

Fishergate, Fulford & Heslington Local History Society

FFH Occasional Papers: No. 1.

Third edition - April 2023

A History of the Fulford Grange Estate

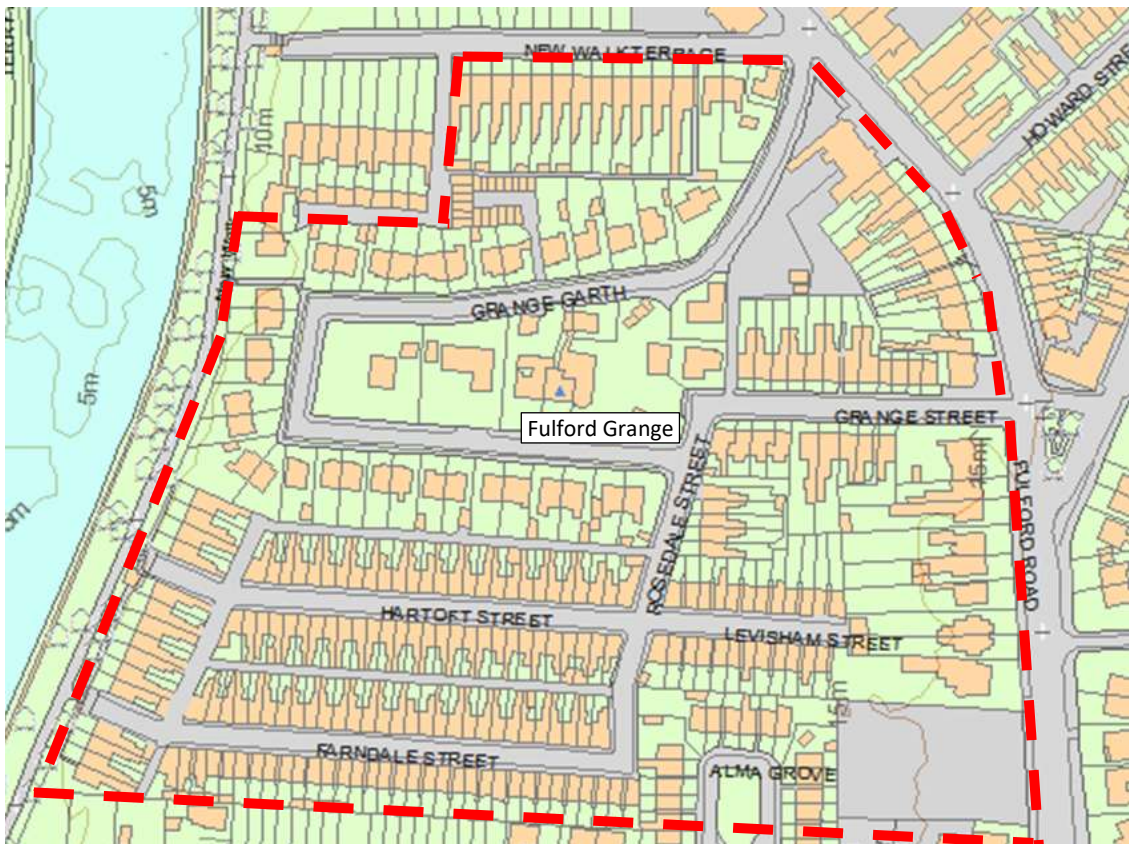


A study by Christopher Rainger

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The Fulford Grange Estate. Satellite view from Google Earth



The extent of the Fulford Grange Estate defined on a City of York Council map

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A History of the Fulford Grange Estate

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(Revised third edition - April 2023)

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Introduction

The original Fulford Grange Estate is almost unrecognisable today, but careful study of the streets between Fulford Road and New Walk reveals the 250 year history of this popular suburb of York.

The estate was established when a group of fields created by the enclosure of Fulford's medieval open fields, were bought in 1774 by John Maud, a York businessman, to build a large country retreat in 14 acres of grounds.

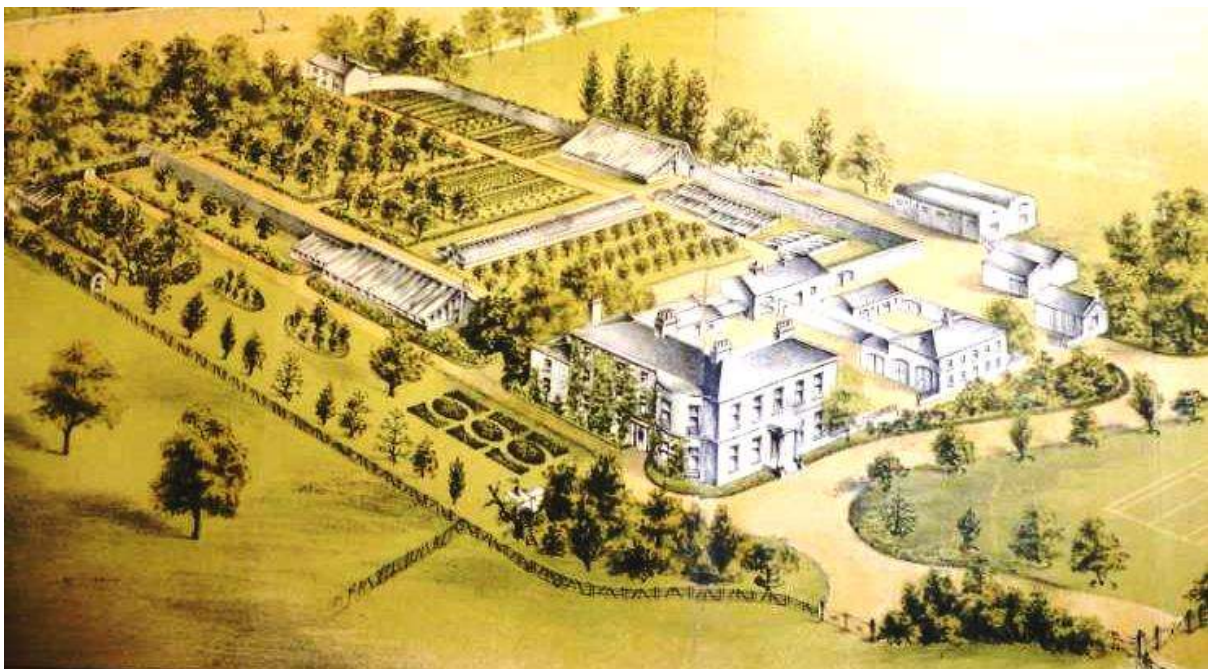
The house was significantly enlarged in the mid-19th century by wealthy owners, who also developed the grounds, creating genteel walks through flower beds, shrubberies and orchards, kitchen gardens and heated glass houses. They also built a cow house, stabling, carriage-house and riding school. A new entrance and carriage drive led from the corner of New Walk Terrace, with a lodge for the gate-keeper, and a house for the gardener overlooking New Walk.

In 1868, the estate was sold to a property developer, Ambrose Walker, who rented out the mansion and began building houses along the northern fringe of the estate, and along Fulford Road, with a gateway to the house from the new Grange Street.

At the end of the century, grain merchant, Isaac Poad built terraced houses over most of the remaining parkland and a large house on Fulford Road (The Priory) for his daughter, leaving just the ornamental grounds and kitchen gardens surrounding the mansion.

The final break-up of the estate was in the decade before WW2, when Grange Garth was built over the remaining ornamental and kitchen gardens. The mansion was divided into three apartments and partly extended to give comfortable living spaces.

The east apartment was commandeered by the military during the war, with huts built in the grounds. These were only removed when it was returned to private ownership in 1986.



Fulford Grange as depicted in Isaac Poad's sales brochure of 1894

1. Before the Estate

During the Roman era, it is likely that the area south of the city, including the Fulford Grange Estate, was farmed by people growing crops and animals to supply the city, and for themselves. Local people probably lived in Iron-Age-type round houses, but Roman brick and tile fragments found in Fulford and Fishergate, suggest there were also some houses with tiled roofs, perhaps lived in by more well off native people or retired Roman soldiers who had been given small estates to farm.

Fulford Road was a Roman Road leading south from the city, and like many such roads, there were cemetery's along its route. A widespread burial and cremation cemetery has been found around the Blue Bridge Lane area and cremation urns and burials have been found in other locations, including a number of large masonry sarcophagi around Fulford.

The Royal Commission for Historic Monuments records a Roman Tile Tomb being found in Grange Garth in 1897. This date coincides with the time when Isaac Poad was building Hartoft Street, so the discovery may have been made during construction work.



A Roman Tile Tomb in the Yorkshire Museum

Roman burials, coins and pottery fragments have also been found in the gardens of houses around Grange Garth, and a small piece of Roman Crambeck ware (everyday Roman pottery) has been found in a garden in Grange Street.

No evidence has been found of the centuries after the Romans, although it is likely that people still farmed here. Graves from the Anglian and Anglo-Scandinavian period have been found in the Blue Bridge Lane area, and excavations near the Novotel found a 7th - 9th century trading and manufacturing centre, with evidence of imports from The Netherlands and Germany. The pre-Norman church of St Andrew was found near the Novotel and St Helen's church was discovered in the grounds of at Fishergate House. These buildings, and the foundations of an earlier building and a 9-10th century cross fragment at the old church of St Oswald in Fulford, indicate that a significant number of people were living in the area before the Norman Conquest.

Throughout the medieval period, much of the area between Fulford Road and the river Ouse was the West Field of the Manor of Gate Fulford. Tenants were allocated narrow strips of land known as 'furlongs' to grow their crops. Some also had grazing rights on Walmgate Stray and the Ings meadows adjacent to the river Ouse. Ploughing the narrow furlong strips produced a 'ridge and furrow' landscape, where the action of the plough heaped soil towards the centre of the strip and created a lower area between each strip. Remnants of ridge and furrow ploughing can still be seen on a field adjacent University Road near Siward's How.

A geophysical investigation in 2014 by FFH members, discovered the ridge and furrow of 'Linlands' a medieval field below the lawns of Sir John Hunt Memorial Cottage Homes.

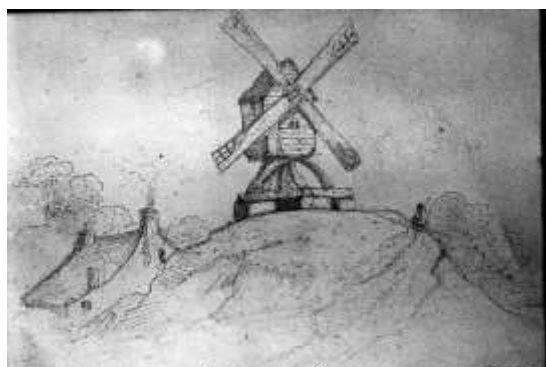
In 1542, villagers working their land in West Field would have seen the amazing sight of King Henry VIII and Queen Catherine Howard riding along Fulford Road and turning into Cemetery Road on their royal progress to York. They paused at Fulford Cross (outside Aldi) to receive pledges of loyalty and expensive gifts from the City Corporation, demanded by Henry as a gesture of appeasement after the northern rebellion known as the Pilgrimage of Grace.



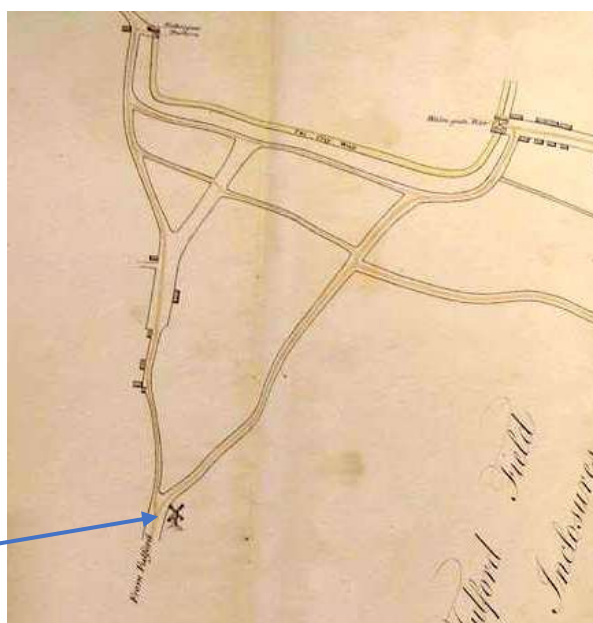
Fulford Cross. Erected in 1484 to mark the boundary between lands of St Mary's Abbey and the city.
Image: Historic England

Evidence of the agricultural productivity of the area is that a timber windmill once stood in New Walk Terrace, near the Lighthorseman Inn. There may also have been a pinfold where stray cattle were kept.

Another windmill stood on the hill of Kensal Rise, just by the junction with Cemetery Road. This mill was the scene of a skirmish in 1644, during the Civil War between the Parliamentary army of Lord Fairfax, who was based at Heslington Hall, and Royalist soldiers who held York under Prince Rupert. No other details are known, but the city walls around Fishergate and Walmgate required significant repair after the Civil War ended. The windmill may still have been there around the time Fulford Grange was built, as it was shown on John Lund's of c.1772 map (right).

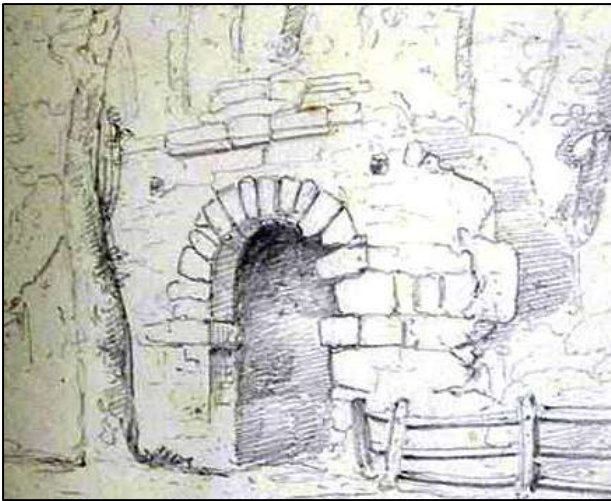


George Nicholson's drawing of a windmill 'between York and Heslington'. Image: York Art Gallery



John Lund's map of c.1772 showing a windmill at the junction of Cemetery Road and Fulford Road.
Image: Beverley Archives

Wide ranging social and economic change during the 18th century led to the development of York as a place for the wealthy to visit. After the construction of Blue Bridge in 1738, New Walk was extended along the banks of the river Ouse, with a hedge marking the boundary with the West Field. Along with the Assembly Rooms and Racecourse, New Walk provided a promenading venue for visitors and residents. In 1752, the Corporation commissioned architect, John Carr, to build a grotto-like building over the spring at Pikeing Well, for passers-by to pause and sample the supposed health-giving waters.



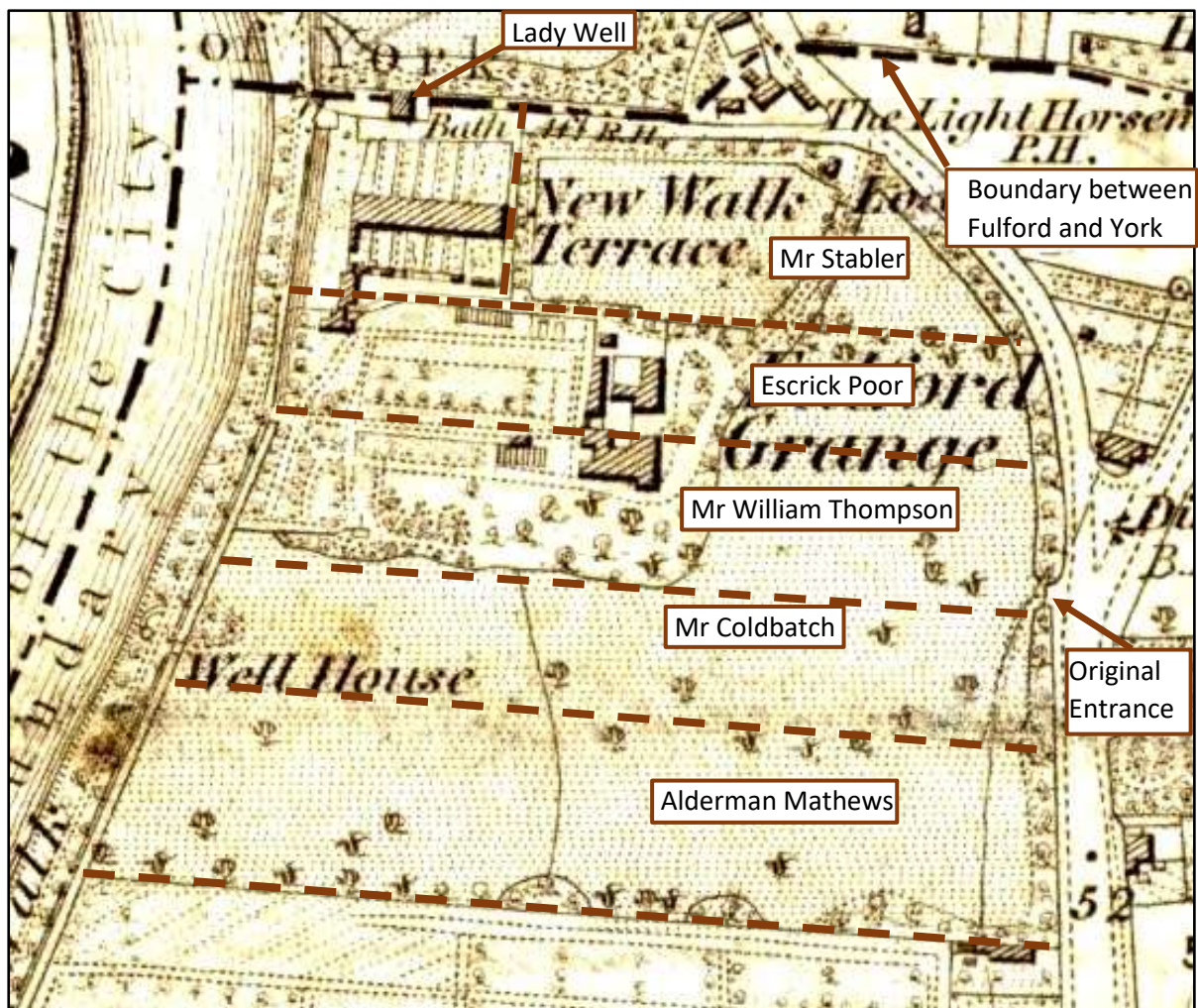
George Nicholson's drawing of Pikeing Well looking quite dilapidated in 1827. It was rebuilt by Thomas Pickersgill in 1856.
Image: York Art Gallery



Pikeing Well as it appears today on New Walk



New Walk - a place for the rich to promenade. Note the woman standing by the hedge, possibly selling inviting people to take the waters in Pikeing Well or Lady Well.
Note the original bascule-type Blue Bridge at the Foss confluence.
Coloured engraving by Nathan Drake. 1756. Image: York Art Gallery



This Ordnance Survey map of 1852 is the first to show the Fulford Grange Estate in detail. The boundaries of the 1759 Enclosure Fields are shown by dotted lines with the name of the new owner, and the black dotted line along New Walk Terrace marks the boundary between the City of York and the East Riding County Council. The first houses of New Walk Terrace were built in 1826 at the west end of the road, in the grounds of Lady Well. Mr Stabler's field was not part of the original estate and was only incorporated in 1836, when the carriage road and gatekeeper's lodge were built. The original access is thought to be from Fulford Road via a gate opposite the junction with Cemetery Road.

The first recorded owner of the Grange Estate is John Maud in 1774. Maud was a tea merchant with his home and business premises at 11 High Ousegate. The building is still there, and J E 1738 can be seen on the rainwater head, representing John and his wife Elizabeth. Maud was a prominent York citizen and would probably have known the owners of the fields which made up the estate.

The Enclosure records also show that Maud was also allocated the triangle of land at the junction of Cemetery Road and Fulford Road. A house was built here around 1812, not long after Fulford Grange. It later became the Soldier's Rest public house and is now the Conservative Club. In the 1870s, the remaining area of this triangle behind the club was filled with Wilton Terrace in Fulford Road and Havelock Terrace in Cemetery Road.

John Maud died in 1796 and is buried at the old church of St Oswald, in Fulford. Van Wilson's Book, *Beyond the Postern Gate*, 1996, says that Maud's two children were baptised in St Oswald's Church in Fulford. His son became a captain in the Royal Navy and was instrumental in seizing several smuggling ships off Yarmouth in the 1780s. He also commanded the *Leopard*, which Jane Austen's brother also commanded at another time.

Although new additions have been built, John Maud's original south-facing red brick house can still be identified, as No. 37 Grange Garth, with its fine late 18th century front door and elegant surround. He owned the estate for 22 years, so he probably began to establish the garden layout we know from later maps, with formal and kitchen gardens close to the house and open parkland to the south and east.



