
 George and Mary Peverall,  
 Henry Stoker,  
 William Stoker,  
 George Cowley,  
 Michael and Mary Graham,  
 Agnes Nixon.

15 items.

Framwellgate, four lots of property, each one composite  
 7 items.

DCY.8/1 1786

lot 1.

25-6 Framwellgate, Painter's Place, west side.

This burgage had a garden extending westwards to a close called the Rack of Mutton. In 1781 Ann Burdus had sold it to John Carr and in 1786 recent occupants were Mary Burdus, John Wilson, John Rawling and Robert Paxton.

Other deeds for this property are in the Surveyor's Deposit, bundle 35.

Neighbours:- not given.

Parties to the deeds:

John Carr,  
 Robert Paxton.

DCY.8/2-3 1827

lot 2.

35 and 40 (sic) Framwellgate, side not given.

Fine (two copies).

Two messuages, 2 cottages, 2 garths and 2 gardens.

Neighbours:- not given.

Parties to the deeds:

Seth Jackson,  
 Robert and Ann Surtees.

DCY.8/4-5 1799 and 1807

lot 3.

56 and \_\_ Framwellgate.

Both premises are mentioned in 1799, just no. 56 in 1807.

56 Framwellgate, west side, 1799 and 1807.

This burgage in the chapelry of St. Margaret, with yard and stable behind was owned or occupied in succession by Mathew Mason, Ann Cuthbert and John Moor, William Colling, Peter and Michael Stephenson, John Turpin and Michael Athey.

Neighbours 1807:

East, Framwellgate street

West and North, William Dixon's garden,

South, premises of ?George Wardell.

Parties to the deeds:

John and Jane Turpin,

Miles Swinburn

Elizabeth Snowdon.

No number, Framwellgate [west side], 1799.

This burgage with stable behind was situated "at the east end of the north side or row of Framwellgate" and the plot measured 8 x 51 yards.

Neighbours:

North, the burgages of Gilbert Watson and of Lancelot Breers and Edward Scott,

South, John Welsh later Peter Stephenson,

East, Framwellgate street,

West, a close of Thomas Richardson

Parties to the deeds:

John and Jane Turpin

Miles Swinburn.

DCY.8/6-7

lot 4.

75 (sic) Framwellgate, one on the east, one unlocated. (These two licences to assign, are both marked "75 Framwellgate" although one document concerns one tenement and the other two different burgages.

DCY.8/6 27 September 1797

2 burgages, a garth and appurtenances in Framwellgate, side not given, leased by the Dean and Chapter to George Thompson, Samuel King and William Hay, occupied by John Holmes, to be assigned to George Harrison.

DCY.8/7 2 November 1797

A tenement and garth on the east side of Framwellgate, leased by the Dean and Chapter to Elizabeth and Mathew Lamb occupied by Gilbert Scott later Richard Haswell later Thomas Harvey, to be assigned to William Suddick and Ralph Harrison.

Neighbours:

South, a Dean and Chapter tenement in tenure of Robert Procter,  
North, a tenement of Robert Lewen in tenure of William Partis and John Scurfield,  
West, Framwellgate street,  
East, the river Wear.

## 29 Framwellgate, west side also Thornley

DCY.9/1-10 1695-1784

This burgage and garth with appurtenances, which once belonged to a tanner, became a crowded tenement building in the eighteenth century. It was occupied in turn by, about 1695 John Wrenn, John White then Thomas Wills, 1724 Andrew later William Bailey or Belley, 1729 Robert Kay, 1742 John Readshaw, 1766 Edward Todd, Elizabeth Stout and John Cornforth, in 1783 John Whittingham, Elizabeth Stout, Thomas Robinson, Robert Pearson and another, later, Mrs. Mason, \_\_\_ Herron, Elizabeth Stout, William Vike, etc. In the fine of 1784 the formal description of the property was two messuages, two cottages, 1 acre land, 1 acre meadow, 1 acre pasture plus common pasture.

Neighbours:

East, Framwellgate street 1695-1783,

West, Windy Hills 1695-1783,

North:

1695 a burgage of Isabel \_\_\_\_,

1708 Barbary Wheatley,

1724-9 Robert Dixon,

1742-83 Widow Dixon,

South:

1695 a messuage of Anthony Hutchinson,

1708 Thomas Bowes,

1724-9 Jacob Bucanon [Buchanan],

1742-83 Joseph Mosse.

Main parties to the deeds:

Thomas and John Wills,

Thomas Bowes,

Andrew and William Bailey or Belley,

John Mowbray,

Robert and Sarah Kay,

Thomas Holmes,

John and William Greenwell,

George and Ann Sikes,

William and Sarah Brown

Joshua Taylor.

Thornley The 1742 deed includes land at Thornley, part of the Mill Hills and the paddock of one acre.

10 items.

## 30 Framwellgate, west side

DCY.10/1-14 1740-97

This burgage or messuage with garth, stable and appurtenances, including common of pasture, had also a brewhouse with two rooms over it. These two rooms were reserved to Francis Horsley for life in 1747 and 1768, but had rejoined the main premises by 1781. Apart from this, the premises were occupied in 1740 or lately by Jane Dixon, Francis Horsley or their assigns, 1747 William Atkinson, 1768 and 1781 Thomas Atkinson, 1783 Robert Marshall, Thomas Wilkinson and others. In 1797 Robert Pearson, Alexander Wilson, Mary Brown, Frances Walker and William Levison were tenants of what had become a tenement building. In a fine of 1768 the premises were described as one messuage, one cottage, one stable, one brewhouse, and three acres of land.

Neighbours:

## North

1740 and 1747, a messuage once of William Chipchase, later Francis Horsley,  
1786-1783, Mary Chase,  
1797, Mary Jopling

## South

1740 and 1747, a burgage of Andrew Belly, later Thomas Homes,  
1768, [blank, perhaps empty],  
1781 and 1783, Mr. Brown,  
1797, Joshua Taylor,

East, the street Framwellgate,  
West a close called Windy Hills.

Main parties to the deeds:

Jane and John Dixon,  
Francis Horsley,  
Dorothy and John Foster,  
William, Elizabeth, Richard, Thomas and Ann Atkinson,  
George Thompson,  
Richard Hixon,  
James and George Atkinson,  
Robert Hixon or Hickson,  
Henry Stoker,  
John Walker  
Peter Hunter.

14 items.

*Ownership history:* (This bundle was wrongly labelled 50A and 51 New Elvet 1759-97 and those deeds were in the wrapper marked for these. The wrappers have been exchanged.)

## 35 Framwellgate

37-38 Framwellgate

1736-1774

7 items.



DCY.11/1-3 1736 and 1739

37 Framwellgate, west side.

A burgage and garth with appurtenances including common of pasture.

Neighbours:

North, burgage of Stephen Colling later Ann Colling,  
 South, burgage of Thomas Nicholson later Muriel Nicholson,  
 East, Framwellgate street,  
 West, Windy Hills ground.

Main parties to the deeds:

Thomas Reed executor of William Reed,  
 John Wilkinson (heir of Cuthbert Wilkinson heir of John Wilkinson)  
 John Almond.

DCY.11/4-7 1744-1774

38 Framwellgate, west side.

These deeds concern the northern part of the one burgage and the northern part of the garth as fenced off. The buildings consisted of a room with a chamber over it, each 16½ feet square with, behind that, a stable with hayloft over it, each about 18 x 15 feet square. The buildings were divided by a wall or gavel from the rest of the burgage. As a theoretical part of the appurtenances, including common of pasture, was included but not described in detail like the rest of the premises, it would appear that the right to common grazing was not being exercised. In 1750 John Weddle and Thomas Baxter occupied the rooms as in 1774 did Thomas Baxter, Thomas Parkinson and others.

Neighbours all deeds:

North, messuage of Robert Reed later Matthew and Jane Henderson,  
 South, messuage of John Wilkinson later John Almond,  
 East, Framwellgate street,  
 West, Howlcroft.

Main parties to the deeds:

John Colling and John and William Worthy (executors of Ann Colling),  
 Andrew Clerk,  
 Richard Colling,  
 Thomas and Mary Easterby  
 Barnabas Easterby.

39, 92-3 and another, Framwellgate, both sides

1703-1799

7 items.

DCY.12/1 1740

39 Framwellgate, 1740, (2 properties), west side.

1. This burgage and garth were occupied successively by William Noble, Archibald Betson and Jane Houseman. They are not specified as being situated in Framwellgate.

2. A newly erected burgage, lately called a toft or waste burgage on the west of Framwellgate street, plus garth and appurtenances including common of pasture, formerly occupied by Clement Shafto.

Neighbours:

South, Christopher Wheatley later John Wilkinson,  
East, Framwellgate street,  
North, the messuage of Maude Buttery later John Middleton,  
West, the Howlcroft.

Parties to the deeds:

Sarah Raw's executor Robert Hunter,  
her legatees Robert and Sarah Johns,  
Thomas Reed executor of Richard Reed the son of Robert Reed,  
Jane Houseman,  
Matthew and Barbara Henderson the daughter of Jane Houseman and her  
husband William Reed grandson of Thomas Reed.

DCY.12/2-3 1799

92-3 Framwellgate.