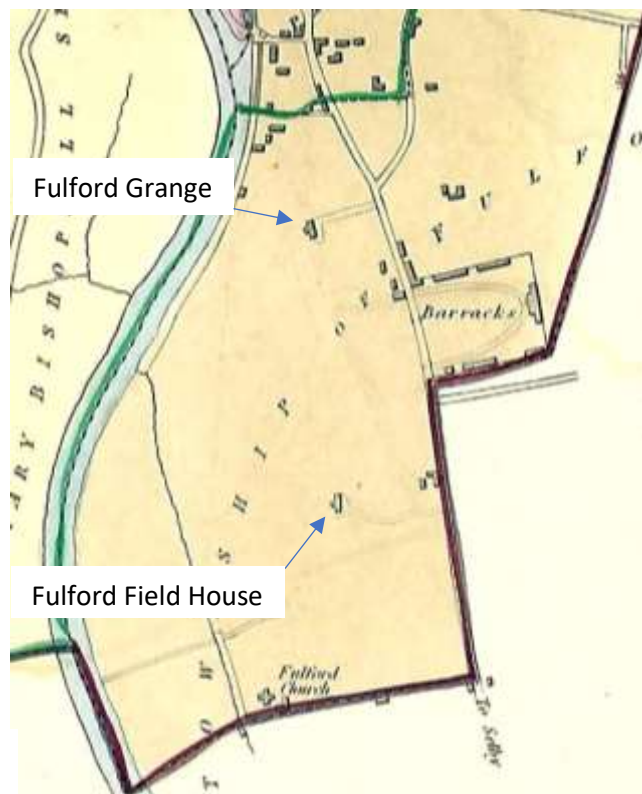
This photograph shows the original house from the south, as it looks today. Only the magnificent fanlight and front door surround, the window above and the upper windows remain as they were in the original house.

The Royal Commission on Historic Monuments suggests that the front door may have been moved, but offers no explanation of this idea.

It has not been possible to discover if the original building extended further east, but brickwork jointing at the junction with the 19th century extension suggests that it did not.

This 1837 map is the first to show Fulford Grange.

It was drawn to define proposed new parliamentary boundaries and shows just two substantial houses in the area between Fulford Road and the river Ouse: Fulford Grange and Fulford Field House (now demolished, but it stood on the site of Danesgate Community School at Fulford Cross).



1837 Boundary Commission proposals map.
Image: York Antique Maps

3. A Grand Mansion and its Estate

After John Maud, the next owner of Fulford Grange was another prominent York citizen, Richard Hobson, who owned the house from 1796 to 1803. Hobson was a Woollen Draper with a shop in Pavement, a member of the Merchant Adventurers, a councillor for Walmgate Ward, and Lord Mayor of York from 1797 to 1798. The York Courant has a reference to Hobson selling his shop and stock to Thomas Atkinson in 1798 and a further reference to his brother, Benjamin, selling his ironmongers shop in Pavement in November 1800.

The sale of these business coincides with events in 1798, when a scandal forced Hobson to resign from his position as Alderman. He had commandeered 10 cart loads of timber and twelve loads of bricks, four doors and two sash windows, arising from the reconstruction of Ouse Bridge, including the former council chamber in Ouse Bridge Hall.

It was said that the materials were used at Fulford Grange to build garden walls and make a drain, and other purposes. A major investigation is recorded in 30 pages of the City House Book (now kept at York Explore) and although he escaped criminal charges, Hobson was required to pay the city £130 (£18,000 today) in fines and compensation for the misappropriation of city property. (See Margaret Bracegirdle's transcription in the Appendix)

After the scandal Hobson attempted to sell the Grange. The York Herald of 4 July 1801, has an advertisement for an auction:

“The beautiful and much-admired freehold villa, called Fulford Grange, consisting of a lately-erected Brick Building, which contains Breakfast, Dining and Drawing Rooms, with five good Lodging Rooms, and seven good Attics; Kitchen, Dairy and Scullery, and other out-offices suitable for a large family.

Together with about six acres of Tithe-free Meadow, &c. exonerated from Land Tax, and adjoining to the Dwelling House, divided into two Fields, with handsome Quick-hedges; also a Kitchen Garden, with two Shaded Walks, which are planted with Filbert and other Fruit Trees now in perfection, and a variety of Flowering Shrubs; - the one leading to Fulford Road, the other to the New Walk.

The Premises are in complete repair, the whole a most delightful and desirable situation, being little more than half a mile from York, the Carriage Road remarkably good, and the Foot Road extremely pleasant along the New Walk.”

This detailed description is the first we have of the original south-facing house and its early gardens. The shaded walks, with filbert and other fruit trees ‘in perfection’ suggests that the grounds have been laid out for some years, initially by John Maud and then further enhanced by Richard Hobson, including the building of walls and drainage work using materials he took from the old Ouse Bridge.

Today, the passageway from Grange Garth to New Walk has a low masonry wall on the south side, built with stones which have previously been used in another structure – perhaps these are some of Hobson's stones purloined from the medieval Ouse Bridge?

It is not clear if it was sold at this auction. However, from 1803 to 1811, Fulford Grange was occupied by Edward Wooley, an Attorney and Land Agent, who was registered as a voter at Fulford Grange in 1807.

It has not been possible to discover much of his life or his time at Fulford Grange, but on 10 May 1810, he changed his name by Royal Assent to Edward Copley.

The Copley family were based at Nether Hall, a large early 18th century mansion in Doncaster and linked to the Copley baronetcy of Spotborough.

Another member of the family changed his name to Copley when he married and assumed the title of Baronet in 1766/78, so Edward Wooley's name change was not unusual for the family, and perhaps he made the change to cement his connection to the estate.



The Copley family home; Nether Hall, Doncaster.
Image: Doncaster Metropolitan Borough Council

York archives have a reference to an agreement with York Corporation of January 1804, to install a boundary fence between New Walk and Mr Wooley's land at Pikeing Well.

Perhaps he moved to Fulford Grange because of family connections, or to make it easier to join York's wealthy social scene. A christening record at St Martin's church in Coney Street on 3 November 1802 lists an Edward Wooley and his wife Anne celebrating the birth of Edward Thomas Wooley. If that is our Wooley, their child seems to have spent his early years here.

The death of Edward Wooley/Copley is recorded at Nether Hall in November 1813, so he probably moved there after selling Fulford Grange in 1811 to Benjamin Horner, a Surgeon-Dentist from Bradford, who is recorded in 1823 as practicing at 16/18 Coney Street.

It was the Horner family who made the most dramatic changes to the house and grounds and some of this work survives today. Benjamin and his wife Alice (nee Birkbeck) were from prominent Quaker families and may have been attracted to York because of its strong Quaker community. Benjamin Horner's family were West Yorkshire clothiers and the Birkbecks were bankers from Settle. Benjamin was born in 1771 and Alice in 1774. They were married in Settle on 14th February 1808. Alice's brother George was a doctor, who founded the Mechanics Institute movement. His pioneering of education for working people was recognised by the re-naming of Birkbeck College.

In 1812, along with Priscilla Tuke and other York Quaker women, Alice Horner set up an elementary school in York for girls from poor families, known as the British Girls' School, where 100 children paid 1d per week to learn reading, writing and accounts. The school continued in various forms until 1891, when it was superseded by state schooling.

Benjamin Horner was one of the earliest members of the Yorkshire Philosophical Society, joining just after its foundation in December 1822. His will of 1831 (he died in 1836), describes a man of considerable wealth.

Benjamin Horner bequeathed:

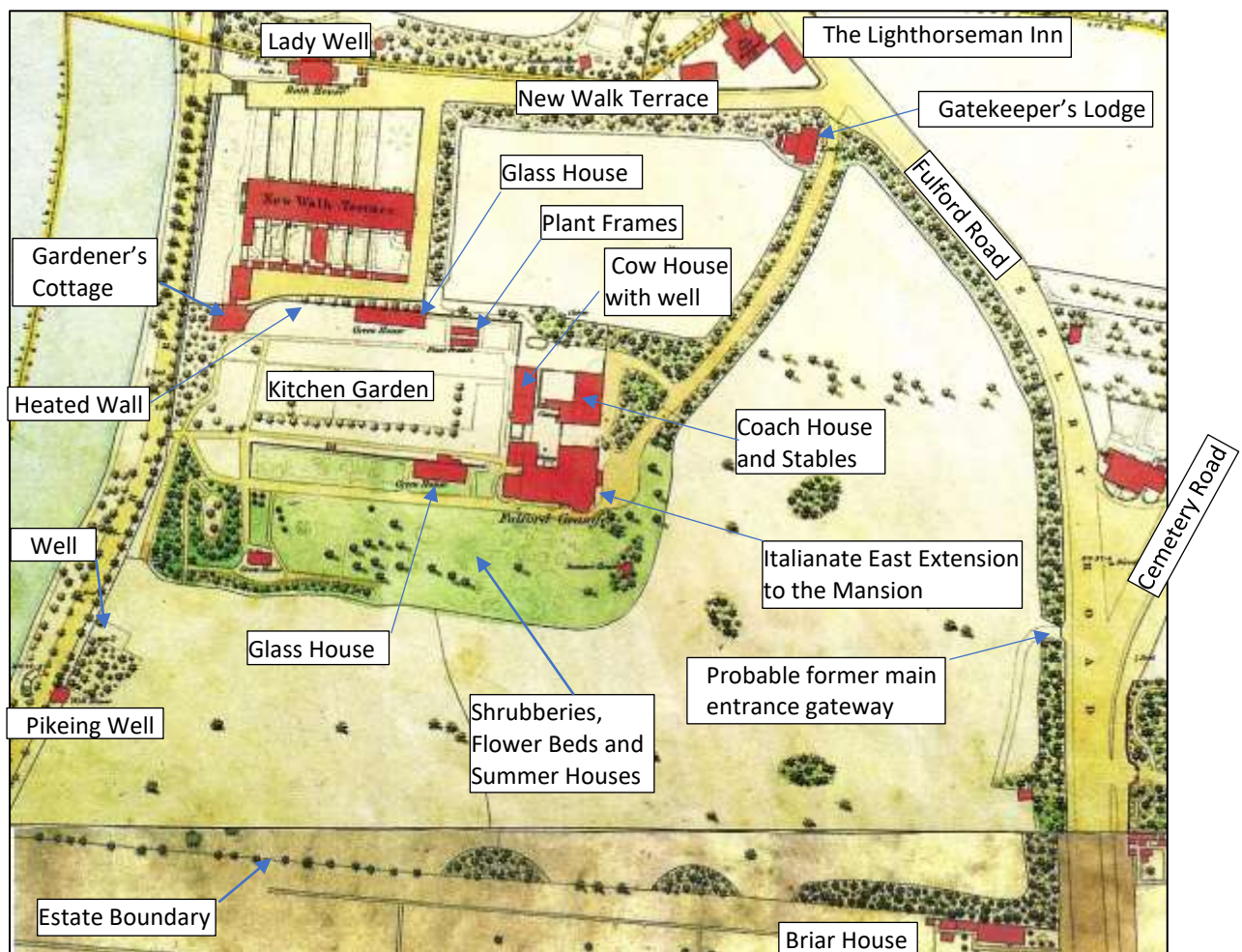
“to my dear and excellent wife Alice, all my household furniture, books, plate, wine, carriages and horses for ever and a day and a clear income of £600 to be paid immediately after my decease.

The remainder of my property.... consisting of my Estate in Fulford Grange, my house in Hull, my share in Stockton Mill... to my dear sons Edward and Charles...”

In September 1838, two years after his death, the estate was advertised for private sale in the Yorkshire Gazette with ‘immediate possession’.

The sales particulars confirm that it was the Horner family who, between 1811 and 1838, dramatically transformed the house by adding the grey brick Italianate eastern frontage we see today. They also built the Garden Cottage, Gatehouse Lodge, Coach Houses, Stables and a number of other buildings. They redeveloped the kitchen garden with new heated green houses and the grounds were landscaped into formal and informal areas.

A deed of 1836 records the Horner family purchasing 2 acres 2 rods of land to build their new Carriage Drive and Lodge on the corner of New Walk Terrace and Fulford Road. This was the land allocated to Stabler in the 1759 Enclosure Award. The line of trees shown on the map below, follows the old plot boundary running from the Carriage Drive to Fulford Road.



1852 Ordnance Survey map of the Fulford Grange Estate after its redevelopment by the Horner family.

The 1852 OS map gives the first depiction of the Fulford Grange Estate and shows the Horner family's substantial additions to the house and grounds. Coach houses, stables and other buildings have been erected and a tree-lined carriage drive joins Fulford Road at the Lodge. The area to the west of the Lodge (now part of New Walk Terrace) was a treeless open field, bordered by a path and a narrow strip of woodland. This was adjacent to the stables, so perhaps this area was used for horse training and events.

The brick pillars of a gateway and steps to New Walk can still be seen today leading from the 'Gothick' style Garden Cottage, with its beautiful bow window facing the river and wide overhanging eaves. The curved south-facing 'heated wall' originally extended along the northern boundary of the estate and was described in the sales particulars as being 'covered with the most prolific [fruit] trees'.

Pathways were laid out around the formal grounds, with further steps down to New Walk. There are also summer houses and small plantations of ornamental trees and shrubs. Faint lines within the green areas of the map probably delineate formal flower beds. The formally landscaped area is clearly defined in green, surrounded by parkland with occasional trees and a narrow woodland along the boundary with Fulford Road. What is probably the original entrance to the estate is also marked, opposite the junction with Cemetery Road, with a path or track leading from this gateway to a small building, perhaps another summer house retreat. There is also a small plantation adjacent to Piking Well on New Walk, with another well enclosed by a fence adjacent to the plantation.

It is unfortunate that Benjamin Horner did not live to enjoy his improvements to Fulford Grange. In 1838, his family sold the estate for £9,800 (£1.12m today) to Charles Harris. He had recently retired from the Harris Bank in Bradford, which he had run with his younger brothers. He was also a founder of the Friends School in Chapel Street, Bradford.

Both families were Quakers and Harris would have known the Birkbeck bankers and perhaps Harris was attracted to Fulford Grange through their association. Like Benjamin Horner, Charles Harris is recorded as a member of the Yorkshire Philosophical Society and was described as 'a gentleman of well-known liberality' (Bradford Observer, 13 April 1830).

It is likely that he continued improving the estate, but in 1847, nine years after moving to York, Charles Harris died, leaving £100 to the Yorkshire School for the Blind and £10 to each of his servants. His widow Elizabeth received £1000 and all his furniture and was allowed to continue living in the house until his eldest son, Edward reached the age of 21.

A codicil to his will gave £50 to a surgeon, Caleb Williams, possibly in recognition of medical care that he provided to Harris towards the end of his life. A witness to this codicil was the Fishergate Nursery owner and Quaker, James Backhouse (junior), so it is very likely that the splendid gardens were designed and created by his prestigious company.

After her husband's death, Elizabeth and her children continued to live in the house for a few more years, as the 1851 census records the household as follows:-

Elizabeth (36) and children Marianna (10) and Charles E (8); a teacher Maria Heath (26), a cook Jane Stewart (31), a nurse Mary Scott (28), a housemaid Jane Stephenson, and Gardeners James Firth (46) John Crament (42) Elizabeth Crament (41) Sarah Crament (10) and John Crament (5).

FULFORD GRANGE,
NEAR YORK.

TO BE SOLD BY PRIVATE CONTRACT,
WITH IMMEDIATE POSSESSION,

THE FREEHOLD MANSION-HOUSE,

called FULFORD GRANGE, situate about one mile from the City of York, and lying between the Selby Road and the River Ouse, with Outbuildings, Offices, &c.; and also 14a. 2r. 11p. of LAND, adjoining and surrounding the House, and comprising Gardens, Pleasure Grounds, Lawns, Paddocks, and rich Grass Land.

The Mansion is substantially built, and in excellent order: it comprises a handsome Hall, and Garden Entrance; Dining Room, 26 f. by 18; Library, 24 f. 6 in. by 18 f. 6 in.; Drawing Room, 24 f. 6 in. by 18 f. 6 in.; eight Bed Rooms, and Servants' Apartments; two excellent Kitchens, Servants' Hall, Butler's Pantry, Bath Room, Dairy, Pantry, large Laundry, Brew House, and various other suitable Offices.

The Yard contains two Coach-Houses for four Carriages, and Stabling for six Horses; Saddle Rooms, Granaries, Cow House, Lofts, and other conveniences.

The Pleasure Grounds abound in fine Shrubs and Forest Trees; and the Gardens with Fruit Trees all in full bearing.

The Graperies are four in number, well stocked with Vines of the most approved kind, and long celebrated for the fineness of their produce. The Fruit Walls are also very extensive, and covered with most prolific Trees.

In the Garden there is an ornamental Gardener's Cottage, with suitable appendages, containing also a good Billiard-Room.

The House and Grounds are completely secluded; having also the advantage of a private Entrance from a noble Terrace Walk, extending for near a mile along the Banks of the Ouse, and conducting to the City.

For further Particulars apply to EDWARD HARPER, Esq., No. 1, Newstreet, York, of whom also Tickets to view the Premises may be procured.

York, Sept. 6, 1838.

Notice in the Yorkshire Gazette in 1838 advertising Fulford Grange for sale after the death of Benjamin Horner. It was sold to Charles Harris for £9,800 (£1.12m today). The sales particulars describe the scale of the facilities expected by a wealthy family in the mid-19th century.

The 1851 census also records an agricultural labourer William Boys (36) and his wife Ann (23) living in The Gatehouse Lodge, but the gardeners are recorded at Fulford Grange. As the 1838 auction catalogue refers to a billiard room in the cottage, perhaps at that time it was being used as a place of entertainment, rather than domestic accommodation. Garden Cottage can flood when the river Ouse is very high, so maybe the family had been temporarily relocated to the safety of the mansion when the census was taken.

The Harris family remained at Fulford Grange until around 1855, after which they rented it out, but continued to own the house and estate until 1868.

One tenant we know of is Mary Hartley, the third occupant to come from the Bradford area. The Yorkshire Herald in 1855 mentions 'Lady Hartley' of Fulford Grange, giving £2 - 2s (£240 today) to the York County Hospital.

Mary Hartley was the only child of Samuel Hartley of Bradford, whose will of 1823 left his assets to his wife Mary, and subsequently to his daughter, along with some provision for his brother John and £20 for his servant. The will does not give the value of his bequest, but it describes him as a Gentleman and owner of a substantial number of properties and land.

Before moving to Fulford Grange, Miss Mary Hartley lived at Ashfield House, Otley, where the 1841 census describes her as having 'independent means' and living with seven others, including two Hartleys and other relatives, and servants. She was still at Ashfield House in 1851, described as a 'Gentlewoman' with 'Lady' seemingly added by a different hand, perhaps hers. Antony Thomas, a 'Clergyman of the Established Church' was recorded as a visitor, along with Nancy Hartley, described as Housekeeper. She also employed a Lady's Maid, a House Maid, a Cook, a Coachman and a Footman.



Mary Hartley's home; Ashfield House.
Image: Yorkshire Post

It has not been possible to discover why she left Otley after having lived there for many years, but perhaps she came to Fulford Grange because she knew it was available through the Harris or Horner families in Bradford.

In the 1861 census, Mary Hartley describes herself as a 'Gentlewoman fund holder'. Another 'Gentlewoman' Emma [?] is recorded as a visitor. Also recorded as living with her were her brother John's son Isaac and his wife, Ellen, who is described as a Housekeeper, and three other servants. William Cooper is living at the Lodge with his wife and 3 children, two of whom are described as Scholars, but there is no record of anyone living at the Gardener's Cottage.

Mary Hartley died in August 1861, and the probate record notes her leaving '*Effects under £14,000*'. Research has not yet discovered a will, but after her death, a notice was published in the London Gazette in November 1861, inviting any creditors of Mary Hartley to notify their claims by 20th January 1862.

MARY HARTLEY, DECEASED.—Pursuant to the Act of Parliament of the 22nd and 23rd Victoria, chapter 35, intituled "An act to further amend the law of property, and to relieve trustees," notice is hereby given, that all creditors and other persons having any claims or demands upon or against the estate of **MARY HARTLEY**, formerly of Ashfield House, in the parish of Otley, in the county of York, but late of Fulford Grange, near the city of York, spinster, deceased, who died on or about the 20th day of August last, are, on or before the 20th day of **JANUARY NEXT**, to send in the particulars of their claims or demands to John Hollings, of Wheatley Hall, in the parish of Bradford, in the said county, esquire; Francis Hawdon Carroll, of Thorparch, in the said county, esquire; and John Henry Phillips, of Helmsley, in the said county, land agent, the executors of the last will and testament of the said Mary Hartley, or to one of such executors; and in default thereof the said executors will, after the said 20th day of January next, proceed to distribute the assets of the said Mary Hartley amongst the parties entitled thereto, having regard to the claims of which such executors have then notice, and the said executors will not be liable for the assets so distributed, or any part thereof, to any person of whose claim they shall not have had notice at the time of such distribution; and all persons who were indebted to the said Mary Hartley at the time of her decease are requested to make immediate payment of their debts to the said executors.—Dated the 13th day of November, 1861.