2 copies of a fine.

Two messuages, 2 gardens, 1 acre of land and common of pasture in Framwellgate.

Parties to the deeds:

James and George Tate plaintiffs,  
George and Elizabeth Wright and Dorothy Lee, deforciant.

DCY.12/4-7 1703 and 1742

No number, Framwellgate, east side.

This messuage or tenement, with garth, had appurtenances including common of pasture. In 1703 it was then, or lately, in the tenure of John Anderson and by 1742, of Thomas Reed's tenants Dorothy Foster and Benjamin Dunn. In 1742 the outbuildings included tan pits and bark lofts. As these premises lay between the street and the river, they were probably at the Milburngate end of Framwellgate, towards the end of the series of house numbers.

Neighbours:

South:

a messuage in 1703 of William Reed  
1742 of John and Jane Reed,

North: a messuage in 1703 of John Gowland, later of William Reed, maltster  
and by 1742 of Thomas Reed,

West, Framwellgate street,

East, the river Wear.

Main parties to the deeds:

Thomas Martin,  
Thomas Reed senior and junior,  
John Reed.

## 40 Framwellgate

52 Framwellgate, west side

DCY.13/1-18 1709-1798

This burgage and garth was once the estate of Arthur and Elizabeth Mowbray, Elizabeth Harrison or Richardson and Henry Taylor. These deeds include papers (Nos. 1 and 2) about a case in Durham Chancery Court in 1709-10. The deed of 1722 (No. 4) contains specifications about the rebuilding of part of the property, stone walls, brick chimneys, roof of pan tile and stone etc.

Neighbours:

South:

a messuage and garth of John Dodds in 1717,  
Thomas Dodds in 1771,  
Robert Harrison 1763,

North:

a messuage and garth of John Dodds in 1717,  
Thomas Dodds in 1722,  
Ralph Curry in 1763,

East, Framwellgate street,

West, Dog Close which belonged by 1763 to Thomas Mascall.

Main parties to the deeds:

John William Watson,  
John and Thomas Dodds,  
William Watson,  
John Dixon,  
Gilbert Watson,  
Thomas Watson,  
William and Ann Winter,  
Robert Maddeson,  
Arthur and Elizabeth Mowbray,  
Robert Atkinson,  
Robert Richardson,  
Elizabeth Harrison or Richardson  
Henry Taylor.

18 items.

56 Framwellgate

75 Framwellgate

92-3 Framwellgate

95 Framwellgate, east side

DCY.14/1-7 1764-1805

A burgage and garth with brewlead, property of the Dean and Chapter of Durham. In 1765 the property was mistakenly described as being on the west side of the street. The occupant then was William Rippon, successor of Richard Hutchinson.

Neighbours 1765, 1768 and 1784:

North, a tenement of Thomas Hutchinson,  
South, a tenement belonging to St. Margaret's Church,  
West, Framwellgate street,  
East, the river Wear.

Main parties to the deeds:

William Scales in 1764 and 1804,  
Isabella Ettricke,  
Cuthbert, son and executor of George Smith,  
Joshua Hopper,  
Durham Dean and Chapter,  
Catherine Robinson,  
Ingleby Millar  
William Scales.

7 items.

108 Framwellgate, east side

DCY.15/1-9 1755-1828

This messuage or tenement with appurtenances including common pasture, had an orchard with it in 1755, which measured about 20 perches. By 1828 this had been sold. "Recent" occupiers in 1755 were Thomas and Leonard Sheld, Edward Kelsay, Robert Steel, Hugh, John and Dorothy Hutchinson, Thomas and Margaret Brown, Jane Hutchinson and lastly Benjamin Hutchinson. In 1761 Thomas Caldclaugh lived there and in about 1793, Robert and Jane Hudson. These deeds include the wills of Robert and Jane Hudson, proved 1823 and 1828 and of Thomas Caldcleugh, made in 1789 (Nos. 7, 9 and 4).

Neighbours:

North:

1755-93, Hugh Hutchinson,  
1828, Joseph Woodward,

South:

1755-93, a tenement of the Bishop of Durham occupied by Timothy Boane,  
1828, John Barnes,

East:

1755-93, the river Wear,  
1828, by its garden sold to Woodward on the north,

West 1755-93, the river Wear.

Main parties to the deeds:

Benjamin son of John Hutchinson,  
Thomas Wyld,  
Thomas Caldcleugh and his trustees  
Christopher Hopper,  
Thomas Sheffield,  
Peter Caldcleugh,  
Robert and Jane Hudson née Caldcleugh,  
Thomas Caldcleugh junior,  
Thomas Dixon.

9 items

109-110 Framwellgate

Two properties in one bundle, 19 items together.

DCY.16/1-9 1820-1822-1855

109 Framwellgate, east side.

A messuage, shop, orchard and garth occupied in 1820 by George Coulson and in 1855 by Mr. McGuigan. In 1820 and 1855 the property was sold by auction. Its description at the latter date was of a freehold dwellinghouse with stable and garden. The posters (6 copies), particulars and conditions of the sale in 1855 are present, No. 4.

Neighbours 1820:

North, David Swann's coachhouse,  
South, John Hancock's dwellinghouse [no. 110],  
East, John Hancock's outhouse,  
West, Framwellgate street.

Main parties to the deeds:

Thomas and Jane Caldcleugh,  
John Barnes.

9 items.

DCY.16/10-19 1719-1801

110 Framwellgate, side not given [east side].

A burgage with malting, malt lofts, floors, granaries, stables, hay lofts, cellars, garths, garden, orchard, waste, steeps, steepleads, brewleads, lead pipes, cisterns, ways, wayleaves, water courses, strands, currents of water, outhouses, and appurtenances including common of pasture. The premises in 1719 had been owned by John Hutchinson and occupied by Cuthbert Parmelley and William Richardson. From 1772 onwards the premises are described simply as a messuage or dwellinghouse with no mention of the malting.

Neighbours:

North,  
1719 a house and part of the garth of Timothy Bond and Hugh Hutchinson,  
1772 onwards Thomas Caldcleugh,  
East, the river Wear,  
South, 1719 a burgage and malting of John Richardson later Elizabeth Hall,  
West, Framwellgate street.

Main parties to the deeds:

Thomas Shadforth,  
Michael Brabin,  
John Pemberton,  
John Bainbridge,  
John Drake Bainbridge,  
Robert Colling,  
Alderson Hartley Colling,  
John Hancock,  
James Barry,  
Samuel Castle.

10 items.

113 Framwellgate, east side

1825

This property was in two lots, said to be contiguous although this is not immediately evident from the description of the neighbouring properties.

2 items

*Ownership history:* Found with these deeds were those now in bundle 20 and numbered there 1-3, 6 and 8-10, which were removed and placed there with the others for 122 Framwellgate.

DCY.17/1

A burgage with a laundry, a drawing room on the site of an earlier malting and a brewhouse, occupied in turn by William Spearman, Martin Wilkinson and Daniel Seddon.

Neighbours:

North, John Richardson later John Bramwell,  
South, Thomas Hopper later Daniel Seddon,  
East, the river Wear,  
West, Framwellgate street.

DCY.17/2

A burgage and brewlead with pew in Crossgate Church, once Dean and Chapter property.

Recent occupiers were Cuthbert and Mary Horsley, later Henry Hopper, later William Suddick.

Neighbours:

North, John Preston,  
South, William Hutchinson later Thomas Gainford,  
East, the river Wear,  
West, Framwellgate street.

Parties to the deeds:

Major General Daniel Seddon,  
Henry Donkin,  
Cuthbert Blakett,  
John Ward.



## Framwellgate, east side

DCY.18/1-11 1733-1818 and 1832

These deeds concern a burgage and garden, which had a malting house with it in 1733, a pew in Crossgate Church [St. Margaret] from 1805 and a conduit from the Privy Well across the street (which had belonged to John Richardson and later Mr. Peverall) from at least 1810. After 1805 the common of pasture was excluded. Before the deeds commence, John Richardson senior had in 1709-1710 mortgaged the property to Margaret Davison. On 28 March 1715 they sold it to Richard Mascall, who in 1720 sold to John Lambton. The deed of 1804 gives much detail of Richardson and related families. Occupiers of the dwellinghouse include, 1733 Elizabeth Hall, 1805 John Richardson, 1810 Sarah Garthorne and 1818-1832 Charles Stanley Constable.

## Neighbours:

South,

1810 burgage of Thomas Pearson later Martin Wilkinson,  
1818 Major General Daniel Seddon,

North, 1810-18 burgage of Michael Hutchinson later John Hancock,  
West, Framwellgate street,  
East, the river Wear.

## Main parties to the deeds:

Elizabeth widow of William Lambton,  
John Lambton  
(Elizabeth and John were executors of John Lambton senior),  
John Richardson son of John Richardson,  
then Richard Stonehouse,  
Rev. William Nesfield,  
Elizabeth Nesfield née Andrews,  
Charles Ingoldsby Marquis of Winchester and wife Anne née Andrews,  
Frances and Catherine Andrews heirs of John Richardson,  
John Griffith,  
Sarah Garthorne,  
Charles Stanley Constable,  
William Shields,  
Joseph Hargreaves  
John Bramwell.

11 items.

*Ownership history:* The two deeds of 1832 were found with those of 14 Framwellgate, they were numbered 10 and 11, matching the numbers 1-9 already found on these deeds.

116-117 Framwellgate, east side

DCY.19/1-4 1823-1856

These deeds concern freehold messuages, stables and yard etc., subject to a large amount of rebuilding before and during the period covered by the deeds. In the 1823 deed, part of the premises (which had once been known as the Wheatsheaf) had been turned from stables to dwelling places and was then occupied by Mary Ann Dent, George Peverall, William Mackensey [McKenzie] Peter Caldcleugh, John Bladerton, John Reed and Robert James.

In 1856 and 1862 the property was described in three lots.

A. A burgage and yard with brewery, dwellinghouse, steam engine, machinery and brewing vessels occupied by Mark Hall, John Dobson and Hannah Browness and later by Emmerson Beckwith.

Neighbours:

East, the Wear,

West, Framwellgate street

North, a lane,

South, a messuage of Thomas Hopper later William Palmer and occupied by James Robert Thurlow.

B. Burgages, stables and a garden with the north-south fence along the garden.

The occupants were Henry Stoker, William Harbottle, Ann Craven, William Weybridge, John Grieveson, John Rutter, Margaret Wandless and Mary Brown and later John Kelly and James Robinson.

Neighbours of the burgages and stables:

West, Framwellgate street,

North, a garth of Gilbert Wilkinson later Thomas Watson, later newly built premises of Blackett and Gainforth,

East, the same garth,

South, a lane from Framwellgate to the Wear.

Neighbours of the garden:

West, the burgages and stables and also the garth of Watson later Blackett and Gainforth,

North, a tan yard of John Richardson later Henry Orton, later George Peverall,

East, the Wear,

South, a lane to the Wear.

C. a new messuage, malthouse and cellar recently built on the site of a coachhouse and garden which belonged to Gilbert Wilkinson later George Peverall, later Emmerson and Mary Beckwith, later William Emmerson Dennison, Richard Cail and Richard Wardell Bowey.

Neighbours:

West, Framwellgate street,

East, wall of a garden of Gilbert Wilkinson, later a house of Henry Stoker, later Emmerson and Mary Beckwith, later William Griffith,

North, house of John Richardson, later Henry Orton, later Blackett and Gainforth,

South, house of Gilbert Wilkinson, Henry Stoker, Emmerson and Mary Beckwith and William Griffith.

Main parties to the deeds:

William Williams,

Margaret Jopling,  
 James Robert Thurlow,  
 John Smith,  
 William Griffith,  
 William Emmerson Dennison.

4 items

122 Framwellgate-Milburngate, east side  
 DCY.20/1-14 1663-1795

This burgage and garth with appurtenances was described in 1663 and 1691 as being in a street named Framwellgate. Yet in 1689 and 1695 it was called Milburngate and is obviously the same place with the Mill Burn running beneath it. In 1663 William Hewson's interest in the premises was examined in the Manor Court of the borough of Crossgate. In 1689 the low fore room, the rye loft, room for pig sties and access to the river, were enjoyed separately by the widowed mother of the owner. The burgage had common of pasture on Crossgate Moor for which at the division [in 1770] Christopher Johnson received an allotment. In 1795 the house was a public house, the Talbot, William Brown tenant. The papers include the will of Richard Wilkinson of Crossgate made 1755 with codicils (No. 4).

Neighbours:

North,

1663 burgage of Elizabeth Cornforth,  
 1691 and 1695 Thomas Johnson,  
 1793 James Man,

South,

1663 burgage of Richard Greenwell,  
 1691 and 1695 William Stephenson,  
 1793 Richard Clarkson,

West, the street Framwellgate alias Milburngate,

East, the river Wear.

Main parties to the deeds:

William Atkinson,  
 William, Dorothy, Michael and Anne Hewson, Hueson or Huetson,  
 Thomas Taylerson,  
 Richard and Thomas Wilkinson,  
 John and Patience Schofield,  
 Anthony Harrison,  
 John Hudson,  
 George Fenwick  
 Robert Wade.

14 items.

*Ownership history:* These deeds were found in two bundles.

Those seven items now numbered 4, 5, 7, 11, 12, 13 and 14 were found together in a bundle marked "122 Milburngate". The other seven were found with two items marked as 113 Framwellgate, in a separate bundle.

Framwellgate with Milburngate - 123-124 Milburngate, [?The Horse Hole], east side

123-124 Milburngate, [?The Horse Hole], east side

DCY.21/1-16 1734-1820

This one burgage (and appurtenances including common), which later apparently had 2 street numbers, was subject to multiple occupancy throughout the period of these deeds. Before 1734 it had been occupied by Christopher Whitfield, skinner and earlier by a glover John Kinlside. In 1734 the occupants were Thomas Gill, William Hunter, William Frizell, Thomas Judson and Catherine Strong. Thomas Gill was still there in 1770, with John Strong and Hugh Cameron. No new names were mentioned as occupiers until 1820, when James Muckle, Mary Hepburn, William Wilson and Sarah Taylor were there. These deeds include three wills, of John Watson of Lumley proved 1770, of John Clarkson of Framwellgate made 7 November 1788 and of Richard Clarkson of the Horse Hole [Framwellgate] made 26 May 1804, (Nos. 5, 12 and 13). The last two were not proved, but were used as evidence of title.

Neighbours:

North,

a burgage, before 1734 Roland Atkinson,  
1734 William Wilkinson,  
1770 Thomas Alderson,  
1820 Messrs. Hudson and Fenwick,

South,

1734 a burgage belonging to St. Margaret's Chapel, tenant Mary Horsley,  
1770 tenant George Harrison,  
1820 belonging to Mrs. Calbraith [Galbraith],

West, the street Milburngate,

East, the river Wear.

Main parties to the deeds:

John and Stephen Watson,  
John and Christian Watson,  
William Laws,  
Ann Watson,  
John and Jane Watson,  
Anthony Watson,  
Ralph and Elizabeth Cook,  
Elizabeth Todd,  
William Potts,  
Martin and Margaret Clarkson,  
Thomas Gould  
John Ward.

16 items.

## 126 Milburngate on the south-east side of Framwellgate

DCY.22/1-9 1805-6

This burgage contained a brewlead, steeplead and kiln until at least 1824, but by 1861 only the vaults and bottling houses remained of its former use and two cottages, possibly built in the former outbuilding, were conveyed with the premises. No neighbours were mentioned before 1861.

The occupants included before 1805 Ralf Kemp, 1805 John Dixon, 1810 John Spencer, schoolmaster, 1824 William Chambers, 1840 John Chambers and John Cowans, 1861 John Mavers, Jane Sarsfield, James Thorbron and Catherine Maddison.

In 1847 the premises were described unofficially as a dwellinghouse. In 1805 the premises included a plot measuring one acre and eight perches, allotted in respect of the premises to Christopher Johnson, on the Division of Crossgate Moor. This plot was not specified later among the appurtenances. The house number was mentioned only in 1861.

Neighbours 1861:

South-east, the river Wear,  
North-west, the street Framwellgate,  
North-east, the estate of Thomas Coxon,  
South-west, the estate of Robert Henry Jefferson Adamson.

Main parties to the deeds:

Durham Dean and Chapter,  
James and Margaret Thurlow,  
Francis Smales,  
Michael Atkinson,  
John Burrell,  
Elizabeth Thurlow,  
James Robert Thurlow,  
Robert and Hannah Ovington,  
John Chambers,  
Abraham Story,  
George Carter,  
William Ramshaw,  
John Jerrems  
Mary Clarke.

9 items.

## Sadler Street alias Fleshergate

## [5] Sadler Street, east side

DCY.23/1-34 1776-1856

These premises were described as a burgage and shop, with appurtenances, almost throughout. In 1856 it was called a freehold dwellinghouse and shop. However in 1776 (Nos. 3 and 4) two rooms "parcel of" the burgage [i.e. component or constituent part] were described as being situated over a ground floor which was "parcel of" someone else's burgage, showing how obsolete was the idea of a burgage being an individual plot of ground with an obvious boundary and its own peculiar tenure. Nos. 3 and 4, which reserved common rights, provided for the rebuilding of the two rooms, avoiding the shading of a gable window in the other part of the burgage. These two rooms must have been re-incorporated soon, as the purchaser Oyston, was not mentioned as a neighbour, nor does the description of the premises change, in later deeds. The occupants of the property included, initially, John Clark, by 1796 one Haswell, by 1818 Charles Engledew a grocer, who was gaoled in Durham for debt and by 1828 John Harper senior and junior. The papers include a copy of the will of Jane Richardson of Durham proved 1825 (No. 12), the administration of Mary Blow of Durham 1826 (No. 13) and a note about the will of Thomas Smailes of Causey Bridge, Tanfield, proved 1832 (No. 24).