Above: Call for creditors to come forward after the death of Mary Hartley. Leeds Intelligencer, 13 November 1861

FULFORD GRANGE, NEAR YORK.
Valuable HOUSEHOLD FURNITURE, SILVER PLATE, LINEN, CHINA, BOOKS, PICTURES, WINES, CARRIAGES, &c., &c.
MESSRS. HANDS & SON are honoured with instructions from the Executors of Miss **HARTLEY**, of Fulford Grange, near York, deceased, to **SELL BY AUCTION**, on the above Premises, on **TUESDAY, WEDNESDAY, THURSDAY, and FRIDAY**, the 8th, 9th, 10th, and 11th Days of October, 1861,
 All the excellent and useful **HOUSEHOLD FURNITURE**, including lofty and magnificent Four-post Spanish Mahogany and other Bedsteads, with Damask Hangings; Spanish Mahogany Winged Wardrobe; Circular-fronted Mahogany Chests of Drawers; Enclosed Mahogany Wash Tables, with Fittings; Mahogany Dressing Tables and Cabinets; Easy Chairs; prime Feather Beds, Bolsters, and Pillows; Horse Hair and Wool Mattresses; Cheval and Tray Glasses; Bed Room Carpets; and general Lodging Room Furniture and Fittings.
700 OUNCES OF SILVER PLATE.
 Substantial Set of Mahogany Telescope Dining Tables, 19ft. 6in. by 4ft. 9in., having Five Loose Leaves; Set of Mahogany Dining Room Chairs and Sofa, in Utrecht Velvet; Rosewood and Mahogany Easy Chairs in Silk Needlework; elegant Gilt Window Cornices, with rich Silk and Chintz Hangings, deep Fringe Vallances, Ropes and Tassels; beautiful Rosewood Cheffionier, with Plate Glass Panels and Marble Top; Rosewood Loo and Occasional Tables; large Turkey and Brussels Carpets; Imperial Hearth Rugs; White and Gilt Screens and Ottomans; beautiful Mantle Lustres; Vases and Figures, &c., &c.
ABOVE 500 VOLUMES OF BOOKS.
 An extensive and handsome Foreign China Dinner and Dessert Service.
 A choice Collection of Oriental China, in Antique Vases, Figures, Bowls, Coffee and Tea Pots, Cups and Saucers.
 Splendid Set of Plated Dish Covers; Set of four handsome Corner Dishes with Covers; Embossed Tea Urn, &c.
 A few Dozens of fine old Port and other Wines.
 Greenhouse Plants, Grass-mowing Machine, Iron Roller, and Tools.
 Carriages, Harness, Two Milch Cows, Pigs, Hay Stack, and numerous other useful Effects.
 The whole may be viewed, on showing a Catalogue, between the hours of Ten and Four o'Clock on the day before the Sale.
 Sale to commence at **ELEVEN o'Clock** each Forenoon precisely.
 Catalogues (Sixpence each) will be ready on the 1st day of October, and may be had at the Offices of the **AUCTIONEERS**, No. 7, New Bridge-street, York.

Right: Notice advertising the sale of all Mary Hartley's household possessions at Fulford Grange on four days of October 1861. Yorkshire Gazette 28 September 1861

As well as being wealthy, Mary Hartley must have been a prominent citizen of Bradford as, she is commemorated in the cathedral by a series of large stained glass windows designed by William Morris and Co. The glass was restored in 1990 by the late Peter Gibson of York Glazier's Trust.

Mary Hartley's relatives at Ashfield House, Otley followed her example and paid for a window in memory of John and Cordelia Hartley, depicting scenes from the life of Christ, made by Michael O'Conner in 1869.

The entire contents of Lady Hartley's house was auctioned in October 1861, and the catalogue gives a fascinating glimpse of the lifestyle of the owners of Fulford Grange. The auction lasted four days and the catalogue highlighted "All the useful and magnificent household furniture, including lofty and magnificent four-post Spanish mahogany and other bedsteads with damask hangings." As well as her furniture, carpets and prime feather beds, the sale included 700 ounces of silver plate, 500 books, oriental china, wines, greenhouse plants, a grass-mowing machine, carriages, two milch cows and pigs.



Salvatore Mundi in Bradford Cathedral, part of the Mary Hartley Memorial. Image: Bradford Cathedral

After Mary Hartley, Fulford Grange was briefly occupied by Robert Fenwick, the successful businessman who gave his name to Fenwick's Lane in Fulford.

Around the same date as he is recorded at Fulford Grange he had acquired Fulford Grove, a large mansion in the village, so perhaps Fenwick had rented the Grange while building works were being undertaken to his grand new home in Fulford.

In April 1865, the Harris family advertised Fulford Grange for sale by auction, when the estate was described as a 'very desirable Family Mansion, with stabling for six horses, Coach House and other buildings, Pleasure Gardens, Kitchen Garden, Vinery, Hot-house, Greenhouses, Gardener's Cottage, Porter's Lodge, Park and Paddock, the whole occupying nearly 15 acres.'

However, it did not sell and the house was advertised again in July that year to be sold or to let, and the 12 acres of 'Growing Grass' was to be auctioned as a crop.

4. Beginning of the Break-up

York changed dramatically in the decades after the Fulford Grange Estate was established in 1774. The river Foss was canalised in 1795, allowing bulk materials to be brought into the heart of the city. A glass works was built next to Browney Dyke in Fishergate, growing over the next 150 years to become one of York's biggest employers. In 1826, the livestock market was moved from Walmgate to the Barbican area outside the city walls. The railways arrived in 1839 and the Tanner's Moat station opened in 1841 (now the city council offices). As the network grew, tracks were built where Waitrose now stands, supplying the gasworks with coal and allowing animals and produce to reach the market.

The population of York increased dramatically. In 1801 it was only 17,000, but by 1851 it had doubled to 36,000, and 67,000 in 1891. The 1911 census recorded over 82,000 people living in the city. Reflecting these changes, the municipal boundaries were extended in 1884, moving from New Walk Terrace to St Oswald's Road.

A building boom developed to house the rapidly increasing population, including the cheaply built terraces and courts built off Cemetery Road (where Horsman Avenue now stands). Opposite the city walls at Fishergate, a parade of shops was built in the 1840s, where Oxtoby's Decorator's had their premises, and a block of slum courtyard tenements were erected opposite, where Festival flats now stands.



Whitby Terrace and Cemetery Road. Built c.1840; demolished 1930s. Image Richard Brigham

The Harris family eventually sold Fulford Grange in February 1868, when it was purchased at an auction by Ambrose Walker, a former Shambles butcher turned Army Contractor, and his brother John Walker, a butcher with premises in Cemetery Road. Ambrose was the major partner and the pair had also recently bought another mansion, Fishergate House. The Walkers now owned most of the land west of Fulford Road, from Blue Bridge Lane to Alma Terrace, and it was Ambrose Walker who created much of the area we enjoy living in today.

Given his prominence, it is surprising that we have not been able to find a photograph of Ambrose Walker, who was middle aged when he entered the property development business.

The 1841 census records him aged 20, living in Little Shambles with his butcher father Peter, his mother Frances, and five siblings. Neither he or his brothers were then in the butchery trade; Ambrose was a journeyman plane maker (journeyman meaning he had

completed his apprenticeship and was free to ply his trade). His 15-year-old brother Peter was an apprentice plane maker, and his 17-year-old brother James was an apprentice coachbuilder. In 1843, Ambrose used his York birth and journeyman status to claim his Freedom of the City.

Ten years later, the 1851 census recorded Ambrose again in Little Shambles, with his mother and older sister, both named Frances, but this time his occupation is described as a Superintendent at Grove Hall Asylum in Middlesex. It is not known how or why Ambrose made the dramatic career change from skilled plane maker to asylum superintendent. Grove Hall Asylum was a private home where the mentally ill were 'farmed out' for a weekly fee by Poor Law Guardians. The asylum also received patients from the East India Company with their fees paid by the company. The variable and often dreadful quality of care in these asylums led to the establishment of large County Council run institutions, and it may have been this which led Ambrose to return to York.

The 1861 census shows Ambrose following his late father's trade as a pork butcher, living at 8 Kings Square, adjacent to the Shambles. However, it seems some Shambles butchers had bigger ambitions than simply selling meat in their tiny shops. In February 1861, the City Corporation granted Ambrose and Henry Whitaker, another butcher, a three year lease of the Cattle Market for an annual rent of £900. This was an increase of £85 on the previous tenant and the report notes that the Corporation regarded them as 'highly respectable tenants'.

This would have been both a prestigious and probably lucrative move, placing them at the heart of the provisions business. This probably helped in winning the contract to provide oats hay and straw to the Cavalry Barracks in October 1861. Ambrose's business partner for this contract was William Silversides, another Shambles butcher, and the pair went on to win the contract to manage the cattle market in 1869. Silversides later moved into property development on the Grange Estate with the grain merchant, Isaac Poad.

By 1868, Ambrose Walker was ready to join the building boom, needed to house York's rapidly expanding population and he widened his field of business into property development, buying both the Fishergate House and Fulford Grange Estates with a view to building on their extensive lands.

How he financed these big purchases is not known, but he moved fast to recoup his investments, selling plots to builders to erect detached and semi-detached villas along Fulford Road, opposite the junction with Cemetery Road. He also built a row of large houses in New Walk Terrace.



Beechwood House, probably one of Ambrose Walker's first developments and where Isaac Poad died



Children playing in Sandringham Street c.1910, with Tittensor's bakers on the corner.
Image Jim Murphy Collection



Fishergate Shops c.1910. Note how some shops are still bay-windowed houses.
Not all the shops were purpose built and original front gate post sockets and
stone steps can still be seen today. Image Mike Pollard

In 1869, Walker began re-developing the former grounds of Fishergate House, building Sandringham Street, Fishergate Shops and Marlborough Grove. The original deed for Busk Café of March 1869, describes the sale of land to Thomas Tittensor, to build his shop and bakery along with the two adjoining shops. A clue to Walker's methods can be seen in the deed, which required Tittensor to pay for making up ½ of the width of the 'newly built' Sandringham Street in front of his plot, to the approval of the Local Board of Health. This suggests that Walker's method of development was to construct the new roads and then award a series of separate contracts to builders to erect groups of houses along the new streets.

A wide variety of styles can be seen in the houses around the Fulford Grange and Fishergate House Estates, clearly marking them out as being intended for different classes of owners and tenants. Close inspection of apparently similar houses will also show small changes in style and layout. Construction joints between similar houses may also indicate where different builders were employed on the same street.

The 1871 census records 'Army Contractor' Ambrose Walker living in one of his new houses at the west end of New Walk Terrace, an elegant three story terrace opposite the tall Georgian houses. The census shows that he had rented Fulford Grange to the vicar of St Lawrence church, George Wade, with his family and servants.

Deeds for Grange Crescent show that in August 1871, Walker sold plots along Fulford Road to a builder, Henry Swann.

He recovered some of his investment in June 1872, when he auctioned Fishergate House and others in his developments in New Walk Terrace and Sandringham Street. This auction also included Oxford Villa, which adjoined Cambridge Villa on the corner of Grange Street and Fulford Road.

After construction of the villas along Fulford Road, the next significant encroachment into the Grange Estate parkland was in 1873, when Grange Street was built. (except for 13 to 19 which were not built until 1901/02).

SUBURBS OF THE CITY OF YORK.

VALUABLE FREEHOLD MANSION HOUSE AND OTHER PROPERTY.

TO BE SOLD BY AUCTION, by Mr. GEORGE ACTON, at the QUEEN'S HOTEL, York, on WEDNESDAY, the 3rd day of JULY, 1872, at THREE for FOUR o'Clock in the Afternoon precisely (unless previously disposed of by Private Contract, of which due notice will be given, and subject to such Conditions of Sale as shall be then and there produced),

LOT 1.

All that substantially-built MANSION HOUSE, called or known by the name of "FISHERGATE HOUSE," situate in Fishergate, in the suburbs of the City of York, and lately in the occupation of Henry Anderson, Esquire, deceased, and formerly of Lady Stourton, containing Drawing Room 22 feet by 20 feet, Dining Room 25 feet by 17 feet, Library 23 feet by 16 feet, Study 16 feet by 12 feet, Five Bed Rooms, Three Dressing Rooms, Four Servants' Bed Rooms, Two Kitchens, Servants' Hall, Housekeeper's Room, Larders, Wine Cellars; excellent Four-stalled Stable, large Loose Box, large Coach House, Wash House, Piggery, and two enclosed Yards. Together also with the Pleasure Grounds, Shrubberies, and Ornamental Gardens thereto belonging, and covering an area of about Two and a Half Acres of ground.

LOT 2.

All that largenewly-erected MESSUAGE, or DWELLING HOUSE, situate and being in New Walk Terrace, in the said suburbs of the City of York, and now in the occupation of Mr. Ambrose Walker.

LOT 3.

All that largenewly-erected MESSUAGE, or DWELLING HOUSE, situate and being in New Walk Terrace aforesaid, and adjoining the last-mentioned Lot, and at present unoccupied.

LOT 4.

All that newly-erected MESSUAGE, or DWELLING HOUSE, situate and being in Sandringham-street, in the said suburbs of the City of York, and now in the occupation of Mr. Procter.

LOT 5.

All that newly-erected MESSUAGE, or DWELLING HOUSE, situate and being in Sandringham-street aforesaid, and now in the occupation of Mr. Mallinson.

LOT 6.

All those TWO MESSUAGES, or DWELLING HOUSES, situate and being in Melbourne Terrace, in the said suburbs of the City of York, and now in the respective occupations of Mr. Sanderson and Mr. Clark.

LOT 7.

All that newly-erected VILLA RESIDENCE, called or known by the name of "OXFORD VILLA," situate and being on the High Road leading from York to Fulford, and now in the occupation of Mr. Hicks.

The whole of the above Property is Freehold, well and substantially built, pleasantly situate for Private Residences, and offers a lucrative investment rarely to be met with.

Two-thirds of the purchase money of any of the above lots can remain on mortgage, if required.

Plans of Lot 1 can be seen on application to the AUCTIONEER, at the Ebor Rooms, 2, Low Onsegate, York, and permission had to view the same; and further Particulars respecting the whole of the above Property can be obtained on application at the Offices of

Messrs. PARR & ANDERSON, Solicitors,
York Herald 8 June 1872 30, Stonegate, York.



Ambrose Walker's new home in 1871 in New Walk Terrace (second from right)



One of the '12 Apostles' in New Walk Terrace, designed by William Lewis in 1877



Houses on the north side of New Walk Terrace with arched front doorways, built in 1876



Houses in Grange Crescent on Fulford Road. The windows and doorways are very similar but bricks and other details are different. Woodwork around the windows and doors has elaborate carving, similar to those on the Villas.



Houses on the south side of Grange Street with arched front doorways, built in 1873



Houses in Grange Street (north side) with square front doorways. Note the small changes of style

Grange Street illustrates how Ambrose Walker has employed different builders, as the houses on either side are significantly different in appearance. Those on the north side have square doorways, similar to those on Grange Crescent, whereas those on the south side have rounded doorways, similar to some on New Walk Terrace.

Gardens in some houses along Grange Street are constrained by those built slightly earlier along Fulford Road, with those at the eastern end having very small back yards.

Grange Street created a new access to Fulford Grange which still survives today. The houses at the west end overlooked the open parkland of the Grange Estate for almost 30 years, until the final group were built in a quite different style around 1901/2.



Grange Street in the 1920s, the earliest photograph found so far Image: Jim Murphy Collection

A corner shop was built on the north side of Grange Street, and a new terrace was built in stages along Fulford Road to form Grange Crescent (the name can still be seen on the corner shop, now a hairdresser). There is more about the corner shop in the Appendix.

Although not obvious from the front, the curve of Fulford Road means that some of the Grange Crescent houses taper from front to back.



Houses in Grange Crescent, Fulford Road, have ornate wood mouldings to the doors and windows. The house with the red door has a matching bay window to the front bedroom. It looks somewhat like a later addition, but it can be seen on a photograph of c.1911, so it may be original.



The Grange Street corner shop and its house are also built to the same design as those in the terrace. However, although the next house has very similar window mouldings, the bricks are different and it looks narrower, with the front door to the side.

Its neighbour is the only large double-fronted house in the terrace.



The tall and ornately gabled '12 apostles' of New Walk Terrace were designed by the architect William Lewis and built in 1877-78 on a parcel of Grange Estate parkland next to the gatekeeper's lodge. Whether he was employed to design any of the other villas or terraces is not known but employing an architect would have increased the value of these higher status properties. Generally, Victorian builders designed their houses using pattern books to select certain features and they probably had their own preferences as well. Perhaps Ambrose Walker had some influence, as lists of his household possessions show artistic appreciation.



YORK.—For the Erection of Twelve Villas on the Fulford Grange Estate. Mr. William Lewis, Architect. Quantities supplied :—		
Weatherley (Brickwork and Joiner)	. . .	£3,752 7 0
Rawling (Plasterer and Slater)	. . .	10,66 0 0
Hebden (Mason)	. . .	617 6 0
Lyons (Plumber and Painter)	. . .	670 8 0
Hill (Ironmonger)	. . .	259 6 0

Above: Account summary of 1877 for construction of the 12 houses in New Walk Terrace, with the names of tradesmen involved. It is likely these men were involved in Walker's other developments. Left: photograph from Cardindex

In April 1874, two houses in Grange Crescent and four houses in Grange Street, were put up for sale by auction with the tenants named in the sale particulars. A further auction in August 1875, advertised two further houses in Grange Crescent and four more in Grange Street, also with tenants named.

GRANGE CRESCENT and GRANGE STREET, in the Township of Fulford, in the East Riding of Yorkshire.
TO BE SOLD BY AUCTION, by Mr. THOS. WALKER, on THURSDAY, the 15th day of APRIL, at TWO for THREE o'clock p.m. precisely, in his AUCTION MART, New-street, York, subject to conditions to be then read, and in the following or such other Lots as shall be then determined.

LOT 1.
 All that DWELLING-HOUSE, being No. 9, Grange Crescent, in the suburbs of the City of York, late in the occupation of Henry swaan, and now of Mrs. Abbott, containing 11 Rooms.

LOT 2.
 All that DWELLING-HOUSE, being No. 11, Grange Crescent, aforesaid, in the occupation of Mrs. Cook.

LOT 3.
 All that DWELLING-HOUSE and Corner SHOP, being No. 12, Grange Crescent aforesaid, in the occupation of Mr. Henry Cooper.

LOT 4.
 All those Four DWELLING-HOUSES, being No. 1 to 4, Grange-street aforesaid, in the respective occupations of Mr. Taylor, Mr. Blackston, Mr. Nicholson, and Mr. Craig.
 The Property is freehold, and has been recently erected, and being situate in the East Riding, is free from City Rates.
 The respective Tenants will show the Property, and further particulars may be obtained on application to
Messrs. SMITHSON and SON,
 Solicitors, York, or
Messrs. J. and E. HOLTBY, Solicitors, York.
 York, 2nd April, 1875.

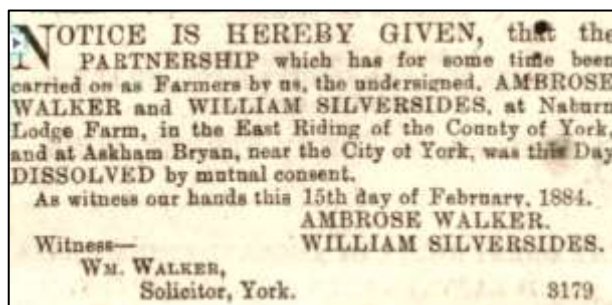
Also advertised in 1875 was the corner shop, then tenanted by Henry Cooper. By coincidence, the final owners of the grocers shop were also named Cooper and it was known locally as 'Cooper's Corner'.

Walker's property purchases continued in 1875 with Fulford Lodge, later Kilburn House, on the east side of Fulford Road, opposite Grange Street, where the 'North London' estate is today. The street names are wrongly interpreted - the house was named after the north Yorkshire village). He soon sold the mansion to Alderman Joseph Agar, a prosperous tanner.

In 1876 Ambrose Walker sold the Grange Estate and remaining parkland to Isaac Poad, a successful grain merchant. He continued to own property adjacent to Fulford Road and the Grange Estate and promoted further development of the area. He led such an eventful life that further details have been included here, before returning to the story of the Grange Estate.

The 1881 census describes Ambrose Walker as a 'Forage Contractor' living in Chelmsford Place, opposite the Lighthorseman in Fulford Road. John Philip Walker, his nephew and business partner also lived in the building and is described as an 'Army Contractor' as Ambrose was also designated in the deeds of his housing developments.