## Neighbours:

East,

1776 Andrew Reah, Mrs. Freeman or Foreman,  
1796-1836 John Ward,

West, Sadler Street,

North,

1776 William Brown,  
1796 John Forster,  
1818-36 Mr. Travis,

South,

1776 Edward Davison,  
1796-1836 John Ward, Thomas Milburn.

## Main parties to the deeds:

William and Mary Elizabeth Paxton,  
Mary Hopper,  
Thomas Oyston,  
John Starforth,  
Jane Richardson,  
Charles Engledew,  
John Lumley,  
John Graham,  
William Allen,  
Ralph Crozier,  
Edward Moore,  
Mary and Thomas Blow,  
John Harper,  
John Hines,  
Joseph Wheatley,  
Thomas Smailes,  
John Moor,

Anthony Gleason,  
James Wallace,  
John Bramwell,  
Thomas Gainforth,  
Mary Burrell,  
Nicholas Oliver,  
William Peele senior,  
Archibald Harper,  
Henry Blackett,  
John Redhead,  
William Davison  
Randal Stevenson.

34 items.

*Ownership history:* These deeds had "Durham Café Co." written on the wrapping paper (which might have been used on something else before) and contained a slip inscribed "Old documents relating to front property" in red ink, which probably came from the deeds of the front of 6 Sadler Street where Andrew Reah was a party. In these deeds Andrew Reah figured as neighbour. Two items found in this bundle have been removed to the bundle of deeds for the front part of 6 Sadler Street. They were two abstracts of 1856 (a) settlement made by Mrs. Mary Greenbank and (b) title of Mrs. Elizabeth Pickering and Mrs. Jane Sword to £990.



Sadler Street alias Fleshergate - 6 Sadler Street alias Fleshergate

6 Sadler Street alias Fleshergate

## 6 Sadler Street alias Fleshergate, east side

DCY.24/1-36 1624-1719 and 1773

In 1624 the property was described as a burgage with a shop beneath its forepart, all of which used to be two burgages with two shops, on the east side of Sadler Street alias Fleshwergate [flesh hewer gate]. The owners were, appropriately, butchers, as were many later occupants. Behind the buildings lay a great grass garth, formerly five gardens, 38 yards wide and 54 yards long and stretching to the [Paradise] lane, which ran from the Claypath gate to the River Wear. The grass garth became an orchard between 1681 and 1683. The premises were occupied in 1657 by Mathew Mawer and Richard Brice, in 1681 by Nicholas Coulson, Phillip Warram or Warham, Robert Webster and Richard Davidson and in 1683 by William Paxton, William Middleton, Phillip Warram or Warham, Michael Chipley or Shipley, and William Webster. Later that year Paxton left and in 1691, before Simon Webster became owner and occupier he, Nicholas Coulson, Edmond Harrowman and Michael Chipley or Shipley were tenants. In 1699 Robert Fotherby senior gained an interest and the tenants of himself and his son were, in 1718, Christopher Thornton, Michael Watson and Abraham Ashworth. In 1719 the part occupied earlier by Thornton (and also by Christopher Ward) was separated from the rest in a trust. That deed (No. 34) rehearses another of 1718 describing the property at two messuages, a shop, garth and orchard and proceeds to release "that messuage....as it is set out and divided" describing the property with dimensions as in bundle 25 plus half the entry and its soil (i.e. a passage recently made through the old double burgage) and a share of the house or office recently erected. The trustee for the children, Lamb, was to pay two third parts of the expenses of the two messuages.

In 1637 Anthony Fawell, owner of the great garth, bought two southerly garths adjoining each other and the great garth "in one ground called Paradise nigh unto the water of Wear". A garth belonging to the house of correction lay to the west of these two. The common vennel [Paradise Lane] ran round the east and south. These two garths appear in 1637 only (No. 2).

Anthony Fawell's will of 4 March 1655/6 (No. 3) mentioned the Fleshergate property, some unlocated meadow and houses, plus a meadow with Elvet Hallgarth lying on its south and east, the public street [Hallgarth Street] on the north and another freehold belonging to Fawell on the west. These deeds included the will of Elizabeth Freeman, singlewoman of Durham City, made 30 December 1773 and relevant declaration of trust (Nos. 35-6) to Thomas Hogg and George Taylor found with them. Possibly she was the daughter of William Freeman.

In only two deeds (Nos. 1 and 5) the neighbours of the great garth were given:

North,

1624 the garden of Hugh Walton, Mayor of Durham,  
1682 of Mr. Roper,

South, 1624 garden plots or grounds of Richard Wright, William Atkinson,  
Thomas Sutton and John Dawson, in 1681 of William Moxton, Anthony Vasey,  
George Rowell and the Middletons.

The neighbours of the premises on the street were:

North,

1624 William Tayler,  
1657 Henry Maylin,  
1681 Michael Oliver and Mr. Roper,

1691 and 1693 Oliver alone,  
1718-19 Nicholas Paxton,  
South,

1624 John Dawson and William Wall, butchers,  
1657 Michael Oliver,  
1681 Margaret, William and George Middleton,  
1691 George Middleton,  
1718-19 Frances Hebdon

[West, Fleshergate,  
East, the great garth.]

The neighbours of 1719 are, like the rest, those of the double burgage, not of the fraction being made.

Main parties to the deeds:

Robert Fawell senior and junior,  
Anthony and Jane Fawell,  
Anthony Fawell junior,  
Cuthbert Hutchinson,  
William Paxton,  
George Rowell,  
Thomas Blakeston,  
Simon Webster,  
George Fawell,  
Gilbert Machon,  
George Dixon,  
William and Martha Brown,  
Robert Fotherby senior and junior,  
William Freeman,  
John Proud,  
John Lamb,  
Christopher Ward and his children Robert, Christopher, Joseph, Mary, Alice  
and Elizabeth.

36 items.

6 Sadler Street alias Fleshergate, east side  
1733-1879

These deeds concern two lots of premises at the same address. The deeds of one lot begin in 1733, of the other in 1819. These deeds follow on from those in bundle 24, 1624-1719.

15 and 17 items.

DCY.25/1-15 1733-1762

These deeds concern a messuage and shop, back shop, great orchard, piece of waste ground and appurtenances in Fleshergate alias Sadler Street. A passage went through the backside of the premises from Sadler Street to Paradise Lane, in which these premises enjoyed a half share of wayleave and the soil. Similarly a half share of a house of office belonged to the premises. To the north of the passage lay the piece of waste ground. This measured  $16\frac{1}{4}$  yards along the south side by the passage, the same along its north side which was a wall belonging in succession to Giles Rain(e) and Mary and John Lamb., 3 yards along its eastern or low end and about  $4\frac{3}{4}$  yards along its western or high side which bounded upon a stable owned, in succession, by Christopher Ward senior and junior, Mark Johnson and George Taylor.

The whole premises were occupied by Christopher Thornton, then Christopher Ward, then Mark and Alice Johnson then George Taylor. The premises were divided into six shares by the will of Christopher Ward senior, dated 29 December 1733 (No. 1), but were reunited in 1747. More details of neighbours are not given. Deeds of these premises after 1762 (in 1775, 1786 and 1802) are cited in a deed of 1810 in bundle 26 where the series continues.

Main parties to the deeds:

Christopher Ward senior and junior,  
 Mark Johnson senior,  
 Mark Johnson junior and his wife Alice née Ward,  
 Elizabeth Ward,  
 John Harrison,  
 Thomas Hornsby,  
 Robert Lamb or Lambe,  
 Thomas Dunn,  
 William Waring,  
 George Taylor and Andrew Reah.

On the brown wrapper was written in the same hand "J.T.G. Dickeson, Secy", "Old Deeds" "Durham Café Co.".

15 items.

DCY.25/16-36 1810-1835 and 1879

These deeds concerned several properties.

The first premises (those matching lot 1. at the other side of the passage) were described in 1810 (No. 1) as a messuage or dwellinghouse with warehouse, stable and parcel of ground in Sadler Street on the north side of an entry from the street to Paradise Lane, plus a half share in that entry and its soil, all then occupied by Mark Bowman. (In 1812 (No. 3) a messuage in Sunderland in Junior's or Robinson's Lane was included.) From 1819 the deeds dealt with an additional set of premises, which probably lay directly behind the property on the north side of the entry. These were a burgage with shop, chambers, cellars, warehouse, brewhouses, stable, coalhouse, also yard, curtain [cattle yard] or backside and waste, in Fleshergate, occupied in turn by William Roper, Giles Rain, John Ainsley, John Lamb, William Brown, Margaret Ingram and Charles Stanley.

Giles Rain had rebuilt part of the premises, a malting known as Hunter's Lofts before his time.

This burgage and extensive outbuildings had three further appurtenances,

- (a) wayleave through a common entry
- (b) a lower garden or orchard [the great garth] adjoining the common Lane [Paradise Lane] leading to the Wear
- (c) the use of a house of office which was north of the former malting, north of the passage down the stone steps to the upper garden, on the back of a stable used in turn by Wheatley Dobson, Thomas and Edward Reed.

By 1834 the sometime occupier of these extensive second premises, Charles Stanley, had been followed by Henry Travis then Joseph Homes then George Clark Dixon. By 1834 recent occupiers of the first premises were given as Miss Featonby, William Henderson, William Suggett, then Henry Travis, William Thompson, Thomas Hunter, George Moor, William Hall Thompson and Mathew Thompson. The deeds of the first premises were listed in a schedule of deeds of 1835 (No. 16) which ends with a deed of 28 September 1835. The deeds thereafter, beginning 12 April 1834, are in bundle 26. Any mention of an allotment in respect of common grazing was only to except it.

An insurance certificate of 1879, found with these deeds, for "No.6 Sadler Street" described the property then, as a solicitor's dwellinghouse, office and counting house, a housepainter's workshop and a cottage with out offices, all of brick and slate, owned by Randal Stevenson and occupied by A. ?O. Smith, solicitor and Dixon Marshall which probably belongs to bundle 26, which continues lot 1.

Main parties to the deeds: 1810-35,

John Ward,  
Henry Richmond,  
William and Margaret Sugget,  
Francis Smailes,  
John Dawson,  
John Lofthouse,  
Joseph Atkinson,  
John and Mary Dixon,  
Robert Orton,  
George Clark Dixon,

John Tiplady,  
Thomas Hunter,  
Abraham Story,  
John Thompson,  
Henry Travis,  
Ralph and Thomas Fenwick,  
John Dunn,  
James Leybourne Chambers,  
Ann Bates,  
Elizabeth Robson,  
William, John, George and Ann James,  
William Duesberry Thornton,  
John Hill Coulson,  
John Wilson,  
Edward Richardson,  
William and John Prest,  
Thomas English Stamp,  
Thomas Rickard,  
John Brook.

(The bundle contained a slip of paper inscribed in red ink as enclosing deeds "relating to the back property". In fact these deeds concern back property and property on Sadler street.)

17 items.

## 6 Sadler Street, east side

DCY.26/1-22 1810-1881

This bundle of deeds continued the series in DCY.25 lot 1 after 1762. An 1810 deed (No. 2 in this bundle) cited previous absent deeds of 1775, 1786 and 1802, listing the following parties in the gap, Andrew and Mary Reay, Thomas Oyston, Thomas Chipchase, William Green, Anthony Smith, Cuthbert and John Ward, Henry Richmond and William Suggett.

The two properties in bundle 25 lots 1. and 2. appear in this bundle in the same ownership between 1819 and 1834. In 1810 lot 1. was described (No. 2) as a messuage or dwellinghouse, warehouse, stable and a parcel of ground on the north sides of an entry to Paradise Lane, plus a half share in that entry and its soil. In 1802 recent occupants were Andrew Reah, Miss Featonby and Thomas Wilburn, in 1810 William Henderson was tenant, in 1811 William Suggett and Mark Bowman. After Suggett and his tenants came Henry Travis and William Thompson or their undertenants and in 1835, Thomas Hunter, George Moor and William Hall Thompson. In 1855 the occupants were William Marshall, William Brignal, William Seymour Marshall, Robert Young and William Muller.

These deeds include (No. 13) a probate copy of the will of George Harle of Gilesgate, Durham dated 24 April 1855. No. 16, February 1857, contains a plan of the premises, then occupied by the same tenants as in 1855, but that Brignal had been replaced by John Proud. By May 1857 the occupants were apparently John Watson's tenants William Marshall, William Seymour Marshall, Richard Gibson Rimington and Robert Young. In 1864 and 1871 the property was described simply as a dwellinghouse and appurtenances, without the offices and other premises behind, which are mentioned but as neighbouring, not included. William Marshall was sole tenant in 1864 and his widow in 1871. In 1876 and 1881 the tenants then or lately were given as Harriet Marshall, John Grey and Mrs. Markley. In transactions in 1872, 1876 and 1881 the piece of land on the north side of the passage was again included. The insurance certificate of 1879 (bundle 25 No. 17) probably belongs here.

Neighbours:

North,

1857 and 1864 George Robson,

1871 John Robson later Henry Anthony Peele,

South, the entry to Paradise Lane,

West, 1857-71 Randal Stevenson,

East,

1857 George Robson,

1864 and 1871 John Watson's offices (which in 1857 had been part of the property conveyed).

Main parties to the deeds:

John Ward,

Henry Richmond,

William Suggett,

John Dawson,

John Lofthouse,

Joseph Atkinson,

John Dixon

(1834 John Prest, John Brook, George Clark Dixon, John Tiplady)

Sadler Street alias Fleshergate - 6 Sadler Street alias Fleshergate - 6 Sadler Street, east side

Abraham Story,  
Thomas Hunter,  
George Harle,  
Jonathan, William, Edward and John Backhouse and John Church Backhouse,  
Anthony and George Wilkinson,  
John Proud,  
John Watson,  
John Hammond,  
Thomas Watson,  
Anne Kirk,  
Randal, Nicholas and Jane Stevenson  
William Marshall.

22 items.



6 Sadler Street, east side, (front property)

DCY.27/1-12 1852-c. 1885

Two of the three old labels with this bundle were misleading. The premises were not "back property" but fronted onto Sadler Street, nor did the bundle contain deeds of property on the corner of North Road and Crossgate. The name of Fred Docherty, tailor, appears on one old label dated 1921. The 1929 Durham Street Directory gave Docherty's addresses as "6 Saddler Street" and "84 and 85 North Road".

This burgage or messuage and shop lay on the east side of Sadler Street alias Fleshergate. The occupants were, before 1852, George Clark, Mr. Haswell and John Harper and in 1852, Archibald Harper. Henry Blackett and John Readhead occupied it as a drapery from 1852-1853 when Readhead sold his half share to Blackett. From 1856 Randal Stevenson occupied it and was followed, by 1884, by Nicholas Stevenson. In this bundle is a declaration of Mrs. Hannah Talbot of Crossgate, made 11 March 1886 about Richard and Isabella Hammond and their children, attached to which are certificates of marriage and baptism, (No. 12).

Nos. 7 and 8, both 1856, one an abstract of settlement made by Mrs. Mary Greenbank, and the other, the title of Mrs. Elizabeth Pickering and Mrs. Jane Sword to £990 have been transferred here from bundle 26.

Neighbours:

North,

before 1852 William Brown then Aaron Bagley,  
1852-6 George Robson,  
1884 Mr. Peele,

West, Sadler Street alias Fleshergate,  
South,

before 1852 John Ward and Thomas Milburn or Wilburn (name differs  
from deed to deed),  
1852-56 Robert Young,  
1884 James Fowler,

East,

before 1852 Andrew Reah, Mrs. Freeman and John Ward,  
1852-56 George Harle or Harley,  
1884 Nicholas Stevenson.

Main parties to the deeds:

Nicholas Oliver,  
William Peele,  
Archibald Harper,  
Henry Blackett,  
John Readhead,  
William Davison,  
George Pickering,  
Durham Permanent Benefit Building Society,  
Richard Thompson,  
William Richardson,  
Elizabeth Pickering,  
Jane Sword,  
Robert Thwaites,

Sadler Street alias Fleshergate - 6 Sadler Street alias Fleshergate - 6 Sadler Street, east side, (front property)

George Robson,  
George Walker,  
Edward Shafto,  
John Colpitts,  
Randal Stevenson,  
Thomas Robson,  
Margaret and Emily Young,  
Thomas Jackson Elstob,  
Joseph Cleghorn Robson,  
Nicholas Stevenson,  
Richard Lindsley,  
Jane Stevenson  
Mathew Harrison.

12 items

7 Sadler Street (immediately south of no. 6), east side

DCY.28/1-28 1674-1849

Also two Durham Dean & Chapter leaseholds in South Street 1729-1740, premises in Gilesgate and one burgage in Silver Street.

These deeds relate mainly to a burgage and garth in Sadler Street alias Fleshergate, which belonged to the family Middleton or Midleton and which was used as a butcher's shop. The earlier deeds convey a moiety, but the whole property is concerned in the wills and later deeds and papers. In 1674 the premises were lately in the possession of Thomas Middleton, in 1685 of William, George and Margaret Middleton, the last being a widow. There are three wills, those of William Middleton of Durham City, dated 3 April 1710, Thomas Middleton of Durham City, dated 16 January 1712/13 and of Alice Middleton of Durham City dated 20 February 1716/17 (Nos. 3-5). The first two wills mention also a burgage, or part of it, in Silver Street, occupied in 1710 by William Lawes and also premises in Gilesgate. Alice Middleton's legatees included Frances Hebdon's daughter Elizabeth, wife of James Lambton. By 1729 Frances Hebdon or Ebdon, had become owner of the Sadler Street premises which she mortgaged. After her death, in debt, Elizabeth Walbank sued Elizabeth and James Lambton and Ann Hixon in Durham Chancery Court, 1735-1740. The court ordered the Sadler Street premises and two Dean and Chapter leaseholds in South Street, all of which had belonged to Frances Ebdon, to be sold to pay off the mortgagees by priority of encumbrance. William Lodge bought the Sadler Street freehold premises and James Lambton's agent Joseph Moss, the South Street leaseholds. One of the leaseholds had in 1710, been occupied lately by Thomas Armstrong and the other, in 1717, had as present or recent neighbours, Mark Belley on the east and Thomas Dixon on the west.

This bundle contains *inter alia*, copies of the bill in Chancery (No. 10), the decree (No. 8), a final order of the Chancery Court (No. 9) and seven letters and memoranda (Nos. 11-19) written in 1751 among William and Robert Lodge and Hendry Hopper, about drawing up a conveyance of premises, presumably the burgage in Sadler Street, ten years after Lodge's bid for the premises had been accepted.