In 1884, a legal notice was published announcing the formal dissolution of the business partnership between Ambrose Walker and William Silversides. This is probably a precursor to a court case the following year, when Ambrose Walker along with John Walker and William Silversides were all charged with defrauding the army in the supply of meat and fodder. The reported evidence suggests the case was well founded, although Ambrose may not have directly been involved. However, the prosecution was hampered by the abscondment of a key witness - the quartermaster at the barracks.



And the quartermaster was not the only one missing - Ambrose Walker was also absent. A report of the trial in the Leeds Mercury on 21 May 1885, quoted a lawyer saying that Ambrose Walker '*was a bachelor of considerable means, who had during the past two or three years suffered very much from ill health, and on more than one occasion had been ordered abroad by a medical man*'.

Dr Anderson stated that '*he had attended Ambrose Walker on several occasions from 20 January to 14 February in this year. Acting on his advice, Mr Walker had on several occasions gone abroad.*' Another lawyer said that Walker had left York several days before the summons was issued. The magistrates issued warrants for the apprehension of Ambrose Walker, with bail set at £500 (£82,000 today!). The hearing was reported in great detail by local and national newspapers and after three days they were all found not guilty. The Appendix has a report on the opening of the trial from the Yorkshire Evening Press on 20 May 1885.

For reasons unknown, Ambrose Walker's household possessions were auctioned in August 1891. Items included '*a very valuable carved oak dining room suite... bought at Lord Muncster's sale at Water Priors for sixty guineas... handsome ornamental china, flower and plant vases, window draperies, bed and table linen, rugs, carpets*'...etc. The sale was held at 9 Wenlock Terrace, for which the 1891 census records no-one present.

His whereabouts at the time of the 1891 census are somewhat uncertain, but it seems very likely he is the 'Retired Farmer' from York, recorded at 12 Marlborough Road West, Hammersmith. The villa accommodated three separate households and recorded with 70-year-old Ambrose Walker is 22-year-old Frederick Paradine, described on the census form as a '*Confidential Friend*'.

WILL OF AMBROSE WALKER, Gentleman

DATED 27 JUNE 1896

PROBATE GRANTED 28 OCTOBER 1896

Died 1896

Buried Fulford Old Cemetery, St Oswald's Road

He requested a memorial cross with the following words:

In affectionate remembrance of Ambrose Walker of Holly Croft, York Army Contractor, died on 20th August 1896 aged 76 years. *The statutes have been my song in the house of my pilgrimage.*)

Executors - William Silversides of Wenlock Terrace, gentleman; George Rawling of Holly Terrace, plasterer; Rev Henry Vyvan, rector of St Mary's Castlegate; Francis Henry Anderson, solicitor.

To Mary Elizabeth Carey - marble statues of Shakespeare and Milton.

To Francis Henry Anderson - statues of Chaucer and Dryden and £20.

To Frederick Paradine - all wearing apparel, scarf pin that I always wear, double headed snake ring with two diamond eyes and £120.

To William Silversides - ring with seven diamonds, dog's head set with jewels and £500.

To George Rawling - silver teaset.

To Topsy Lewis - jewel presentation box, small diamond ring and ear drops, 13 pieces of silver.

To Dean of York - £100 towards restoring west end of Minster. £25 to choir of Minster. £25 each to executors.

To Beatrice Silversides - £5.

To Jane Walker - £10.

To Joseph Wood - £10.

To Thomas Wood - £50.

To Camillo Visconti - £20.

To Ann Frances Cousens - £250, less what she owes.

£1000 invested and income paid to widow of nephew John Phillips Walker for maintenance and education of his two children until 22 years old.

To widow of brother Peter Walker - £20 a year annuity.

Transcribed by Van Wilson

Ambrose Walker never married, and local historian Van Wilson, has a reference in her Fishergate book which describes him as *'a man of elegant appearance and tastes'*. He was an art lover, with oil paintings, watercolours, engravings and statuary, and in 1880, he loaned *'two elegant Bacchante figures'* to an exhibition in York.



An example of a Roman bronze and gilt-bronze figure of a Bacchante, circa 1780. Image: 1stDibs

THE NEW INSTITUTE CLIFFORD-STREET.			
SUBSCRIPTION LIST.			
	£	s.	d.
Amount previously advertised	1342	13	0
R. Creyke, Esq., M.P.....	25	0	0
Messrs. Whitehead and Co.....	25	0	0
The Merchant Taylors' Company of the City of York	10	10	0
The Very Rev. the Dean of York (2nd donation).....	10	0	0
Mr. J. Windass.....	10	0	0
Mr. G. Styax	5	5	0
Mr. T. M. Lambert	5	5	0
Mr. A. Fletcher.....	5	0	0
Mrs. Brady.....	5	0	0
Messrs. Coultas and Volans	5	0	0
Major-General Nason.....	2	2	0
Mr. T. B. Whytehead.....	2	2	0
Mr. Ambrose Walker	2	0	0
Mr. W. Winspear (Micklegate)	1	1	0
Mr. B. Burdett Newenham.....	1	1	0
"A Working Man"	1	1	0
Mr. R. T. Whitwell.....	1	0	0
Mr. G. Duffitt	1	0	0

York Herald 26 May 1883

Newspaper reports include Walker's name on lists of donors to Indian Famine Relief, Fulford National School, and the Working Man's Institute in Clifford Street. In 1893 the vicar of Fulford posted a notice thanking him for £50 (£6,000 today) towards a new school in Alma Terrace.

He gave £50 towards the upkeep of the splendid Norman porch on St Margaret's church, and he paid for the lectern and a stained glass window in Naburn Church, where his donation of £100 for poor relief in 1892 was recorded on a panel in the church. Records associated with this donation give his address as Gillridding Grange, near Naburn village. In 1892 the York Herald listed further charitable donations totalling £170, describing him as living in Bath. His will included £100 towards restoring the west end of York Minster and £25 to the choir.

When he died in 1896 at the age of 76, he was living at Holly Croft, a villa in Wenlock Terrace. The probate record shows an estate valued at £4,568 (£600,000 today). He was buried at the old church of St Oswald in Fulford.

His will shows generosity to his family, friends and business associates. He bequeathed former business partner William Silversides his ring with seven diamonds, a dogs head set with jewels and £500. He also invested £1,000 (£142,000 today) for the education and maintenance of the children of his late nephew and long term business partner, John Phillips Walker, and the widow of his brother, Peter Walker, was left a £20 annuity.

Frederick Paradine, the man listed with him as a 'confidential friend' in the 1891 census in Hammersmith, was left *'all wearing apparel, scarf pin that I always wear, double headed snake ring with two diamond eyes and £120'*.

Topsy Lewis was given *'thirteen pieces of silver, a jewel presentation box and small diamond ring and ear-drops'*. Just who Topsy Lewis is remains uncertain, but she may be Mary Elizabeth Pickering Lewis, the daughter of his sister Ann Frances, who was married to William Pickering Lewis, another Shambles butcher.



The 1892 OS map showing the extent of Ambrose Walker's Developments in the Fulford Grange and Fishergate House Estates. He later developed Frances Street, Carey Street and Ambrose Street and others in the area. It is thought that Frances Street is named after his mother and sister, and Carey Street is likely to have been built by Henry Carey.
 OS Map: National Library of Scotland

5. The Second Big Sell-off

In 1876, only eight years after its purchase, Ambrose Walker sold the Grange Estate and its remaining parkland to Isaac Poad, a successful Walmgate grain merchant. It would be surprising if Ambrose Walker did not know Isaac Poad very well and he very likely supplied some of the provisions for the Walker and Silversides contract with the Army. At the end of the century, William Silversides was involved with Poad in building on more of the Grange Estate parkland to create the 'Ryedale' terraces south of the mansion.

Isaac Poad was born into a farm labourer's family in the hamlet of Hartoft, Ryedale in 1835 and by the age of 14 he was working on a local farm. He must have been talented and ambitious, for at the age of 27, the 1861 census records him as a Farm Foreman. The 1871 census shows he had moved into business, and is recorded as a Provisions Merchant in Walmgate, where he lived with his wife Mary Jane and their four children. This building was later a pub and now houses the offices of the York Press.



Isaac Poad's premises in Pavement, shortly before demolition in 1905 for the construction of Piccadilly. Isaac Poad had died by this date and the business was being run by his sons, Isaac (junior) and Japheth
Image: York Explore

A delicately coloured plan in York Archives dated 1876 refers to Isaac Poad seeking permission to build brick wall in front of Garden Cottage. This wall can still be seen, with the pillars of the original gateway now framing an elegant rose arch. Along New Walk, the different styles of boundary wall show stages of development of the Fulford Grange Estate.

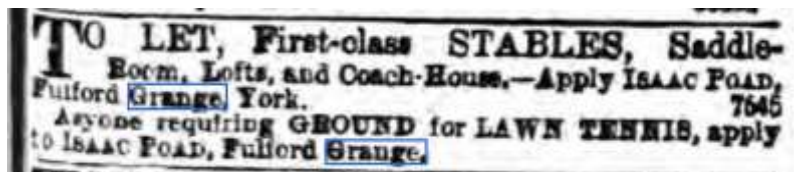


Soon after buying Fulford Grange in 1876, Isaac Poad made a distinctive mark on the Fulford Road landscape by building The Priory and the adjacent house which served as the Rectory for St Margaret's church, Walmgate.

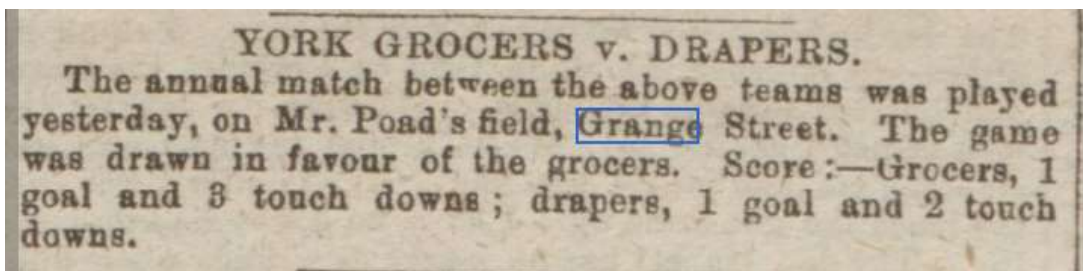
The Priory is thought to have been intended as a home for his newly married daughter, but the 1881 census records William Silversides living there. The style of its gables matches those built around the same time in nearby New Walk Terrace.

The Priory Hotel and St Margaret's Rectory in the 1960s. Photo Tim Robinson

It seems that Isaac Poad did not need all the facilities which Fulford Grange provided, as in 1884 he advertised the stabling and coach house buildings for rent. He also advertised the tennis courts, although it is not clear if this was for occasional hire or longer-term rent such as to a club.



There are newspaper reports of football and rugby matches being played on 'Poad's Field' and the 'York Ground' in Grange Street in the 1880s, some referring to the Melbourne Club, probably a sports club associated with Melbourne Methodist Church, which drew large support from local people.

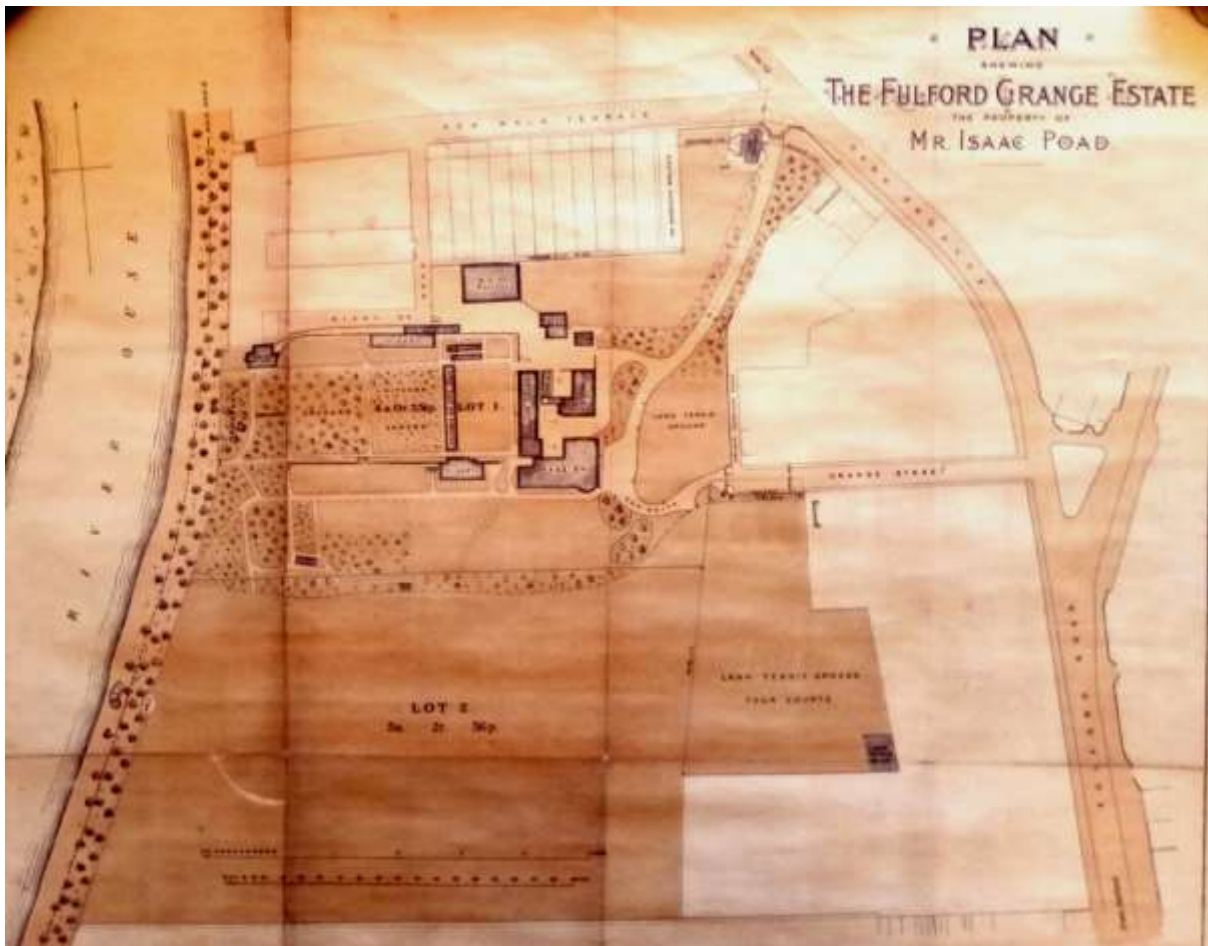


Yorkshire Evening Press notices in 1881 and 1884.

The York Herald of December 1887 reported Isaac Poad holding a supper at the Grange for his employees, to celebrate the coming of age of his son, also named Isaac.

In May 1891 he advertised a 'choice selection of bedding plants for sale' between 8am and 8pm from the gardens.





Plan from Isaac Poad's sales brochure showing how the estate could be sold in two separate lots; Lot 1 for the house and ornamental grounds; Lot 2 for land on which houses could be built. Note that the land where Alma Grove is now and the former garage in Fulford Road, to the right of the tennis courts has already been sold. Image: Geoff Shearsmith



Bird's eye view of the mansion used in the 1894 sales brochure, with outbuildings, orchards, kitchen gardens, hot houses, flower beds, shrubberies, cottages and tennis courts. The carriage drive and Lodge are shown, and also Garden Cottage and the heated wall. Image Geoff Shearsmith

In June 1894, Isaac Poad advertised Estate for sale by auction and a lavish brochure was prepared describing the house and its estate. This included the option that ‘five or six acres’ of parkland could be sold separately to build up to 150 houses, shown as Lot 2 on the plan.

That sale was unsuccessful, but he seems to have decided to press ahead with developing the land himself. In September 1896, he placed a notice in the Yorkshire Evening Press advertising ‘Valuable Building Plots for sale’.

Farndale and Hartoft Streets were named, and the plots were lavishly described as being ‘*admirably sited*’ and ‘*...the best and last opportunity to secure sites on the New Walk*’.

Details are a little uncertain, but it seems he undertook the development in partnership with Ambrose Walker’s former associate in the property and army provisions business; the butcher William Silversides and a fellmonger, Richard Melrose.

The streets were named after the Rosedale area where Isaac Poad grew up; Hartoft Street, Farndale Street, Levisham Street and Lastingham Terrace, all accessed through Rosedale Street from Grange Street.

PROPERTY FOR SALE.

FULFORD GRANGE ESTATE.
(SEE ORDNANCE SURVEY MAP OF YORK.)

**VALUABLE BUILDING SITES
FOR SALE.**

This choice Building Land is admirably situated, and one of the best that has been placed in the market in this city for a long time. The situation is Healthy, Convenient, and Open on every side. On the west it adjoins the best part of the New Walk by the Spring Well House, and the back of the houses in Farndale-street on the south side will overlook the long gardens of Alma-terrace, while those of the north side of Hartoft-street will face Fulford Grange, and the gardens of the large houses in Fulford-road form the eastern boundary. The approach is by Grange-street, opposite the Fulford District Conservative Club, by which the trams are constantly running to the city and Fulford. The Estate is about ten minutes' walk from the centre of the city, and within five minutes' walk of Fishergate Board School.

This Estate is the best and last opportunity to secure sites on the New Walk.

On consulting the Ordnance Map it will be observed that when another bridge has to be made across the Ouse the most natural position for it will be in the line drawn from Grange-street to Bewlay-street, Bishopthorpe-road.

Intending purchasers should make early application, as the sites will be sure to be taken up very quickly.

Full particulars as to prices of sites, &c., and liberty to view, may be had on application to

M R ISAAC POAD.

FULFORD GRANGE, YORK;
or to

MESSRS. ISAAC POAD & SONS,
84, 86, WALMGATE, YORK.

York, September, 1896. 8081

Tenders.

FULFORD GRANGE ESTATE, YORK.

TENDERS are INVITED for the Construction of the SEWERS, MANHOLES, FLUSHING TANKS, BRANCH DRAINS, STREET GULLEYS, and other works required in the laying out of Farndale-street, Hartoft-street, and Rosedale-street, on the Fulford Grange Estate, York, for Isaac Poad, Esq.

Plans, Sections, Specification, and General Conditions may be seen and Bills of Quantities and Forms of Tender obtained on payment of One Guinea (which will be returned upon receipt of a *bona fide* Tender) at my Office, on and after TUESDAY, the 3rd proximo.

Tenders to be sent to the undersigned not later than 10 a.m. on FRIDAY, the 13th day of NOVEMBER next, endorsed "Tender for Sewerage Works."

No pledge is given that the lowest or any tender will be accepted.

WALTER G. PENTY, Surveyor.
Clifford Chambers, York,
October 31st, 1896. 8093b

On 31 October 1896, Walter G Penty, Surveyor, placed an invitation for tenders to construct:

‘sewers, drains, manholes, flushing tanks and branch drains and other works required in the laying out of Farndale Street, Hartoft Street and Rosedale Street on the Fulford Grange Estate for Isaac Poad Esq.’

Levisham Street is not mentioned but the houses are very similar to those on the south side of Farndale Street, so they were probably built at the same time, perhaps by the same builder. Van Wilson's book *Beyond the Postern Gate*, names the builders of Hartoft Street as John and Thomas Biscomb.

Lastingham Terrace is also not mentioned, but these houses were also part of Poad's development. The riverside would have had to be built up and a retaining wall constructed along New Walk. Steps to New Walk were installed from Levisham Street, but possibly not at Hartoft Street. The 1936 OS map only shows the access path passing behind Pikeing Well.

Poad moved fast on his development and not wanting to waste any opportunity to make money from it; on 4 December he was selling turf from the parkland where the houses were to be built.



Yorkshire Evening Press. 4 December 1896

Poad's advertising for tenders led to different builders being appointed, and different designs of houses on these streets. Levisham Street and Hartoft Street are all of a very uniform design, with their frontages built with smooth-faced and very regular machine-made bricks, bedded in thin mortar joints. Whereas Levisham and Farndale Streets are built of older-style, and probably cheaper 'clamp' bricks, with machine-made bricks only used around the windows and doors.

The houses in Hartoft Street and the north side of Farndale Street have six rooms, with a two storey scullery and bedroom extension projecting into the back yards. The back yard had a coal shed and a lavatory, some of which are still in place. The downstairs back room served as the kitchen and had a combined cast iron fireplace with large and small ovens.

Houses in Levisham Street and the south side of Farndale Street are smaller and do not have a back lane, so there is a passageway between every other house giving access to the back yards. The upstairs front bedroom over-sails the passage on one side and the back bedroom of the adjacent house over-sails on the other. This feature creates larger upstairs rooms, almost all of which have been divided to create a bathroom, as can be seen by the additional small windows of varying sizes above the passageway, front and back.

Isaac Poad's family retained ownership and rented out the houses marked 'X'. Some remained with family members well into the 20th century.



Isaac Poad may also have retained ownership of houses in Hartoft Street, as indicated by this advertisement:

SIX-ROOMED HOUSE TO LET, HARTOFT-STREET, FULFORD ROAD. (Fulford Grange Estate).—Apply ISAAC POAD, 86, Walmgate, York.