In the 1760s the owner of the property was Edward Davison (who also obtained a pew in St. Nicholas' Church in 1767, which remained attached to the premises, bounded on the north, south east and west by the north aisle of the Church and pews then or lately occupied by Edward Davison, Jane Smith and Michael Welch (No. 20)). When Davison's will was made in 1776, Cuthbert Darnton was occupier. Davison owned property also at Stillington, Whitton and Carlton (No. 21). In 1787 the Sadler Street property was described as a dwellinghouse or tenement, shop and premises tenanted by John Ingram butcher (No. 24). Ingrams' lease was valid until 1788.

In 1787 the Sadler Street premises were again auctioned and bought by John Thompson of New Elvet, cabinet-maker. A lease of 1787 (No. 25) gives as past successive owners or occupiers, Frances Hebdon, then Cuthbert Darnton, bailiff (apparently as Davison's tenant rather than as court custodian of property of the late, indebted Mrs. Hebdon) then John Ingram. John Thompson's will was proved in 1827 but is not with these deeds.

William Thompson of Sadler Street, chemist and druggist, made a conveyance of a moiety in July 1849 and the letters of administration of another William (Hall) Thompson of Sadler Street, cabinet-maker (died 20 May 1849), dated 9 November 1849, are among these deeds (Nos. 27-8). Another William Thompson of Sadler Street (? the druggist) delivered some deeds of the property to Matthew and John Hall in December 1849 (No. 28).

Neighbours in Sadler Street:

Sadler Street alias Fleshergate - 7 Sadler Street (immediately south of no. 6), east side

North,

1729 Christopher Ward's house and garden,  
1787 William Dunn, ironmongers,

South,

1729 John Byerley,  
1787 George Wheldon, cheesemonger,

East, 1729 Christopher Ward's premises,  
West, Sadler Street.

Parties to the deeds:

George and William Middleton,  
George Graham,  
Frances Hebdon, or Ebdon,  
Hannah Newby,  
Elizabeth Walbank,  
Edward Davison,  
Thomas Gyll (surrogate re. pew),  
Davison's executor the Rev. John Robson,  
John Davison,  
Edward Davison the younger,  
Robert Hopper Williamson,  
Ralph Vardy,  
his executors Thomas Vardy and William Shields,  
John Thompson.

28 items

*Ownership history:* There are bad gaps in this series. Some of the deeds were numbered and some not. The earliest items, long ago marked nos. 1-5 and some of the 1751 letters were found tied together beside other Sadler Street deeds in bundle 24. The rest of this bundle was found among the miscellanea at the end of this collection of deeds of Durham City.

*Sadler Street - a burgage and garden, see DCY.47/2.*

## New Elvet

50 New Elvet, west side  
DCY.29/1-5 1692-1786

This burgage, garth and appurtenances was Dean and Chapter property. Its common grazing on Elvet moor was exchanged for an allotment of 3r. 3p. upon the Division. In 1662 the premises were occupied by George Patterson, plumber, in 1691 by John and Abigail Marley, in 1737 by Bartholmew Brown.

Neighbours:

West, the river Wear,  
East, the street [New Elvet],  
North,

1662 George Thompson,  
1725 Thomas Weames,  
1786 Thomas Weems,

South,

1662 Widow Stephenson,  
1725 and 1786 George Dickinson.

Main parties to the deeds:

John and Abigail Marley or Marly,  
Robert Ebden,  
Robert and Elizabeth Farrow,  
Thomas Weames junior,  
John Barras,  
Frances Barras or Hendry,  
Henry, Bridget and Margaret Arrowsmith,  
Ralph Harrison.

5 items.

50A and 51 New Elvet, west side  
DCY.30/1-4 1759-97

This burgage and one garden was Dean and Chapter property. In 1759 it had been occupied by Thomas Weems and more lately by William and Barbara Hare. The neighbours were not given.

Main parties to the deeds:

Durham Dean and Chapter,  
Barnabas and Elizabeth Hare,  
Mary Clark,  
George Clark,  
his executor William Shields  
George Winter.

4 items

## New Elvet, east side

DCY.31/1-3 1812-26

This freehold property consisted in 1812 of a dwellinghouse with curtain [cattle yard], garth and bakehouse behind. The bakehouse may have gone out of use briefly, not being specified in 1825 but in 1826 it reappears and the front part of the building had become a shop.

Occupants before 1812 had been Thomas Shanks and later John Patrick, in 1812 William Wallace, Francis Coward and Joseph Pattison, in 1825 Wallace, Thomas Robinson, Thomas Buston and Hannah Wallace, in 1826 by William Wallace alone.

## Neighbours:

West, New Elvet street,

East, a garden once of Mrs. Houseman and by 1812 and up to 1825 of Wilkinson Maxwell and by 1826 of William Hall Thompson,

North,

1812 John Friend,

1825 his coheiresses plus William Wallace,

1826 only the coheiresses

South,

before 1812 Thomas Chipchase,

1812-25 John Tiplady,

1826 William Hall Thompson.

## Parties to the deeds:

Arthur Featonby,

John Pattison,

Stephen Horner,

John Patrick,

Michael Wheatley,

John Ward,

William Wallace,

Thomas Wilkinson,

William Hall Thompson.

3 items

## Hallgarth Street

*Ownership history:* The one deed for 18 and 37 Hallgarth Street, mentioned on the wrapper with the Hallgarth House deeds was not in the bundle.

24 Hallgarth Street, east side

DCY.32/1-3 1844-5

On 9 August 1844 Dean and Chapter leasehold land belonging to the Second Canonry or Stall of Durham Cathedral (held by the Bishop of Chester) was acquired for building. The assignment included provisions about the building line, the front elevation of the houses, a barrel drain and the access to the common sewer. The road frontage was 43' 10" and the plot was 108' 6" deep. The following day a mortgage mentioned the proposed stages of building of two, two-storied, slated houses with outhouses, which had been completed by the following May. The deeds for (a) Hallgarth House, (b) 24 Hallgarth Street and (c) 38-9 Hallgarth Street came bundled together with the one now bundle 36. Neighbours:

North, John Cairn's house and yard,  
South, Joseph Bland Stephenson's house,  
East, land belonging to the 2nd Canonry,  
West, Hallgarth Street.

Parties to the deeds:

Edward Peele,  
Thomas Jobling,  
John Woodfield,  
Mary Elizabeth Miller,  
George Ewbank.

3 items

33 and another property in Hallgarth Street (both sides)

DCY.33/1-3 1842-8

The two deeds concern principally a freehold burgage or tenement in Hallgarth Street, which, in 1842 had been occupied by Emma Woodfield and was then occupied by Elliot's tenants Thomas Younger and Walter Collins and in 1846, lately by Hugh Boyd and Robert Robinson. The 1842 deed concerns also a burgage and garden on the west side of Hallgarth Street leased by the Dean and Chapter in 1839 to Edward Peele, in respect of which Joseph Bland received an allotment, when Elvet Moor was divided. There is a memorandum of 1848, by Edward Shafto, about the deposit of the deeds with Henry Brownless.

Neighbours of the freehold 1846:

West, Hallgarth Street,  
East, land of the 2nd Canonry,  
South, Robert Rutherford's house and garden,  
North, Thomas Hall's house and garden and land belonging to the 2nd Canonry.

Parties to the deeds:

John Fogg Elliott,  
Edward Peele,  
Thomas Wilkinson,  
Thomas Clark  
Edward Shafto.

3 items

## 38-9 Hallgarth Street, east side

DCY.34/1-3 1808-51

These premises, when enfranchised in 1810, were described simply as a messuage or tenement ... in Hallgarth Street ... in length ten yards and one half ... with a yard or garden. Of the sketch plans cited, that of 1808 is missing, but that of 1851, present. Between 1841 and 1851 the house was rebuilt as two houses and the dimensions of the undivided garden were, in 1851, along the north, south, east and west sides, 94', 91', 23' 6" and 30' 6". The full length along the front street was put at 32' 6" in 1851. In 1841, or lately the occupied was William Mordey.

Neighbours:

North,

1808 burgage of Ann Whitfield,

1841 Mark Tallentire,

1851 John Day later Charles Smithson,

South, 1808 burgage of John Baines,

1841 and 1851 Ann Gent,

East, 1851 Warden etc. of Durham University at the foot of the garden,

West, Hallgarth Street.

Parties to the deeds:

Durham Dean and Chapter,

Land Tax Commissioners,

Mary Smith,

John Delaval Shafto,

John Day,

Charles Brown,

Jane Bland,

John Tiplady.

3 items



Hallgarth Street - [40] Hallgarth Street [east side]

## [40] Hallgarth Street [east side]

DCY.35/1 1800

This deed assigns one Durham Dean and Chapter leasehold burgage (Mary Smith occupier in 1800) but mentions another burgage with which Mary Smith's had been associated earlier. The 1795 description of the property was of two burgages and one garth with two acres, 1 rod and 22 perches on Elvet Moor allotted to Thomas Phillipson, all occupied once by William Gainford and later by Thomas Phillipson. In 1800 Ann Whitfield occupied one of these burgages with garth, stable, brewhouse and curtain (cow yard). [To the south of this house lay nos. 38-9 Hallgarth Street.] In 1800 Mary Smith occupied the other, a burgage with garth behind.

Neighbours of Mary Smith's house in 1800:

North, Ann Gainford,  
South, Joseph Baines,  
West, Hallgarth Street,  
East, Jennison's Close.

Parties to the deed:

Christopher Hopper,  
William Kirton,  
William Shields,  
William Pearson  
Mary Smith.

1 item

## Hallgarth Street [west side]

DCY.36/1 1866

The premises were described as a messuage, burgage or tenement with garden, which apparently stretched across to Church Street. Earlier occupants had been James Gladstain and others, later Anthony Palmer and another, and in 1866, Susannah Hodgson. This item was found with the deeds for Hallgarth House, but the grounds of that House did not stretch to Church Street.

Neighbours:

West, George Joplin later Pattison Toward and Nicholas Willis,  
East, Mr. James later the representatives of the late William Henry Bramwell,  
South, Church Street,  
North, Hallgarth Street.

Parties to the deed:

Robert Francis Middleton,  
Pattison Toward,  
Nicholas Willis.

1 item

## 71 Hallgarth Street, west side

DCY.37/1-5 1810-45

The premises were a freehold messuage, burgage or tenement with a garth or garden behind, with appurtenances, on the west side of the barony of Elvet. Hallgarth Street was specified in the will of Richard Hopper, made 28 May 1841, proved 1845 (No. 5). Before 1810 the occupants had been Cuthbert Pearson, then William Nichols, then Thomas Phillipson, then William Chirton or Kirton, Christopher Hopper and William Shields, then George and Ralph Curry. Up to 1833 no other occupants nor neighbours were mentioned.

Parties to the deeds:

George Hutton,  
John Mothersell,  
James Adamson,  
George, Ralph and Mary Curry,  
Richard Hopper  
Isabella Smailes.

5 items.

## 72 Hallgarth Street (west side)

DCY.38/1-5 1836-76

This property had been Dean and Chapter leasehold. It consisted of two parts in 1836, the first being a messuage lately converted into a chaise or coach house, with a yard and stable behind, lately occupied by John Hammond. The second part was a piece of ground, 327 sq. yds, behind the premises and separated from land once belonging to the same owner, (Robert Hopper Williamson) by a wall, the property of William Shields who had followed Williamson as owner beyond the wall. This land ran behind several neighbouring buildings on the street including those of George Watson in 1836 and Robert Howe and Edward Peele in 1876. By 1845 the stable had been made into living quarters, but was empty, although Thomas Proud had lived there. The coach house was occupied by the Rev. Henry Clayton in 1845 and he was followed by James Robinson and by 1867, by Joseph Johnson. In 1876 William Shields (beyond the wall) had been succeeded by William Henry Bramwell and later by Joseph Johnson and William Pitt. Pitt had also taken over occupation of Proud's cottage. There are plans on the deeds of 1836 (release) and 1876. There is a certificate of a married woman's consent to a deed to which she was party.

Neighbours:

North, 1836 and 1876 Isabel Howe,  
South, Richard Hopper (in the text but Edward on the plans).

Main parties to the deeds:

Rev. Robert Hopper Williamson,  
Rev. Percival Spearman Wilkinson,  
Ralph Hutchinson,  
Jane Hutchinson,  
Jonathan Haigh Branfoot and wife Jane née Hutchinson,  
John Smurthwaite the younger,  
Joseph Johnson.

5 items.

Hallgarth Street - 73 Hallgarth Street [west side]

## 73 Hallgarth Street [west side]

DCY.39/1-4 1816

This burgage, messuage or tenement and yard in Elvet barony had been the property of Durham Dean and Chapter [leasehold]. In the earlier part of 1816 the occupier was William Lisle, tenant of John Pattison.

Neighbours:

North, Robert Blessings, in 1816 George Watson,

South, Thomas Lax, in 1816 Joseph Thwaites tenant of Robert Hopper Williamson.

Parties to the deeds:

John Pattison,

John Hancock,

Robert Howe,

Henry Donkin.

4 items

## 74 Hallgarth Street [west side]

DCY.40/1-11 1747-1819

This property was a Dean and Chapter leasehold, enfranchised in 1806. In 1742 it was described as a burgage in Elvet barony, with John Wall's tenements to the south and lately occupied by Robert Thompson, joiner. By 1783 the burgage had acquired, on the division of Elvet Moor, an allotment of 1 acre 9 perches, allotted to John Hamilton, whose administration in 1802 (No. 5) described him as a staymaker of Hallgarth Street. A deed of 1803, which excluded the allotment, gave the occupants, after Robert Thompson, as Isabella Thompson then John Hamilton, or their assigns and in 1803 Ralph Hopper, tenant of William Kirton. In 1819 George Watson paid cess for a new gaol and courts in respect of the property. The papers contain a copy certificate of the baptism of his daughter Anna. A land tax document of 1805 described the premises as a dwellinghouse. An old label mentions the name of "Kilburn deceased".

Parties to the deeds:

Joseph Robinson and wife Isabel née Thompson,

George Reah,

Margaret Reah,

Robert Perkin,

George Robinson,

Charles Douglas,

John Hamilton,

Thomas Miller,

William Kirton,

Ingleby Miller,

George Watson,

Durham Dean and Chapter.

11 items.

Hallgarth Street - [77] Hallgarth Street, Hallgarth House, west side

[77] Hallgarth Street, Hallgarth House, west side

DCY.41/1-3 1836-61

In 1836 Hallgarth House comprised a burgage with coach house, stable yard, gardens and parcel of ground behind. The shape of the property was irregular on the Hallgarth Street side as part had recently been sold to Ralph Hutchinson. Part of the back garden of Hallgarth House, which lay back to back with the gardens of properties fronting into Church Street, had recently been sold to enlarge the garden of the adjoining property in Church Street [Oswald Court] which had been owned also by Williamson (plan, No. 2). In 1836 Mrs. Anne Tatham's tenant, John Andrewes, occupied the House and in 1855 Joseph Davison lived there. Durham Dean and Chapter had enfranchised the property in 1805.

Neighbours 1836:

East, Hallgarth Street and premises of George Robson and Thomas Buddle which fronted into Hallgarth Street and premises lately sold to Robert Hutchinson, West, John Forster's [Oswald Court] recently purchased property, also that of John Grainger, Thomas Clark, Daniel Wheatley and Sarah Burlison, all of which properties were on or just behind Church Street,

South, the property occupied by George Robson, Thomas Buddle and Robert Hutchinson near the street, behind the street, Richard Hopper and George Patrick's property,

North, at street level and partly behind, George Robson, further behind, Mrs. Tilley.

Parties to the deeds:

Rev. Robert Hopper Williamson,  
William Shields,  
Rev. William Thomas Shields,  
John and Eliza Ramsay née Shields,  
William Henry Bramwell.

3 items

Hallgarth Street

DCY.42/1 1817

In his will dated 3 June 1817, Arthur Featonby mentions briefly his freehold property in Hallgarth Street on the lower floor of which then dwelt Frances Thompson.

1 item

## Church Street

15-18 Church Street including Oswald Court, east side

DCY.43/1-47 1772-1872

This property was briefly, 1856-1866, the Durham Militia Stores, and the house next door, and it comprised four adjoining different properties.

Oswald Court became a militia store in 1856, the leaseholds were added to the store in 1859 and the garden on number 15 added in 1861.

47 items.

The deeds have been divided into four parts:

(A) 15 Church Street, a burgage with long garden behind. The garden was conveyed separately in one deed (1861) to become part of the Militia Store.

(B) two burgages (16 and 17 Church Street) one L-shaped including garden (12 perches) and the other smaller one (5 perches) completing a compact block of leasehold property.

(C) Oswald Court (18 Church Street) which comprised property on the street and a large yard behind containing cottages and workshops.

(D) the deeds concerned with the combined properties in A, B and C.

DCY.43/1-18 1772-1867

A. 15 Church Street.

In 1772 this burgage and garden or dwellinghouse was Dean and Chapter leasehold and its appurtenances included rights on Elvet Moor, later exchanged for an allotment of 1 acre 26 perches there. The house lay near the churchyard [opposite] and was enfranchised in 1805. In 1811 the owner and occupier John Smith, described it in his will as a freehold dwellinghouse with stables or cowhouses. An insurance certificate of 1831 gave the building materials as brick and tile. In 1861 (plan on deed) the garden was sold to the Clerk of the Peace and became part of the Militia Stores. These deeds include copies of three wills, John Smith of Durham dated 24 October 1811 and Mary Burlinson of Durham 4 July 1848. The abstract of title of 1800 includes a copy of the will of Lawrence Richardson of Durham dated 31 March 1789. The occupants of the premises included 1772 Stephen and Jane Soulsby or Sorsby, 1804, Edward Davison, 1805 John Smith, later widow Margaret Smith, c.1848 Mary Burlinson later Hannah Atkinson.