There were corner shops at each end of Hartoft Street. The 1901 census records 34 year old Susi [?] Simpson running a grocer's business, while her husband, George is a railway parts machinist. At the other end of the road, Clara Harrison is recorded as a 35 year old Grocer supporting her 10 year old son and sharing the house with her mother and aunt, along with another family, Harry Sadler, an insurance agent and his wife and 2 year old son Stanley.

Clara Harrison	Head	F.		35	Grocer	non
William D ^o	Son	S	10	"	at school.	
Charlotte M D ^o	Mother	wid		64		
Annie D ^o	Aunt.	wid		57		
Harry S. Sadler	Boarder	m	24		Insurance Agent	
Clara E. D ^o	wife	m		29		
Stanley D ^o	Son	S	2			

Extract from the 1901 census



Former shops in Hartoft Street: No 1

Shopkeepers were not the only people selling goods in Hartoft Street. This advert regularly appeared in the York Herald in 1900. Very handy for picnics on New Walk!

And dressmaker, E May, relocated to the new houses from High Petergate in 1898.

NOTICE.—E. MAY, Late of 12, HIGH PETERGATE, DRESSMAKER, begs to intimate to her Customers that she has REMOVED to HARTOFT-STREET, FULFORD ROAD, where she hopes to receive a continuance of the support accorded her in the past. All kinds of Ladies' and Children's Costumes made and altered to the present Fashion at Reasonable Terms. £3 9p



No 55

HEREFORDSHIRE CIDER AND PERRY
W. PARRY, HOLMER, HEREFORD, Maker of Pure Herefordshire Cider and Perry. Winner of numerous Prizes for the past fifteen years, "including" a first prize for Draught Cider, and third for Bottled at the Herefordshire and Worcestershire Agricultural Society's Show held this year. "Also," Third Prize for Draught, and highly commended for Bottled at the Royal Agricultural Society's Meeting held at York, 1900.
CAN BE HAD IN CASKS AND BOTTLES.
AGENT:—
S. W. MUTLOW,
36, HARTOFT STREET,
FULFORD ROAD, YORK.
 4678a

WANTED: a tidy, clean GIRL to do housework, mornings only.—Apply Miss May, Dressmaker, Hartoft street, Fulford-road.



Houses in Hartoft Street (pictured left) use different bricks, but are a very design to those on the north side of Farndale Street (pictured right).



The small window over the passageway in Farndale Street (Pictured left) shows where the front bedroom has been divided to create a bathroom. The adjoining house will have its bathroom over the passage at the back. The same applies to Levisham Street (pictured right) where the soil and vent pipes can be seen above the passage on two houses



Estate Agent plans of the ground and first floors of houses on the south side of Farndale Street, showing how bathrooms have been created by dividing the front and back bedrooms over-sailing the passageway.



As well as the terraced houses for artisans, Isaac Poad's development included Lastingham Terrace, an elegant group of larger bay-windowed houses overlooking New Walk. These are more spacious than their terraced neighbours, with a two storey kitchen and bedroom projecting into the back yard. Sunny sloping gardens have views over the river Ouse.



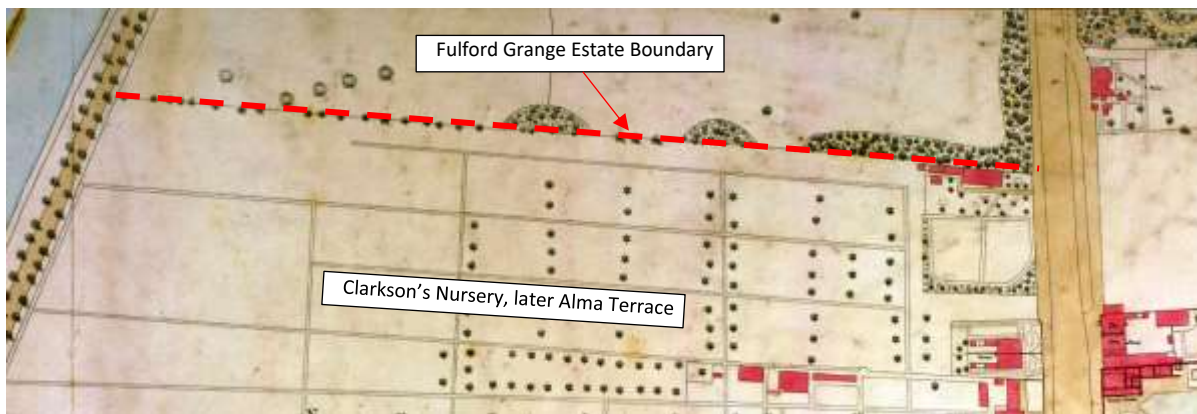
The riverside retaining walls were built at the same time. The house at the southern end (right on the picture) is slightly set back from the terrace, with a brick front door surround and other features, suggesting it was constructed by a different builder at a later date.



Confirmation of the date of construction is given by a stone installed during construction of the Hartoft Street corner shop commemorating Queen Victoria's Diamond Jubilee in 1897.



The wall of the house on the corner of Hartoft Street has been a favourite graffiti spot for many years. One carving says 'AM 1941'.

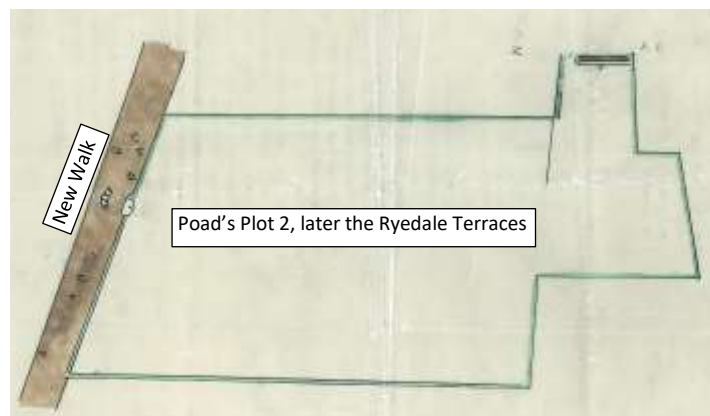


The 1852 OS map (above) shows Clarkson's nurseries just south of the Estate. But the first houses of Alma Terrace were built on this land soon after, with more constructed over subsequent years.



The 1892 OS map (right) shows Alma Terrace almost complete. Alma Gardens, with glass houses, trees and beds, extends into the Grange Estate parkland.

This plan of Plot 2 (right) defines the land developed by Isaac Poad to build his Ryedale estate of terraced housing.



In 1913, Alma Gardens was redeveloped by York Corporation for construction of the first council houses in the city. Perhaps inspired by Rowntrees garden village at New Earswick, these houses have a nice arts and crafts appearance and were intended to provide decent housing for people made homeless by slum clearance, and for workers at the newly opened electric tram depot.



When Poad sold part of the estate for Alma Gardens, he isolated an area of Fulford Grange parkland next to Fulford Road. The 1892 and 1907 maps still show this area as open, with suggestions of it being part of the grounds of either Briar House or Beechwood House, but at some point, probably after motor vehicles became more common following the Great War, the land was developed as a garage.

The 1929 North & East Ridings Directory lists the garage of T Bristow & Co there between Beechwood House & Briar Villa. Thomas S Bristow was born in 1882 and in 1939 he was recorded as a garage proprietor living 9 Marlborough Grove. He died in 1940 aged just 57. In May 1924, Thomas Bristow registered a S.P.A. bus for a George Bristow, who ran a bus service to York from Claxton.

The garage became Duffield's and remained as a garage until the beginning of the 21st century, since when the owner cleared the site and decontaminated the old fuel tanks. Hopefully it soon will be sensitively redeveloped for family housing.

(Thanks to David Poole and David Hick and YP&P facebook group members for this information)



Bristow's Garage c.1955. Image York



Duffield's Garage, c.1980. Image York Press



The empty garage site today, where hopefully, well designed family housing will soon be built.

The final houses to be built on the Grange Estate parkland, were the terraces of Rosedale Street and at the west end of Grange Street, both built around 1900. For reasons unknown, these houses are significantly different to all the others in the area, with an Arts and Crafts influenced appearance.



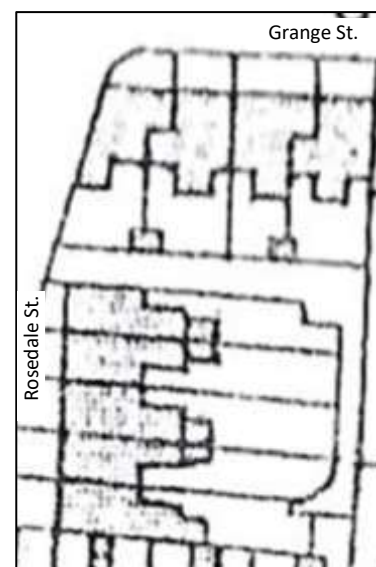
Rosedale Street



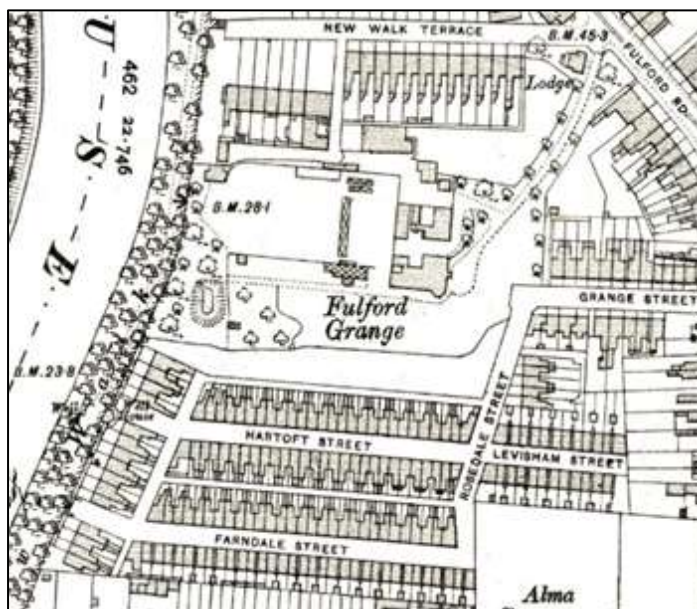
Grange Street, west end

The houses in both streets look the same from outside, with nice doorcases and bay windows that mostly have original or matching reproduction sash windows, but they have a very different internal layout, as can be seen on the adjacent map. Rosedale Street houses have a conventional layout, with the scullery and a small bedroom projecting from the back of the house, with a coal shed and lavatory attached. Very unusually for York terraces, they also have gardens, with a rear access via a ginnel and back alley.

The terrace of four houses in Grange Street are an unusual L-shaped layout to squeeze them into a very thin plot of land. The map (right) shows how the rooms of one house overlap the adjacent house and a very small scullery projecting behind, with a lavatory across the back yard.



In 1905, when all the houses had been completed, Isaac Poad (junior) paid a fee of £50 for the new streets and back lanes to be adopted by the City Council. The Rosedale Street ginnel was missing from the schedule and remains in undefined common ownership.



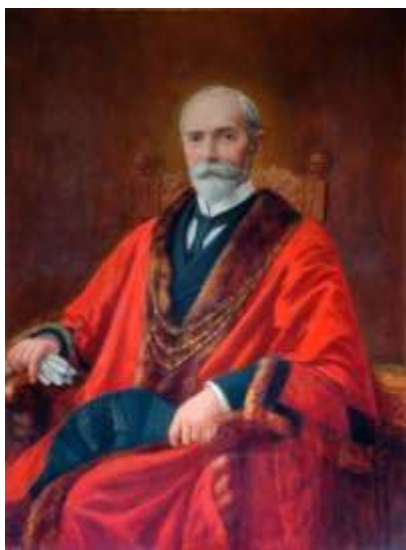
The OS map of 1909 (left) shows all Isaac Poad's new streets on Lot 2, including Levisham Street and the final houses on the corner of Grange Street and Rosedale Street. Like Rosedale Street, some of the houses on the north side of Levisham Street have gardens.

The estate remained in this layout for 20 years, until Fulford Grange was sold and building work began to create Grange Garth on the remaining gardens and estate land.

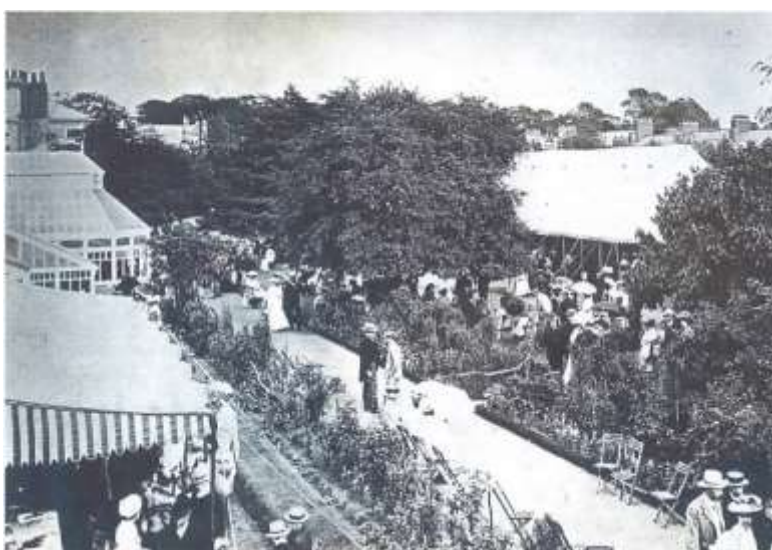
In 1897, Isaac Poad sold the mansion, with its formal grounds and remaining parkland (Lot 1) to William Bentley, a retired bookseller and stationer of 53 Coney Street. Poad moved to Beechwood, in Fulford Road (now Tower Veterinary Practice), where he died in 1901, aged 65, leaving the business and £17,130 (£2m today) to his sons, Isaac (junior), Japheth and John.

William Bentley was a devout Christian and well known for charitable work to relieve poverty and sickness in the poorest parts of the city. As well as visiting and assisting the sick and destitute, he also held garden parties at Fulford Grange in aid of York County Hospital, Lawrence Street Mission and other charities.

His stationers apprenticeship to Mr Burdekin entitled him to become a Freeman of the City in 1875 and his reputation for public spirited good works led to his appointment as Sheriff of York from 1903 to 1907, Alderman from 1904, and Lord Mayor in 1907. But his term of office was tragically short, as he died of pneumonia on 31st January 1907.



William Bentley in his Sheriff's Regalia
Image: York Art Gallery



A lavish Garden Party in the grounds of Fulford Grange
Photograph: Geoff Shearsmith Collection

This picture shows one of these parties, with the photographer high above what is now Grange Garth, looking east. The twin gables of houses in Fulford Road can just be seen in the distance through the trees, and to the right, the chimneys of newly built Hartoft Street rise above the large marquee, erected where the houses of Grange Garth now stand. The large glass house on the left was described as a Vine House on the 1894 auction catalogue.

Alderman Bentley said he wanted to be known as the '*Lord Mayor of the poor people*' and on 4th January 1907, he laid on a spectacular Christmas party for over 500 children at the Guildhall, with food and entertainment. His daughter arrived in a pony-driven sleigh and dressed as the Snow Queen, bringing presents which Father Christmas Bentley gave out to the children.

His sudden death was a shock to the city, and his funeral cortege from York Minster drew large crowds on its journey to the Cemetery. Shops closed and drew their blinds, as shown on the pictures of the carriages passing Fishergate shops, taken from the city walls.

Alderman Bentley's widow, Anne, remained in the house until 1928 and gave a stained glass window to Clifton Parish Church in memory of their marriage there in July 1882. Their son, Clarence, was killed early in the Great War, but two other brothers survived.



Crowds line the streets as Alderman Bentley's funeral procession when passing Oxtoby's Painters and Decorators premises in Fishergate.

Image from Cardindex

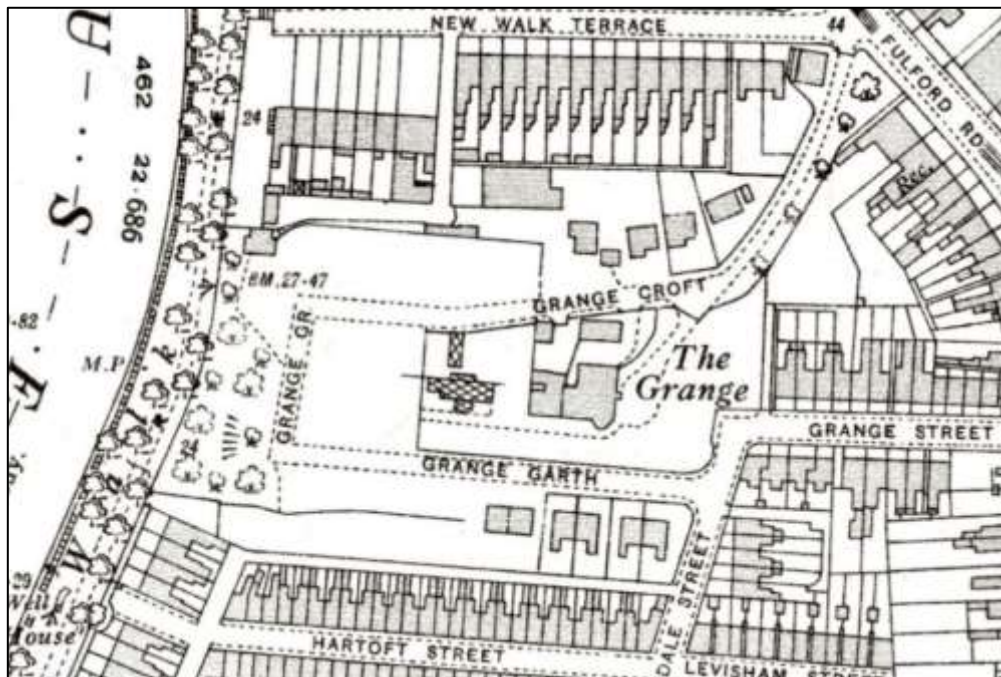


Fishergate Shops with their blinds drawn and crowds line the streets as floral tributes are carried to York Cemetery in Alderman Bentley's funeral procession on 4th February 1907.

Photograph from Cardindex

6. The End of the Grand Mansion and its Estate

In 1928, Anne Bentley and her son Walter, then working as an engineer in South Africa, sold the Grange to builder Robert Pulleyn and Electrician Harold Mandefield. They proceeded to divide the house into three apartments and destroyed the ornamental and kitchen gardens to build the houses of Grange Garth.



The crescent we now know as Grange Garth began as three separately named streets. Grange Garth is first shown on the 1929 OS map (above) running west from Rosedale Street towards the river. The western part is shown dotted and was probably not finished when the surveyors visited. It then turns north into another projected road named Grange Grove and this projected road turns east into another, Grange Croft, merging into the carriage road leading to Fulford Road.

The map shows new roads cut through the orchards and kitchen gardens which had surrounded the Grange. The vinery and cucumber glasshouses remained, and the garden to their west is shown as a separate plot, although the house had not yet been built.

Three pairs of semi-detached houses are shown at the eastern end of Grange Garth, and detached houses are shown in Grange Croft. Deeds survive of May 1929, for the sale of No.1 Grange Croft to May Pulleyn, probably the spinster sister of Robert Pulleyn. The witness is William Farrar, whose address is given as The Sycamores, Grange Garth. The 1939 register has William Farrar, a 71 year-old retired Joiner (carpenter) living at No. 1 Grange Garth, on the corner of Rosedale Street, with his wife Elizabeth and their daughter Violet, a Shorthand Typist.

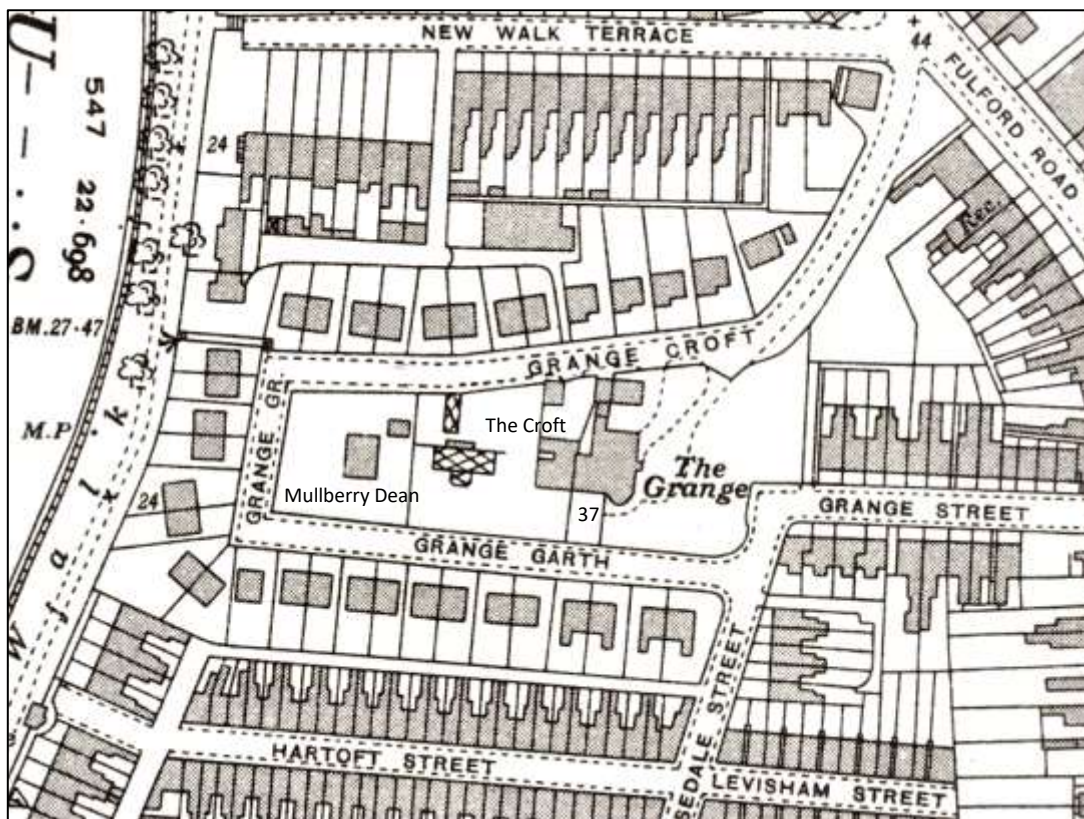
William Farrar and his family are also recorded on the 1911 census as living at No. 8 Ambrose Street. That census describes William as a 'House Joiner' working at the Barracks. His daughter was then aged 4, and his son, Robert Birch Farrar, was aged 11. It is not known if his middle name reflects any connection with the prominent local builder, William Birch, who in 1911 lived in Grange Street and was Lord Mayor of York in 1921. Perhaps Farrar and/or Birch were involved in building some of these houses.

Deeds for another house, dated January 1929, record a conveyance between Robert James Pulleyn together with Harold Mandefield, to Susan Thirza Humphries with Francis Louis Humphries, for The Nook, Grange Croft, now 6 Grange Garth. The 1939 Register (taken on 29th September) records Francis Humphries as a retired Methodist Minister, and they shared the house with Anne Schofield, a Governess, and Edith Hawksbury, a Domestic Servant.

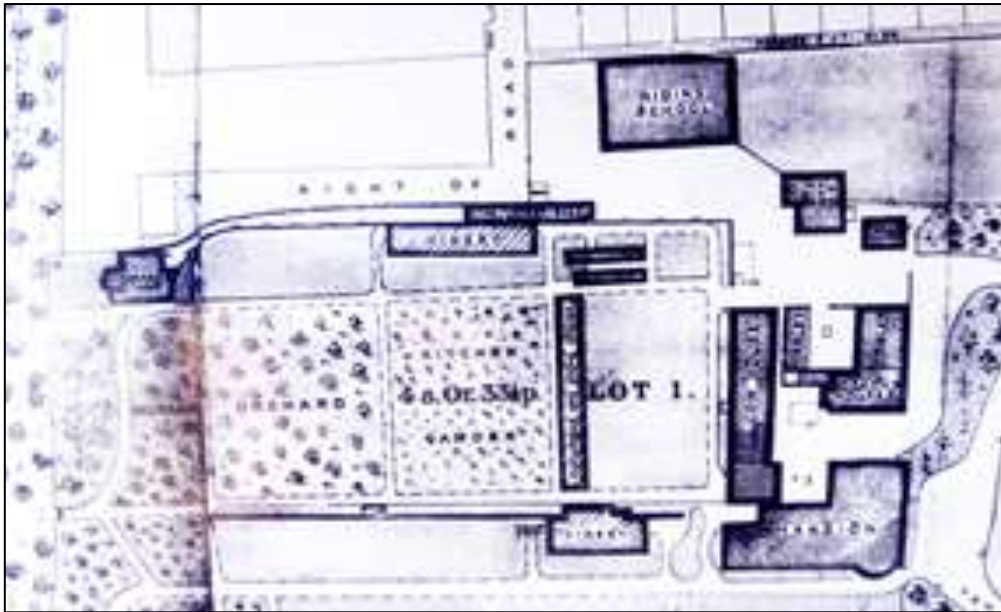
These deeds confirm the rapid progress made by Pulleyn and Mandefield in developing the estate, probably spurred on by their need to sell property and recoup their initial outlay in buying the estate.

The houses forming the rest of Grange Garth were built in the early 1930s. No 8 Grange Croft, now 20 Grange Garth, was sold to Fred and Ethel Nutbrown in July 1931. In 1940, Fred Popplewell, the owner of 8 Grange Croft, wrote to the Council objecting to their proposal to re-name the development as Grange Grove, complaining that *'there are already umpteen Groves in York'*. More objections were made, and in November the Council revised their proposal to Grange Garth.

The 1937 OS map below shows the substantial brick house at the west end of the former Fulford Grange gardens, now No. 25 Grange Garth, but then named 'Mulberry Dene'. The 1939 Register records the inhabitants as Insurance Manager, Frederick Chapman and his wife Margaret, along with their Domestic Servant, Barbara Bartram.



The 1937 OS map shows all the Grange Garth houses as they are today. The map also shows the pair of semi-detached houses at the east end of New Walk Terrace, also built at this time to infill the area next to the Lodge. The division of the Grange is shown, and the vine and cucumber houses are still in the grounds of The Croft. Notice that the pathway to New Walk next to Garden Cottage has been created by this time.



Detail from Isaac Poad's sales brochure showing the kitchen garden, orchards, hot houses, etc. demolished in Pulleyn's development

The deeds for the 'plot of land' (there is no clear mention of a house) bought by May Pulleyn stipulates that the houses must have a clear space at the side of 9 feet (3 feet for the blind side of a detached house) and except for the bay window, shall not project forwards beyond the building line. The house purchaser was required to erect a post and wire fence planted with a quick growing hedge, which probably accounts for the wide variety of front garden walls which give visual interest today.

The houses forming Grange Garth are built in a pleasing set of styles. Only one is double fronted, six are detached and the remainder are semi-detached. Some of the partly pebble-dashed semis have a side-facing front door and others have an arts and crafts character, with a sloping pantile roof down to first floor level. Pulleyn and Mandefield endeavoured to ensure the enhanced social status of purchasers by stipulating that no semi or detached house shall be sold for less than £750.



25 Grange Garth, once known as Mulberry Dene

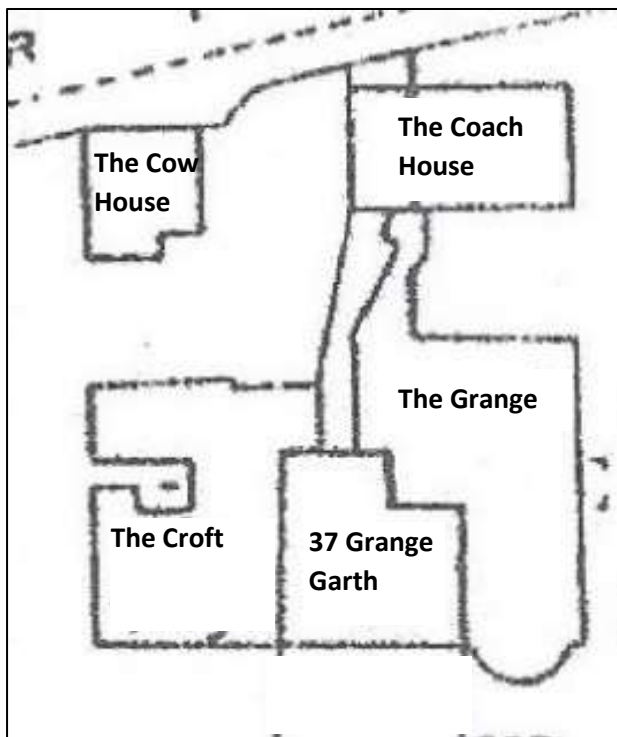
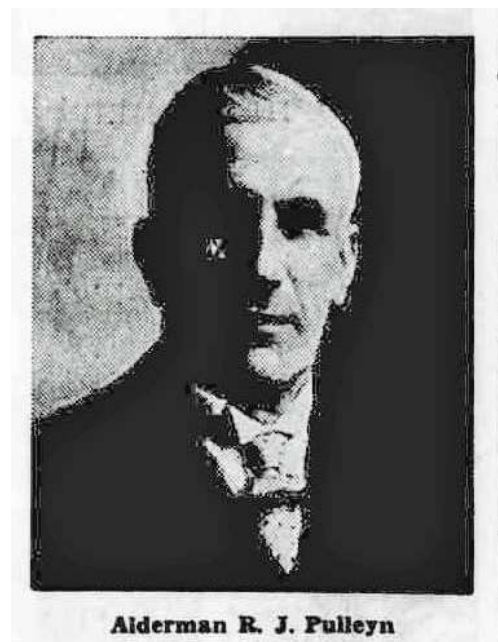


Grange Garth houses are an interesting variety of styles



Robert James Pulleyn was from a family of builders who also owned a brickworks in Haxby. He was elected as a Conservative Councillor for Bootham Ward 1927, having previously served on Flaxton Rural District Council and North Riding County Council.

Just before he bought Fulford Grange, he was appointed Sheriff of York, between 1926-7, and he was Lord Mayor from 1939-40. He is best known today for constructing housing estates across the city and Pulleyn Drive in Dringhouses was named after him.



Today, Fulford Grange is formed of three separate apartments, created by Robert Pulleyn:

- **The Grange**, incorporating the eastern Italianate extension built by the Horner family in the 1830s, and lived in by Pulleyn. It was taken over by the army in 1939.
- **37 Grange Garth**, based on the original south facing house of John Maud, built in c.1774.
- **The Croft**, created around 1929 by combining and extending outbuildings to the west and north of the house.

In April 1929, Pulleyn and Manderfield sold the plot of land to the west of The Croft, which today forms the grounds of No. 23 Grange Garth - 'Little Croft'. The purchasers were Edith and Henry Gofton.

Little Croft (below) was built on this land by Alderman Richard Scruton in 1973.



In 1999, a Roman skull fragment and femur were found at Little Croft during excavations for an extension. The owner has found other artifacts in his garden, including two coins of Constantius II (337 - 361 A.D), parts of two Roman cremation urns and medieval wooden button making materials.

The Royal Commission for Historic Monuments records that a Roman Tile Tomb was discovered in Grange Garth in 1897. Roman burials and cremations have been found near Blue Bridge Lane, so perhaps these remains are part of a wider Roman cemetery along the land between the Roman road towards Selby (now the A19) and the river Ouse.

The 1939 Register records Walter Scruton, a retired solicitor from Nether Poppleton, living in Grange Garth, now No 37 and the original south facing part of Fulford Grange. Walter Scruton was a widower and shared the house with Langley Bullivant, a game and poultry buyer/salesman and his wife Nancy.



Richard Scruton at the Elizabethan Society's Coronation Ball in the Assembly Rooms 3rd June 1953. Image: The Sketch 17 June 1953

The 1939 Register also records Walter Scruton's son, Richard, in The Croft, the newly created apartment next door. Alderman Richard Scruton JP was the owner of the Ideal Laundry in Trinity Lane, Micklegate. He founded the Elizabethan Society to celebrate the coronation of Elizabeth II in 1953 and was Lord Mayor of York in 1971-2. He accompanied the Queen in 1971 during her visit to York celebrating the 1900th anniversary of the founding of Roman Eboracum, and again in 1972, when she visited the city to distribute Maundy Money.



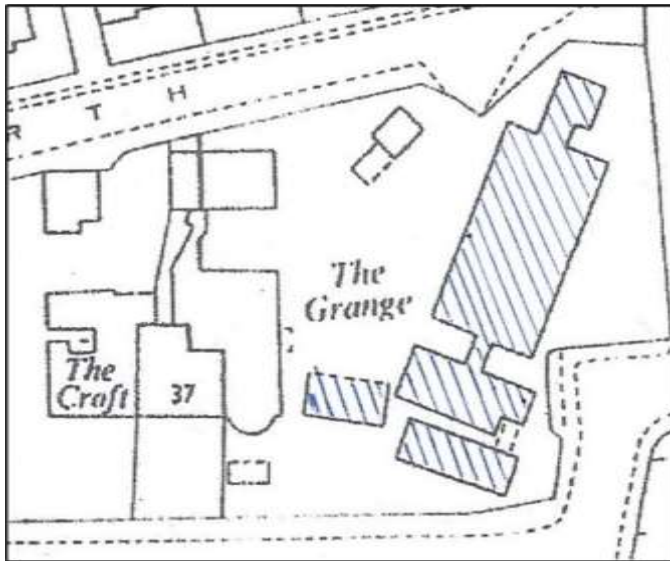
The Croft, showing the additional rooms added to the north west corner of the mansion by Robert Pulleyn. The style of the windows is similar to others of the period around York, which may also have been built by him.

Walter's son, Robert Scruton, remembers his father demolishing the large glass house, the last vestige of the formal gardens, in preparation for building Little Croft. The probate record of 1981 gives Richard Scruton's address as Little Croft.

The former Fulford Grange 'Cow House' has now been adapted into a small bungalow with the original well (pictured right) in the bathroom. The Coach House has been reduced in size and converted into a detached house.



No one is recorded as living in the Italianate eastern wing of the Grange in 1939, suggesting it may have been taken over by the Military by this time. Huts were built in the grounds and remained there until 1986.



1976 OS map (left) shows the army huts in the grounds of Fulford Grange, shown hatched.

One resident of Grange Garth, Ray Ward, was stationed in the Grange after the war, where he spent his two years National Service working for the RAF Movements Division organising transport arrangements for colleagues. Appropriately, the air force occupied the upper floor, with the army on the ground floor.

Ray is pictured here with colleagues. He liked the area so much he bought a house nearby after being discharged - and he still lives there!

Thanks for these photos Ray



Ray Ward, on the left, with colleagues outside Fulford Grange

Ray Ward again, with his hand on his tie.



In 1987 The Grange was sold by the Property Services Agency and restored as a private home. Soon after, two houses were built in the east side of the grounds; 1 Grange Garth and 26 Grange Street, followed a few years later by Grange Barn, the most recent house to be built in the Fulford Grange Estate.

Grange Street House Numbering

Most of the houses along Grange Street were built in 1873/74, but the final group were not added until approx.1901.

Numbering initially began at the first house after the corner shop and ran consecutively along the north side and back the south side to the last house before Cambridge Villa (now No.1).

The street was re-numbered after the final group of houses were built, with even numbers on the north side and odd numbers on the south.

The 1901 census does not record the final houses and reflects the original numbering system.

Hopefully this diagram will help make it easier to follow the changes.

Pre 1900	12	11	10	9	8	7	6	5	4	3	2	1	Corner Shop
Post 1901	24	22	20	18	16	14	12	10	8	6	4	2	

Rosedale Street

Fulford Road

Pre 1900	No houses until c.1900				13	14	15	16	17	Cambridge Villa
Post 1901	19	17	15	13	11	9	7	5	3	1 Grange St

thanks to Glennis Whyte



A sunny day in Grange Street

Appendix

Appendix A: Fulford Grange as described by building historians

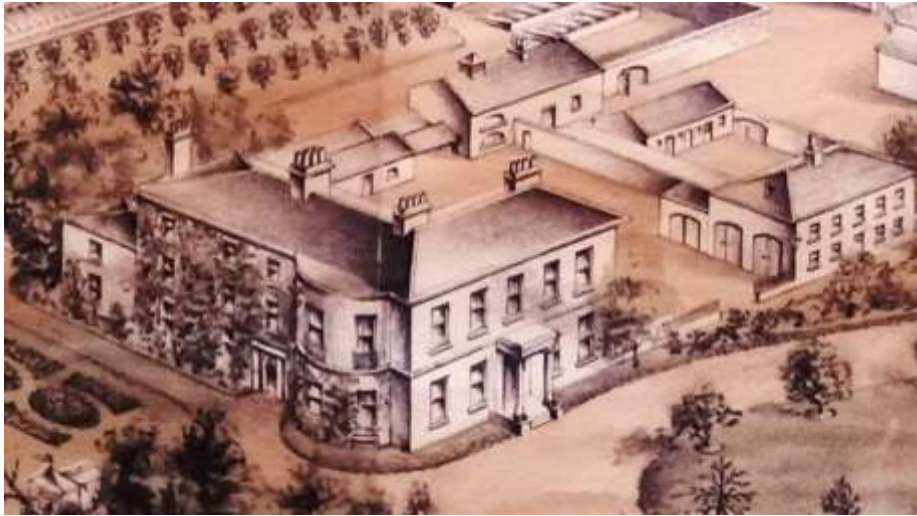


Illustration from the 1894 Sales Brochure. Image: Geoff Shearsmith.

The Royal Commission on Historic Monuments (RCHM) Report, Volume IV, City of York, 1975, describes Fulford Grange as:

‘mainly of 1830-40, but incorporating a building of the late 18th century, added to in modern times and divided into three parts, known as The Grange, No 37 Grange Garth and The Croft.’

The description continues:

‘The front part of the house, to the east, is of two storeys built of white brick. The east façade, of five bays, has a central doorway with an Ionic porch; to the south is a semi-circular projecting bay. The middle part of the building, with its principal elevation to the south, is of three storeys, built of red brick of the late 18th century. It may have formed the service wing of an earlier house; it has been much altered but retains some late 18th century fittings. On the south front is an entrance doorway with a good 18th century timber pilastered doorcase with fluted architrave, probably not in its original position. Further west is a lower extension contemporary with the east part of the house, with a modern addition behind.’

The building historian Nicklaus Pevsner does not suggest the west-facing house was a service wing with a re-positioned doorway, and gives it a precise date of 1774, the date John Maud is recorded as owning it. He goes on to say it was extended and re-fronted in the Italian style, c.1835.

The Lodge, on the corner of Grange Garth and New Walk Terrace, is described thus;

‘Built c.1835 as a lodge, in white brick with ashlar dressings. The slate roof overhangs, with bracketed eaves and lattice-paned windows.’

The historian, David Palliser, describes this as one of the prettiest buildings in York.

Also much admired by people walking along New Walk, Garden Cottage, Grange Garth, which the RCHM describes thus;

'A cottage with Gothic details, built c.1840. The door and window openings have two-centred arched heads and the glazing bars are in the form of tracery.'

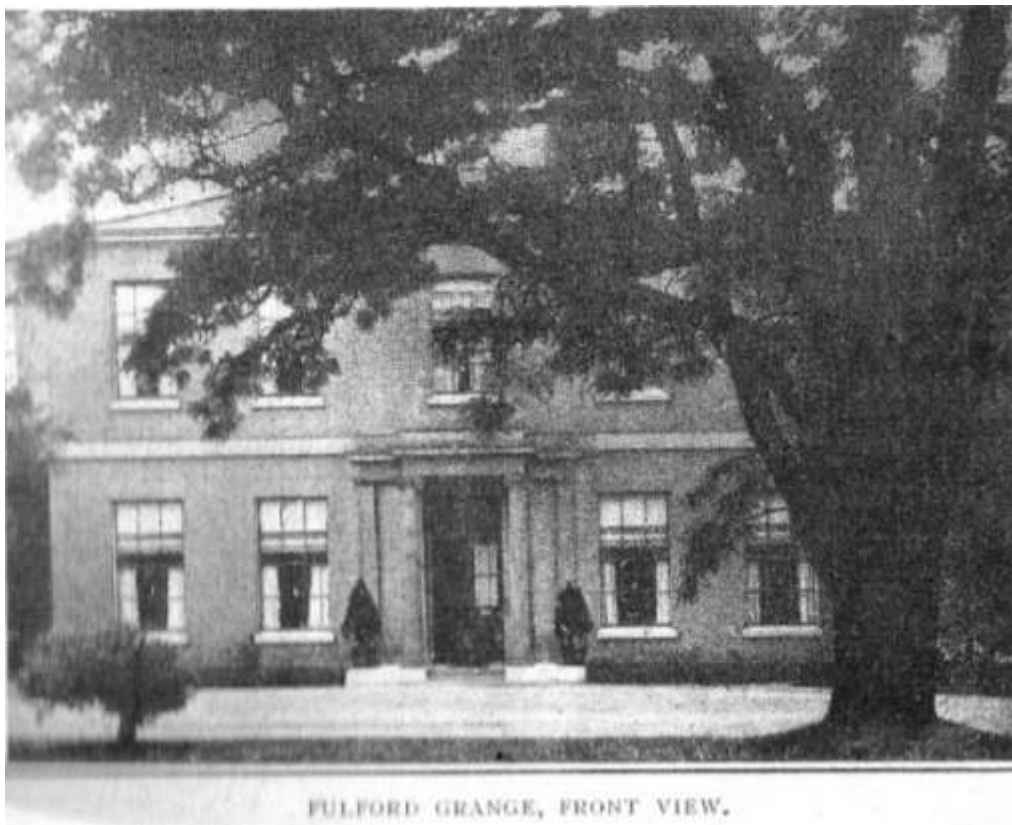
Pevsner adds that the house retains the remains of a heated garden wall. (This can be seen on the east side, forming the curving gable end wall of the cottage.)