Neighbours:

West, Church Street

East, 1821 Mr. James' garden,

South,

1821 Edward Hopper,

1867 Thomas Wilkinson (who bought the militia store),

North,

1821 John White,

1867 Miss Maddison.

Main parties:

Stephen Sorsby or Soulsby,

Lawrence Richardson,

Rev. Edward Davison,

John Smith senior and junior,

Durham Dean and Chapter,

Margaret Smith,

Joseph Wheatley,

Mary Burlison,

John Bramwell,

Thomas Gainforth,

Joseph Ellison,

Hannah Pearson,

William Cornwell,

Gerard Blisson Wharton,

Thomas Wilkinson (who had already bought the militia stores which included the garden formerly belonging to this house).

DCY.43/19-33 1796-1860

B. 16 and 17 Church Street.

These two separate but adjoining Dean and Chapter leasehold burgages were frequently concerned together in these documents, therefore all the documents concerning them singly or together have been tied together. There are plans on the deeds of 1850, 1855, 1857, 1859 and 1860. The property was enfranchised in 1860. The deeds include Edward Hopper's will in 1860 dated 16 August 1830.

(1) a burgage in Elvet barony with rights on Elvet Moor commuted for a plot of 1 acre 25 perches allotted to William Brown. The burgage had a small close behind it and the whole plot measured 12 perches. It was occupied before 1786 by John Preston, in 1796 by Mary Hopper. In 1830 Henry Emerson, John Proctor and Mary Brown had been occupants and were followed by James Best and Francis King and by 1844 by John Carnes.

(2) a burgage of 5 perches in Elvet barony with rights on Elvet Moor commuted for 2 plots together containing 1 acre 33 perches, part of which allotment remained attached to the premises until about 1850. The occupants before 1794 were Edward and Mary Hopper, 1796 Mary Rippon, 1830 Daniel Wheatley, 1844 Margaret Hodgson.

Main parties in all the deeds of these leaseholds:

Hendry, Richard, Anne, Mary, Edward and George Hopper,  
 William Henderson,  
 James Thompson,  
 Anne Hutchinson,  
 Durham Dean and Chapter,  
 Joseph Wheatley,  
 John Bramwell,  
 Barbara and Thomas Calvert,  
 George Hope,  
 Gerard Blisson Wharton Clerk of the Peace,  
 William Hodgson.

DCY.43/34-39 1836-52

C. 18 Church Street, including Oswald Court.

The third property had been enfranchised by Durham Dean and Chapter in 1805. It consisted, in 1836, of a dwellinghouse on Church Street with a large garden behind which ran the house of the southern neighbour John Burdon and included part of the garden of a house [Hallgarth House] fronting onto Hallgarth Street.

(These two houses, whose gardens met, had once both belonged to Robert Hopper Williamson, who enlarged one garden at the expense of the other.) The garden was of a peculiar shape and bounded on the properties of John Burdon, Thomas Clark, William Shields of Hallgarth Street, Mrs. Tilley, Mr. Harrison, Sarah Burlison and Daniel Wheatley who occupied the house in Church Street on the north side (see map on 1836 release). The house and garden was then or lately in John Hammond's occupation, or his undertenants. By 1856 the dwellinghouse on the street remained, but the garden had been converted into a yard surrounded by buildings and workers' cottages occupied by Robert Jones, Thomas Tuer, Joseph Greenwood, Benjamin Hewitt, Edward Willis and others.

The whole complex had become known as Oswald Court. In 1857 the Justices of the Peace bought the premises which were to be used as the nucleus of a militia store.

Main parties to the deeds:

Rev. Robert Hopper Williamson,  
John Forster,  
Rev. Percival Spearman Wilkinson,  
Robert Welsh,  
Robert Robson,  
Durham Justices of the Peace,  
John Tiplady Clerk of the Peace.



DCY.43/40-47 1866-68 and 1872

D. North Durham Regiment Militia stores, 16-18 Church Street and the garden of number 15, and the house at number 15.

On 16 February 1866 the Militia Stores were auctioned (see the handbill for the details). Thomas Wilkinson became the purchaser. The premises were apparently rebuilt in 1866-8. In 1872 Wilkinson's heirs both to the Militia Stores and to the house at number 15, agreed to sell all to Samuel Hewitt of Durham. The premises then consisted of four freehold dwellings, numbers 15-18 Church Street, plus fifteen cottages (behind number 18) and spacious yard known as Oswald Court.

Main parties to the deeds:

County Durham Justices of the Peace, i.e.  
Rowland Burdon,  
Sir William Eden,  
John Fawcett,  
John Fogg Elliot  
Anthony Wilkinson.  
Ralph Philipson Clerk of the Peace,  
George Gradon,  
Rev. Thomas Wilkinson,  
John Shields,  
Isabella Wilkinson,  
Samuel Hewitt.

19 Church Street etc.

DCY.44/1-9 1725, 1732-1806

In 1732 this Dean and Chapter leasehold property was described simply as a burgage and appurtenances in Elvet barony once occupied by John Jopling or his assigns. On the Division of Elvet Moor the grazing rights were exchanged for an allotment of one acre 34 perches. Between 1751 and 1804 there was some rebuilding as the property became divided from its northern neighbour. In 1804 the property had recently been occupied by the late George Brown.

The earliest deed in this bundle has no direct connection with the rest. It is a detailed Award made by Commissioners of Durham Chancery Court in 1725, of inheritance at Seaton, East Burdon and Slingley (including a mansion house), County Durham to coheirs in four parts to:

- (a) John Johnson,
- (b) Margaret Middleton,
- (c) Thomas Wilson and Anthony Storey
- (d) Thomas Wilson and John Hodgson.

Neighbours:

North, Ann Wilson,  
South, John Proctor.

Parties to the deeds:

Margaret Wilson senior and junior,  
John Wilson,  
William Hornsby or Hornsbie,  
Edward Hilton,  
Cuthbert Andrew,  
Richard and Mary Bacon,  
Thomas Paxton,  
Durham Dean and Chapter,  
Elizabeth Brown.

9 items.

## Flass, Sutton and Waddington Streets

All these premises were built on lands occupied until about 1854 by Samuel Monkhouse, which were part of the glebe of the Rectory of St. Mary-le-Bow, called Bog Close and Byers Close (5a. 1r. 39p.) Northwards and north-eastwards lay the lands of Durham Infirmary (West Sheriff's Meadows) and those of Matthew Bee. On the west and north-west lay Flass Lane. To the south lay Allergate and to the east the lands of [Alderman] John Hutchinson lay across a path. Right across the plot running approximately east to west ran the viaduct of the railway, the North Eastern Railway, lately called the York, Newcastle and Berwick Railway Company, which bought the land from William Clark King, Rector of St. Mary-le-Bow and sold the part not needed for the embankments to Richard Cail. The abstract of title of 1873 in part A. describes in detail how the roadway and houses in Flass and Waddington Streets were to be laid out in 1868-9. The minerals were reserved and drink shops prohibited. 8 items.

DCY.45/1-4 [1854]-1913

A. Premises on the corner of Waddington Street and Flass Street [Grocer's shop]. 238 square yards of ground and premises in Crossgate, bounded by Flass Street on the south, Waddington Street on the east and by land contracted to be purchased by John Christopher Dixon on the north and west.

Main parties:

Richard Cail,  
George Heron,  
Robert Oswald,  
Richard Ramshaw  
George Blagdon.

DCY.45/5-8 [1854]-1871

B. Premises on the corner of Sutton Street and Flass Street [Duffy's shop]. About 230 square yards of ground with dwellinghouses, shop and outbuildings in Crossgate township, bounded on the north by Flass Street, on the east by Sutton Street, on the south and west by other land of Richard Cail.

Main parties:

Richard Cail,  
John Robson,  
Robert Moffatt,  
William Turnbull,  
Richard Ramshaw.

## Sedgefield - Durham Bishopric Estates, copyhold

DCY46/1-3 1817-24

Three copies, each containing two surrenders of land at Winterton Farm and a dwellinghouse named Wellgarth.

1817 Thomas Graham admitted - Thomas Meek and Ralph Ord surrendering.

1821 Rev. Hendry Hildyard admitted - Michael Meek and others surrendering.

1824 Nathan and Robert Horn admitted - Hildyard and Meek surrendering.

3 items

## Miscellanea

5 items found not tied together.

DCY.47/1 15 August 1754

Apprenticeship indenture.

William son of William Wharton of Claypath, Durham, schoolmaster, became bound to Michael Ashworth of Durham to learn the mystery of a whitesmith or shopkeeper, for seven years.

DCY.47/2 3 November 1800

Will of Michael Stott of Sadler Street, hair dresser.

Mentioned is a burgage and garden in Sadler Street which Stott had purchased from Thomas Taylor.

Legatees are Ralph, Elizabeth and Thomas Middleton and William Shields junior and senior.

DCY.47/3-4 23 March 5 George IV, 1824

Fine, 2 copies.

Plaintiffs Henry Smales and William Rippon.

Deforcians James and Mary Thompson.

Premises, a third share of three messuages, three dwelling houses, three shops, three garths, three gardens and one acre of ground in the parish of St. Nicholas, Durham City.

DCY.47/5

Paper, 19th century, listing 14 papers once together, presumably in the last box or bundle of this collection.

Items 2, 11 and 14 were not found in 1978.

## Silver Street

## South Street