Left: Gatehouse Lodge.



Right: Garden Cottage with its 'heated wall'



The east face of Fulford Grange, pictured in c.1900.

Image: Judith Nicholson

1894

Fulford Grange Estate,
IN THE CITY OF YORK.

VALUABLE FREEHOLD
RESIDENTIAL ESTATE
Known as "FULFORD GRANGE,"

Ten Minutes' Walk from the centre of the City of York, on the Banks of the River Ouse, and
on the Main Road from York to Fulford,

TO BE SOLD BY AUCTION,
BY MESSRS.

THOMAS WALKER & SONS

At the Royal Station Hotel, York,
ON TUESDAY, THE 12TH DAY OF JUNE, 1894,
At Two for Three o'Clock in the Afternoon precisely,

Subject to such Conditions of Sale as shall then be produced, and which may be seen at my Offices
Three Days prior to the Sale.

The Estate consists of **Ten Acres**, good loamy soil, with gravel sub-soil upon clay, Six Acres being Park Land, Three Acres Ornamental Trees, Shrubby and Lawns; and One Acre of Kitchen Garden, well supplied with Vineries, Hothouses, Greenhouses, together with a Gardener's Cottage, &c.

The Mansion contains Reception Rooms, Dining and Breakfast Rooms, Bedrooms, Kitchens, Sculleries, &c., was built about 50 years ago by a wealthy West Riding Banker, and was formerly the Residence of LADY HARTLEY. It is in the Italian Style of Architecture, with a large

YORK CITY
LIBRARIES

Classical Stone Portico; the Rooms are spacious, lofty and light, and the whole Structure is most substantially built throughout, and is approached by Two Carriage Drives, one of which has a Lodge Entrance, and is thickly studded with beautiful Trees, and furnished with Rockery, largely composed of Stones from York Minster and Bradford.

The Walks on the Estate, which are over Half-a-Mile in length, are macadamized York Gravel, topped with Sea Gravel, are clean and dry, and free from weeds. There are over 100 Yards of Rockery, and the Estate is full of large Forest Trees, Limes, Sycamores, Poplars, Oaks, Elms, Purple and Plain Beeches, Chesnuts, Large Ornamental Trees, Acacia, Yews, Red Thorns, &c., &c.

The Outbuildings consist of Stabling for 10 Horses, fitted with all the latest improvements; Three Loose Boxes, Riding School, 60 feet by 40 feet, 13 feet high, with cemented floor; Two Coach-houses, Cow-house, with four partitions, newly-drained and cemented, perfect fittings and ventilation; Dutch Barn, Hay Loft, Fruit Chamber, Brew-house, Piggeries, Poultry Houses, &c.

The Drainage throughout is perfect, either for Residential or Building purposes. The Main Drain runs through the Estate, and at present empties itself into the River Ouse, and is quite independent of the City Drainage.

The Water Supply is excellent and abundant. The Water Company's Water is laid on in the House, Gardens and Grounds, and there is a Well with two pumps and one force pump. There is also a splendid supply of Soft Water.

The famous New Walk Well is on the Estate.

FULFORD GRANGE is one of the most desirable Residences in the City of York, and will prove to be a remunerative investment. It is within the Meets of the York and Ainsty Hounds, and within easy reach of Lord Middleton's and Bramham Moor Packs. (*See Ordnance Map*).

Five or Six Acres of the Estate could, if desired by the Purchaser, be sold off for Building Sites to great advantage and without detriment to the Mansion and its surroundings, and upon which about 150 Houses could be erected. This would prove a profitable investment, as the Estate is situate in a favourite Residential District near the business part of the City, and quite close to the Tramway Lines. There is a good demand for Dwellinghouses in the neighbourhood.

The City of York is now one of the most healthy Residential Areas in the North of England. An extensive Sewerage Scheme, embracing all the suburbs, at a cost of nearly £200,000, is approaching completion, and when completed the Drainage of the City will be second to none in the Country.

Further particulars and permission to view the Estate can be obtained on application to Mr. ISAAC POAD, the Owner and Occupier; to the AUCTIONEERS, at their OFFICES, 11, NEW STREET, YORK; or at the OFFICES of

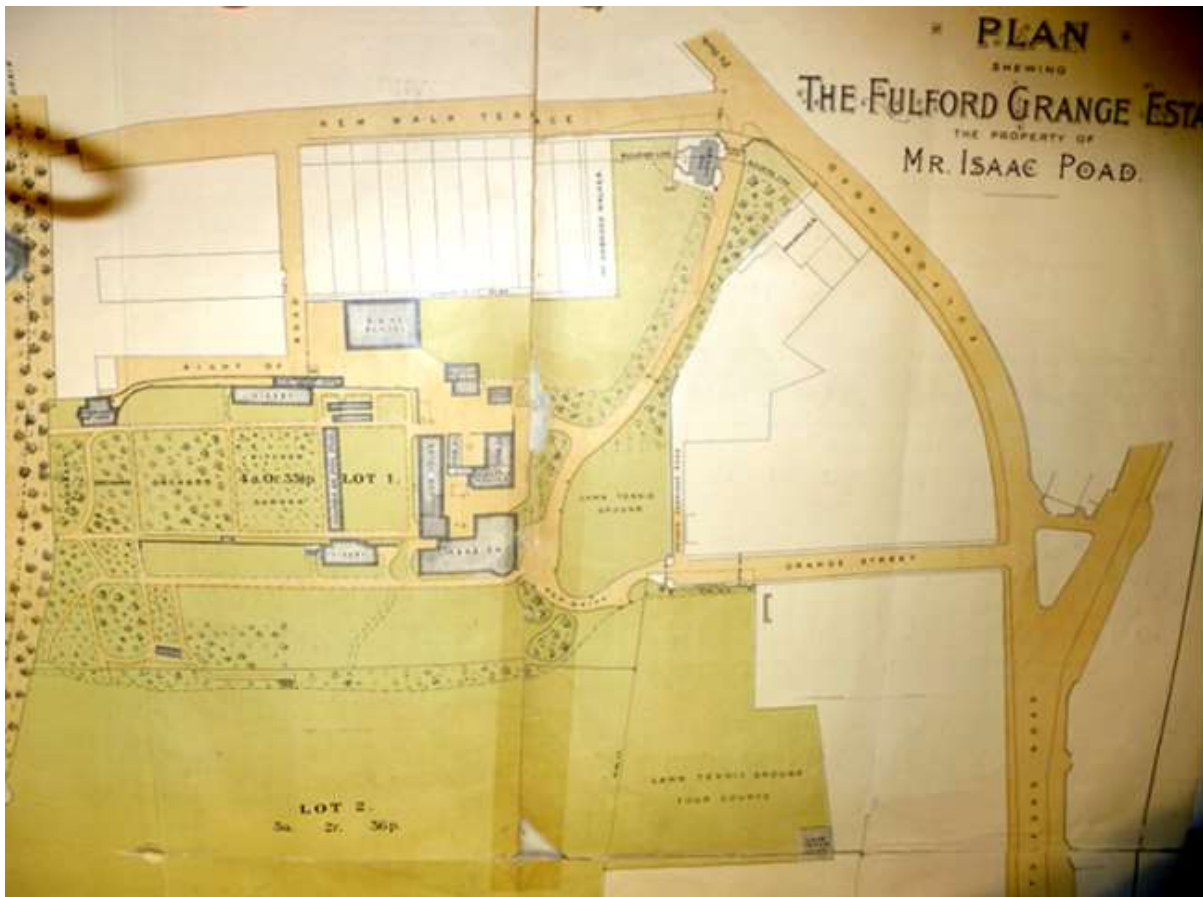
J. H. TURNER,

SOLICITOR, 17, HIGH OUSEGATE, YORK.

May 21st, 1894.



A birds eye view of the mansion, showing the out-buildings and glass houses, the extensive formal and kitchen gardens, and the heated wall. The parkland is fenced off, with a gate and a further fence. Newspaper records at this time report rugby and football matches being played on 'Poad's field'. The gate in the bottom right corner gives access to Grange Street.



Plan of the Estate, showing the glass houses and other buildings and the remaining extent of the grounds at that time, with Lots 1 & 2 marked for separate sale.

Appendix C: Some interesting residents

Miss Ripley, Music Teacher at 12 Grange Street (now Ripley House)

Hilda Ripley was born on 15 May 1904 and spent her early years at 44 Farndale Street.

Her parents were Charles, a Hatter and Hosier Dealer and Lucy Bentley, born in Batley Carr in 1874. Hilda's niece, Lindsay Chapman says they probably met when Charles was lodging with Lucy's family, and they married in Dewsbury in 1903.

The family were active Methodists and attended the large Melbourne Street church (now demolished) where Hilda gave her time assisting with the music.

They moved to 12 Grange Street, where the 1939 Register records her parents as retired and Hilda as a music teacher. Charles died in May 1944, and Lucy in December 1952, leaving the house, to Hilda.



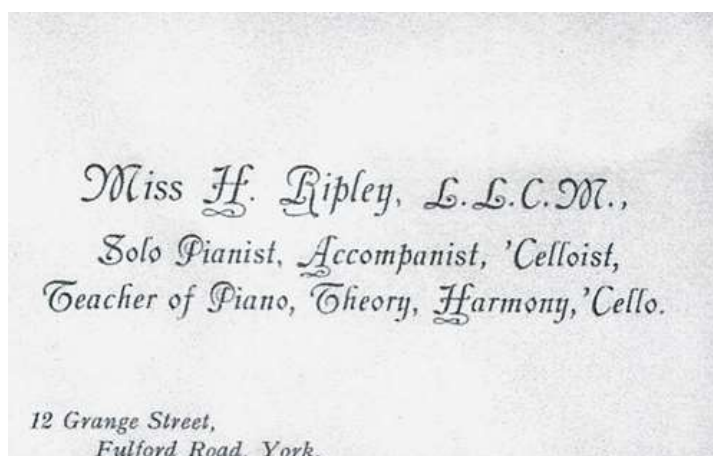
Hilda remained at 12 Grange Street until her death in April 1993. She is buried with her parents at York Cemetery, plot 6192C Pr.

Until relatively recently, the glass over the front door was engraved with the words 'Miss Ripley Music Teacher' but it has been replaced with new glass and the words 'Ripley House'.

A neighbour remembers Hilda as a friendly, smartly dressed and self-confident woman, who kept her well appointed house very neat. She continued teaching well into old age.



'Ripley House' 12 Grange Street



Hilda Ripley's business card



Hilda Ripley in the yard of 44 Farndale Street



Lucy and Charles Ripley



Studio portrait of Hilda Ripley

Her music teaching was much in demand, with pupils from across the city coming for lessons throughout the day. She used both downstairs rooms for teaching.

(Thanks to Lindsay Chapman for these photographs and information about her great aunt Hilda)

William Henry Birch, 14 Grange Street

The builder, William Henry Birch bought 14 Grange Street in November 1900 (number 7 at that time). He previously lived in Milton Street, Hull Road, and paid £390 to Thomas Lund, a shoemaker, but described as a Gentleman on the deeds. Lund had bought the house from its builder, Henry Swann, who built other houses in Grange Street and Grange Crescent.

William Birch is recorded in the 1911 census as age 39, working as a 'Contractor' with his wife Kate (40), 4 children, a niece, and a visitor.

1	William Henry Birch	husb	39	—	Francis	14	4	4	—	Contractor	731	Building	employee
2	Kate Birch	wife	40	—	Francis	14	4	4	—	—	—	—	—
3	Minnie Tulliman	niece	23	—	—	—	—	—	—	—	—	—	—
4	Elizabeth Birch	daughter	12	—	—	—	—	—	—	—	—	—	—
5	William H. Birch	son	7	—	—	—	—	—	—	—	—	—	—
6	John P. Birch	son	7	—	—	—	—	—	—	—	—	—	—

In October 1928, he sold the house to David Beattie, an accountant and his widowed mother Annie. The deeds record the Birch family as then living at 'Heatholm' in Fulford.



Coun. W. H. Birch.

He was Lord Mayor 1921-22, when the schedule records him as a builder. His father, also William Birch, founded the firm in 1874. It is still in business today and is responsible for many significant buildings in the city and across the UK.

In 1938, he was elected President of the National Federation of Builders.

This picture on the left is from the William Birch company website and shows him with his N.F.B. Presidential chain of office. The picture on the right is taken from a poster produced by the City of York Council in 1911, with portrait photographs of councillors and significant people employed by the authority.

George Batchelor - 45 Hartoft Street



George Batchelor (b. 1869) and his wife Emma Redding (b. 1866)

George Batchelor was Squadron Quartermaster-Sergeant of the 18th Hussars. He died aged 36 on 10 February 1906 and is buried in York Cemetery. His gravestone has an inscription saying it was erected by his comrades as a token of their esteem and respect.

His funeral was a significant event, with Hartoft Street lined with Hussars in dress uniforms. The coffin was draped in a Union Jack with flowers, his busby bag and his three medals placed on top. A horse-drawn gun carriage proceeded from his home to York Cemetery, accompanied by a shooting party and an army band. His horse preceded the gun carriage with his boots symbolically reversed in the stirrups. Crowds of onlookers lined the route and the event was reported in local newspapers.

After a short service, conducted by the minister of Priory Street Baptist Church, the firing party shot three volleys, alternating with trumpet calls.

George Batchelor had initially joined the 12th Lancers, but transferred to the 18th Hussars and went with them to Umballa in India.

The regiment was sent to South Africa in 1899 to fight in the Boer War, where George Batchelor was mentioned in dispatches three times and was awarded the Distinguished Service Medal.

You can read more about George Batchelor in '*My Gallant Hussar*' by Anne Batchelor; 1993, Highate Publications, Beverley.



Hussars forming a guard of Honour along Hartoft Street for George Batchelor's funeral



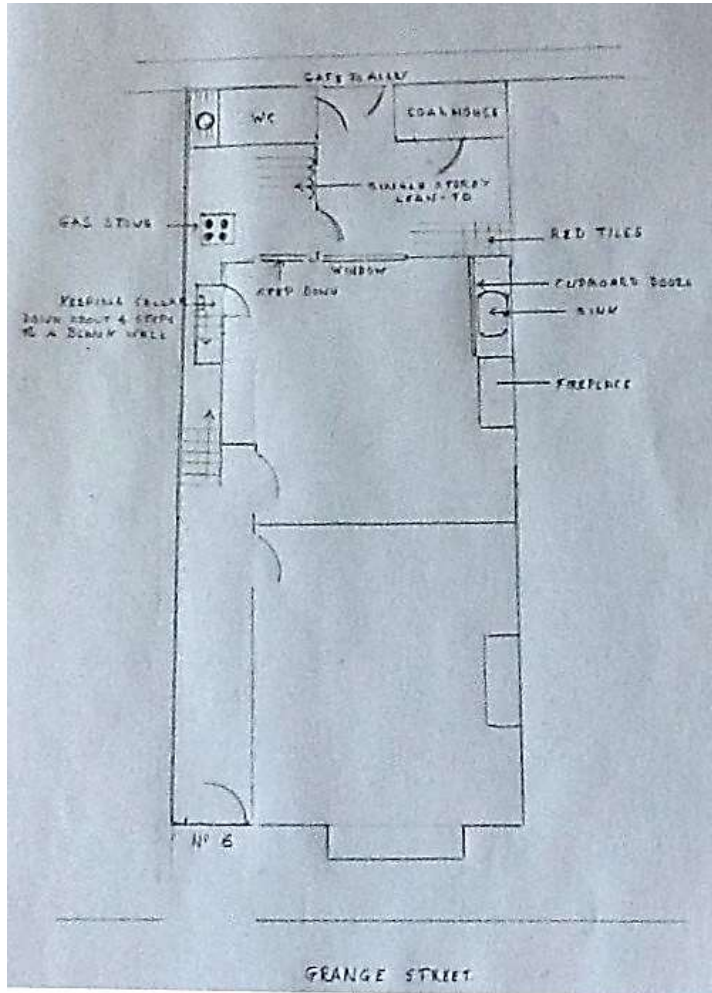
A drummer from the funeral procession passing the Conservative Club, with Grange Street corner shop visible on the top right.

Thanks to Anne Batchelor for these photographs

Grange Street Memories by Peter Grinyer

His Grandparents lived at 6 Grange Street

Peter's sketch of 6 Grange Street house and yard



No. 6 Grange Street, Peter Grinyer's grandparents house

Dear Chris,

I have made a little sketch of how it was all arranged to the best of my memory.

There was an alley to the rear, accessed just behind the shop. As kids, my sister and I were strictly forbidden to open the gate, which was locked anyway.

There was a "kitchen" built on at the back. Really, it was little more than a ramshackle lean-to with an earth floor. All it housed was the gas cooker and an old cupboard plus a dolly tub and a huge mangle; the sink was behind a pair of wooden doors in the back room.

I'm not exactly sure about the [kitchen] range, but I think it was an ordinary Victorian fireplace, as I do remember my grand-dad making "spills" that is, carefully folded lengths of newspaper to light from the fire to light his fags

The lavatory seat was the full width of the little building, perhaps 3 feet wide with a round hole in the centre. The pot itself was what is known as a Welsh-Hat, ie. conical, and decorated with flowers, I think it was. Loo paper was always my grand-dad's racing pink, cut precisely into 6" squares, laced with string and hung from a nail.

The keeping cellar [cupboard under the stairs] was a strange thing...just like the entrance to a proper cellar, but it stopped dead after a few steps. Presume it's still there. It would be great to see what the house is like now after 60 odd years.

In my day, all the lights were gas lights. My little grand-dad had to stand on a stool to light the downstairs ones, but my dad was 6'-2", so no bother.

It was a very Victorian house, especially in the front room where there was a big table with a green chenille cover, and also my grand-dad's bed, as he was the proverbial creaking gate, always in and out of hospital, and never slept upstairs. His feet were battered and deformed with years of being trodden on by horses.

My Dad was born at No. 7 Levisham Street in 1905. Later on, we had a pair of Maiden Aunts who lived at the same address, May and Lill White, but they don't appear in the directory.

His father, my grand-dad, was a horse groom and sometime jockey. He worked for a man called Sir Alfred Lund (co-incidentally, and with no family connection that I've ever found, the same name as my mother's maiden name). Apparently, Sir Alfred liked to travel around for the various racing seasons, etc. and my dad used to say he had been to 27 different schools.

My Dad was a motor mechanic, and I have his various indentures, job references, etc. from several of the well-known York garages, such as Unwins, Leedhams, Lister and Edmunds and Myers and Burnell. Eventually, he moved over to Knaresborough to work for E. J. Rowlands. This is where he met my mother, and where I came along.

During the war, my dad being an engineer, they were required to move to Leeds, where he worked for Blackburn Aircraft, so I was born in Leeds in 1944.

As I was growing up, my grand-parents lived at 6 Grange Street, and we were often there.

In 1949, when I was just a little lad, my dad bought a car; a very rare event, as apart from the fact that my parents were always skint, second hand cars were like hen's teeth just after the war. It was an ancient Jowett, which was in bits as much as it ran, but it would take us to Grange Street most weekends. Usually, just my dad and I, sometimes my mother and my older sister, Margaret would come, but grandma and my mother were old adversaries, so stayed out of each other's way as much as poss. It is to my mother's credit, therefore, that she took grandma in to live with us in Leeds after grand-dad died in. That was in 1956, I think.

Often, I would stay on my own at Grange Street in the school holidays. My grand-dad used to send me to a tobacconist, which was just opposite the end of Grange Street on the other side of Fulford Rd, just before its junction with Cemetery Rd. I used to have to buy 10 woodbines and a packet of Rizla cigarette papers. He would then sit with a sheet of newspaper...always the Racing Pink and slit the fags open with a razor blade, empty out all the tobacco, then he would use the papers to make the ten into twenty...almost as thin as matches, they were.

I remember that the Tobacconist had a Germanic name, which I thought was quite odd, so soon after the war. I thought the name was Winterhalter, but can find no reference to that name in the directory. Maybe someone else will remember. Another tobacconist/newsagent on his radar was Darkins on Fishergate, which does feature in Kelly's.

My favourite vantage point was the telephone junction box, a big green box, which used to be just outside the shop at the corner of Grange St/Fulford Rd, which in those days, was an off-licence. I would watch the army lorries passing by on their way to the barracks. I know the shop is still there, but not sure what it is now. Interestingly, it also features on one of your headings, which also shows a tram, which must have disappeared before my time, as I don't remember them.

Another place I'd walk was down Grange Street, then down Hartoft Street and down the steps to the river. There was a huge warehouse just opposite, where there was a grab for unloading as well as a chute for loading barges with coal.

After Grange Street passed out of our lives, my attentions changed to Clifton, where we had "cousins", and Edward, a couple of years older, and I would spend our time on what was then the abandoned ruins of Clifton RAF station, complete with control tower, runways, various buildings. Hours of fun.

I could go on for ages. I told you about my friend, Rod, whose tales can go back further and are extremely interesting, but I am still hoping he may join and tell his own stories.

In recent years, I have been involved with some studies done by York Uni. Every time I pass Grange Street, I turn down and park outside no. 6, and wonder who lives there now.

After my ordeals of the last couple of days, I think I need a rest now...my typing finger is exhausted.

Hope you find something of interest in my ramblings.'

Keep well.

Peter.



No 6 Grange Street, Peter Grinyer's grandparents house

Frankie Howerd - 53 Hartoft Street

Actor and comedian, Frankie Howerd, was born in 1917 at 53 Hartoft Street.

His father was Francis Alfred and his mother was Edith Florence. The family name was Howard, but he changed it "*to be different*".

He lived in Hartoft Street until he was three years old and he later went to Shooter's Hill Grammar School in Woolwich.



A Civic Trust blue plaque was unveiled on 26th July by the Mayor of York, Dave Taylor and Tang Hall born actor Mark Addy.

Howerd was just 13 when he made his first stage appearance, but his early hopes of becoming a serious actor were dashed when he failed an audition for RADA. He adapted his surname during his military service in WW2.

He became very popular and was famous for his seemingly off-the-cuff remarks to the audience, especially in the show *Up Pompeii!* His television work was characterised by making asides directly to the camera and by his monologues and verbal tics such as "*Oooh, no missus*" and "*Titter ye not*".

For more information about Frankie Howerd, see the York Civic Trust website.

Grange Street Corner Shop



'Cooper's Corner' shop on the corner of Grange Street pictured in 1935.

Image York Explore

During the 1990s, the grocery shop on the corner of Grange Street and Fulford Road was known as Cooper's Corner. Amazingly, the first and last families to run the shop were both named Cooper!

The shop was built around 1873, concurrent with the first block of four terraced houses were erected at the north-east end of Grange Street. The builder was probably Henry Swann, who advertised it for sale on 2 April 1875, along with No. 11 and his own home at 9 Grange Crescent, and also 1 - 4 Grange Street. The advertisement names the shopkeeper as Mr Henry Cooper.

The shop had previously been advertised to be let in the York Herald on 29 January 1875 (below) when it was offered with immediate possession with its stock, furniture and fixtures, indicating that it was already in operation as a grocery shop and presumably Mr Cooper took up the tenancy.

TO GROCERS.
T **TO BE LET Immediately, the HOUSE and**
SHOP, No. 12, Grange Crescent, Fulford-road. Stock-
in-Trade, Furniture, and Fixtures to be taken at a Valuation.
-Apply on the premises.

Henry Cooper did not stay long, as another advertisement on 2 October 1879, names Robert Jackson as the shopkeeper. The 1881 census lists 35-year-old Robert Jackson as a provision dealer, his wife Mary Jane, aged 32, and her father James Newbury, a 75-year-old retired baker, and his other daughter, also Mary Ann Newbury, aged 23, a dressmaker.

The Jackson's are listed again in 1891, when Mary Ann Newbury is described as a provision shop assistant. The Jackson's had left by the time of the 1901 census, which names Henry Cullabine as the grocer, along with his wife, Theresa, their daughter Margaret and a 15-year-old General Domestic. Lynda Banyard.

As with some previous tenants, Henry Cullabine's time as a grocer was limited, and the 1911 census names Arthur Calvert as the occupier of the corner shop. He was 30 years old and lived with his 27-year-old sister, Mary, who is described as a housekeeper. By the time of the 1921 census, Arthur had married and fathered four daughters, aged from 7 to 3, but tragically lost his wife, Mary, soon after the birth of Una. A housekeeper, 43-year-old Elizabeth Callaghan, is also listed in the 1921 census.

Arthur Calvert had gone by the time of the 1939 register, which names Lawrence Pickering, 40, as the grocer and off-licence proprietor, and his wife, Doris, 38, and Alice, his 66-year-old widowed mother.

This photograph shows Grange Street during Arthur Calvert's time, probably in the 1920s. The panel above the door lists a range of goods more like a hardware store than a grocer; *glass, china, earthenware, iron and tinware, brushes, ale, porter, wines and spirits.*

*Grange Street corner shop in the 1920s.
Image: Jim Murphy Collection*



A posting on the York Past and Present Facebook page brought responses from many people with connections to the shop; Mike Walsh said he lived there from 1955 to 1965 and his parents ran it as an off licence and convenience store. His nanna lived at 24 Grange Street. Vanessa King said that from the early 70s her grandparents, Marion and Wilf Hattee ran the shop. She has lovely memories of the shop and eating the sweets and sleeping in the front bedroom. Sébastienne Lawton added that Mrs Hattee gave her a chocolate bar on her birthday.

Ann Anderson said that she used to work for Tony and Judy Buckle, saying that they were a lovely family. Judy and Tony Buckle were the owners mid 70s up to about 1992 when they moved to France. The final owners were the Cooper's. Their shop had a wide range of groceries and a popular deli counter. Sadly, Sainsburys take-over of the nearby Jacksons supermarket, led to a drop-off in trade and the shop closed in the early years of the 21st century. The adjacent house and upstairs accommodation were converted into flats and the shop was re-opened as a ladies' hairdresser, Blush. In 2023, a gentlemen's barber took over the lease and the old Magnet Ales sign was uncovered.



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Further residents will be added as details become available. See the online version at the Fishergate Fulford and Heslington Local History Society website: www.ffhyork.weebly.com

Appendix D: A selection of newspaper cuttings

DRAWING and **P**AINTING by **F.**
FAWDINGTON, 10, **G**RANGE STREET, **F**ulford
Road.
Terms on Application. **3873**

10 Grange Street (now No.20) 2 January 1886

MR.S. **M**A RTIN, 7, **G**range-street, **F**ulford-
road, **E**xperienced **D**RESSMAKER, **M**ANTLE
MAKER, and **M**ILLINER. **9849**

7 Grange Street (now No.14) 19 March 1894

TH E **S**T A G E,

October 26, 1899.

MUSICAL Director (Pianist) Requires imme-
diate Employment. No good Post refused.
Excellent testimonials and fine library.
Apply,
H. W. T.,
8, Grange Street, Fulford Road, York.

8 Grange Street (now No.16) Piano Lessons 1899

MERRITT TYPEWRITER FOR SALE ;
excellent condition ; all improvements ; cost three-
guineas ; first offer has it at £2.- Apply 8, **G**range-street,
Fulford-road.

8 Grange Street (now No.16) - 9 March 1893

WANTED, **G**ENERALSERVANT, age about 17. Good
wage given. Reference required.—Apply 8, **G**range-
street, **F**ulford-road. **10356**

8 Grange Street (now No.16) 30 November 1892

WANTED, Respectable **G**IRL, experienced with children and able to wash.—Apply at once, 8, Grange-street, Fulford Road. 4830a

8 Grange Street (now No. 16). 11 April 1893

WANTED, GIRL as useful help to small family.—Apply 12, Grange-street, Fulford-road. 816 a

12 Grange Street (now No. 24) York Herald 22 May 1890

GENERAL SERVANT WANTED for No. 13, Grange-street, Fulford-road; character required. — Apply Wright's Sewing Machine Depot, Market-street, York.

13 Grange Street (now No.11) 5 Jan 1900

WANTED, a domesticated **P**ERSON accustomed to sickness to wait on one lady.—Apply 17, Grange-street, Fulford-road.

17 Grange Street (now No.3) 24 September 1889

WANTED to buy Second hand **C**HAIR, on small iron wheels, for wheeling person from room to room, spring seated.—Apply 17, Grange-street, York.

17 Grange Street (now No3) York Herald 20 March 1890

VERY COMFORTABLE APARTMENTS TO LET, Sitting Room, one or two Bedrooms.—Apply 7, Grange-street, Fulford-road, York.

7 Grange Street (now No. 14) - 7 May 1894

Geoffrey Mansfield - Grange Street



Leeds Mercury 3 January 1939



Train loaded with potatoes for Spain passing Wheldrake Station in 1938. Photograph: YP&P Richard Greenwich

Drowning of James Axtley Berry, age 18
of 24 Hartoft Street - 21st July 1900

DROWNED IN THE OUSE.

The York City Coroner, Mr. J. R. Wood, held an inquest at the Alma-terrace Police Station, on Monday evening, on the death of James Axtley Berry, of 24, Hartoft-street, machinist, who was 13 years of age, and who was drowned in the Ouse, New Walk-terrace, on Saturday.

Axtley Berry, joiner, of 24, Hartoft-street, identified the body as that of his son. He was in the habit of bathing in the river, but could swim only a few strokes.

Thomas McDonald, of 46, Hartoft-street, a youth, gave evidence that he, the deceased, and others were bathing at the end of the New Walk on Saturday. Witness was in the river, and the deceased asked if it was too-deep for him to stand in there. McDonald told him he could not stand there, but the deceased said he could swim, and he dropped from the jetty on to a ledge that was under water. He said that he could stand there, but witness told him that he was standing on a ledge. The deceased, however, said he would have a go. He made a few good strokes, and then became frightened. Witness told him to go back, but he threw up his hands and sank. McDonald grasped his fingers as they were above the water, but he could not keep his hold, as the deceased was sinking and taking him down with him and, as he became frightened witness called to Bucknill, who dived in, but sprang too far, and Berry came up again some distance away. Bucknill swam to him and grasped him by the thumb, but lost his hold. The deceased rose only once, and only his hands appeared above the surface.

William Bucknill, another youth, of 43, Hartoft-street, who was bathing with the deceased on Saturday night, gave evidence, in the course of which he said that when McDonald cried out to him that Berry was drowning, he was standing on the jetty. He dived in, but took too strong a spring and when he came up he waited for the deceased to rise. Afterwards he caught hold of Berry's hand which was all that was above the surface, and when he was endeavouring to get a better hold, he lost him. They did not see him again, but witness pointed out where he had disappeared, and the body was recovered by Morrison with a hook, witness reaching down below the water and holding by the coat until he was assisted. After the body had been recovered efforts to restore animation were made. He was not in the water longer than five or seven minutes. Mr. Gamble, before the hook was brought, tried to recover the body by diving.

Herbert Morrison, 45, Hartoft-street, a lad, also gave evidence. He told the deceased not to go in. The hook was fetched immediately, and witness had to give a friend a "leg up", in order to reach it.

Inspector Woolnough said he was in Hartoft-street about 6.30 on Saturday evening, and seeing people running towards the river, and the deceased's mother at her door crying, he ran to the riverside, and found the body had just been recovered. Efforts were made, by two men who used the Sylvester method, to restore life, and witness sent for Dr. Flood, who on arrival said life was extinct. The attempt to restore respiration lasted about 20 minutes. He had heard of such efforts being successful after a much longer period, but he took it from the doctor that the deceased was dead. The body was taken home by an ambulance.

The Coroner, in summing up, regretted that the deceased had bathed in so deep a place, and that there was no capable swimmer at hand to rescue him. It would be a very good thing if the Corporation Swimming Baths were made free, and for the Council to adopt such a course would not seriously increase the rates.

The jury found a verdict that the deceased was accidentally drowned, and they recommended that the open space under the jetty, used by boys as a dressing room, should be boarded up with a view to preventing their bathing there.

Appendix E: Two World Wars

Fulford Grange Estate men killed during the Great War

14 men from the Fulford Grange Estate are remembered on the Great War memorials at Fishergate School and St Oswald's Church in Fulford

45 FARNDALE STREET	ALBERT E. FRIEND
14 FARNDALE STREET	ERNEST PHEASEY
21 FARNDALE STREET	CHARLES E. SUTTON
12 FARNDALE STREET	FRANCIS W YARDLEY
FULFORD GRANGE	CLARENCE L. BENTLEY
6 GRANGE CRESCENT	REGINALD A. HOPE
3 GRANGE CRESCENT	EDWARD RODEN
4 GRANGE STREET	WILLIAM WAUD
33 HARTOFT STREET	ROBERT MANN
46 HARTOFT STREET	FREDERICK C. RALPHS
19 HARTOFT STREET	BERNARD SMITH
1 LEVISHAM STREET	JOHN MANGAN
19 NEW WALK TERRACE	CHARLES CATLEY
4 NEW WALK TERRACE	NORMAN B. POWELL



Farndale Street Peace Party 1919

Air Raids affecting the Fulford Grange area during WW2

Only two bombs fell near the Fulford Grange Estate, both at the Cemetery.

An incendiary bomb landed in Hartoft Street and was made safe by local Wardens.

The following are extracts from Civil Defence an Air Raid Precautions reports relating to these events.

Raid 1: 11 August 1940

At approximately 22.12 hours a bomb fell in the York Cemetery on soft ground adjacent to a tarmac path and 10 yards from the nearest of the graves. A crater approximately 12 feet wide and 6 feet deep was made and much superficial damage done to surrounding house property.

A further bomb fell in the Kensal Rise area and a crater was located by the Police and several bomb fragments recovered. Superficial damage was again caused to house property. Two slight casualties were reported from this incident who were injured by flying glass. The bomb is estimated at approximately 112 lbs.

The first bomb fell inside York Cemetery and caused some damage to the Cemetery Grounds, tomb stones, etc... The principal damage was caused in Cemetery Road, where about 80 houses have been damaged in varying degrees from purely superficial damage to quite extensive damage to roofs, window frames, doors, ceilings and walls.

The damaged property was divided as follows:-

Extensive damage to roofs, etc. requiring stripping and re-slating to 24 houses; Minor roof, repairs to 45 houses; Damage to glass in 153 houses.

These are the figures at the time this report was made, and they are liable to variation as further reports are received.

There was one serious casualty admitted to hospital, two minor cases treated as out patients, and a few people treated on the spot by a Doctor.

Damage also occurred on Edgware Road, Heslington Road, and roads in the vicinity, and the water service was damaged in Kensal Rise.

Raid 4: 15th November 1940

At 01.35 hours enemy aircraft passed overhead and incendiary bombs fell in the City.

Incident No. 1.

The first report of this occurrence was telephoned to Control H.Q.'s from Post F.2. in Alma Grove, by Warden Gertie Crouch at 01.52 hours, in reference to a 1 kilo Incendiary Bomb which had fallen in front of **41 Hartoft Street** and burnt itself out on the pavement. The bomb had been covered with sand by Warden Edna Sykes and C. Bannister of the City A.F.S.



The bomb in the cemetery created a 12ft wide crater and damage to surrounding graves.
Shrapnel damage can still be seen on headstones.

Picture from the York City Archives

Appendix F. Utilities

Note: Research on the installation of water, sewage, gas and electricity to the Grange Estate has not been undertaken by the author of this paper, but the following press cuttings may be of interest to readers.

TO ROADMAKERS, PAVIORS, MASONS, &c.
CONTRACTORS desirous of TENDERING for
the various Works required in the Excavating,
Channelling, Curbing, and Macadamising in Grange Street,
Fulford Road, may see the Drawings and Specification, and
obtain Bills of Quantities, at my Offices, 34, Coney Street,
York, from WEDNESDAY, 19th inst., to MONDAY,
31st inst., upon which last-named day Tenders are to be
delivered to me not late than FOUR p.m., endorsed
"Tender for Grange Street."
No pledge is given that the lowest or any Tender will be
accepted.
WALTER G. PENTY,
Architect and Surveyor.
May 15th, 1880.

This notice suggests that Grange Street was not properly surfaced until 1880, some 6-7 years after the houses were built. The road surface was probably made of rolled ashes, which were plentiful at that time.

THE DRAINAGE OF THE FULFORD DISTRICT.
PROPOSED OFFICIAL INQUIRY.
In reply to an application from the York Rural Sanitary Authority for the consent of the Local Government Board to the formation of a special drainage district of a portion of the township of Gate Fulford, it was stated that Arnold Taylor, Esq., had been appointed an official inspector to make inquiry as to the necessity for the formation of such drainage district, and would sit on Friday next in the Board-room of the York Rural Sanitary Authority to receive the evidence of persons interested in the matter of the said inquiry.—Mr. WATKINSON moved that the Clerk summon the Sub-committee to attend the inquiry, along with Mr. Hornsey, the surveyor.—The CLERK said that any person could attend. There might be a question raised as to the boundary of the district. He had been told that the New Walk-terrace people wanted to come within the district, because they possessed no means of drainage now.—Mr. MARSHALL said neither was there drainage in Grange-terrace, whilst new houses were being erected which would be similarly circumstanced in Grange-street, and a new street opposite the end of Elmwood-street.—Mr. BREAREY: Any of these people could attend the inquiry, and ask that the boundary might be enlarged.—Mr. WILLIAMSON seconded Mr. Watkinson's motion, which was carried.

The Fulford Grange Estate was obviously in need of proper drainage, hence tis report in the York Herald on 15 June 1874.

Building new streets and houses generates a need for drainage of surface water and sewage. Until construction of large pipes following the river Ouse to Naburn sewage works, drainage and sewage was discharged untreated directly into the river.

A letter to the Board was read from Mr. Lewis, architect, on behalf of the owners of property in Gate Fulford, asking that the Board would continue the sewer, now terminating near the Light Horseman to the Barracks, so that the houses on the Fulford Grange estate should be effectually drained. He was building 14 or 15 important houses continuing down to the New Walk, which had no system of drainage, and there were also 30 or 40 second-rate houses to be built which were similarly unprovided for. (Laughter.) Lord Wenlock, remarking on the letter, said it showed more than anything else how desirable it was they should have their new bye-laws in operation, so as to prevent houses being built until there were means provided for taking away the sewage.

York Sanitary Authority meeting reported in the York Herald - Saturday 02 October 1875

—The Clerk read a petition signed by a number of the inhabitants of Grange Crescent, Grange-street, Wilton-terrace, and Fulford-road, complaining of the inefficient drainage of those places.—The Chairman said that, until the arrangements for draining the proposed new barracks at Fulford were known, little could be done by the Authority in that township.—The Clerk was directed to inform the petitioners that the landowners must carry out the work, and if they did not the Authority would, debiting them with the cost.—A letter

Complaint to Sanitary Committee of insufficient Drainage - 11 Aug 1877

A communication was also read, signed by certain of the inhabitants in Grange-street and the adjoining streets, calling the attention of the Authority to the very inadequate drainage in that neighbourhood, and requesting the Authority to make some provision for the drainage requirements of that rapidly increasing district, the nuisance having recently been of such a nature as to involve great danger to the public health. Mr. Smallwood (the Inspector of nuisances)

Complaint to Sanitary Committee on Condition of Grange St - 10 Dec 1877

Appendix G. Richard Hobson's theft of building materials from

Old Ouse Bridge

Notes from the City House Books, transcribed by Margaret Bracegirdle (who lived in Garden Cottage)

Ref. City House Books page 22/4 - Vol 46.	York City Archives March 8 th 1997.
<p>Ald. Hobson suspected of taking "converted the greater part to his own use" 10 cartloads Oak Timber from building demolished at the end of Ousebridge</p>	<p>where from (stone). 8 from Hall Yard 2 from Ousebridge Hall. under out of Ousebridge near Mr Clarke's house end. + The Mansion House</p> <p>where to. carried by Wm Simpson + William Vause First to Mr Hobson's house outside Walmgate + then to his house called <u>Grange House</u>.</p>
12 loads of bricks	<p>Ousebridge + foot of Ousebridge</p> <p>* ? Ace House Out of Walmgate Bar to build the ? wall of Ald Hobson's garden + orchard</p>
19 loads of old bricks 4 " " " " 1 " " new bricks.	<p>Ousebridge Hall ? Walmgate Bar.</p> <p>" " " " These 24 loads of bricks to A. H's house called <u>Grange!</u></p>
5 loads bricks	<p>Ousebridge H</p> <p>To <u>Grange House</u>.</p>
4 loads of tiles 5 " " " 2 loads of stones + flags.	<p>Hall Yard Ousebridge Hall Pavement Cross</p> <p>To <u>Grange House</u> in Nov 1997.</p>
2 sand boats of stones.	<p>foot of Ousebridge</p> <p>to ^{Blow} ? Blue bridge directed W.S. to carry to close going to Hellingham lay a drain in the said close.</p>
4 doors. 2 sash + glass windows. + wainscott.	<p>Ousebridge Hall.</p> <p><u>Grange House</u></p>
1 load of stone 1 sash + glass window.	<p>Mansion House</p> <p><u>Grange House</u>.</p> <p>* Hobson had a field ab what is now the Rabbat. It is on low river, and would need draining</p>

**EXTRAORDINARY CHARGES
AGAINST ARMY CONTRACTORS
AT YORK.
MAGISTERIAL PROCEEDINGS.
THIS DAY.**

This morning at a special sitting, at York Castle, of the magistrates of the Ouse and Derwent division of the East Riding, Mr. J. J. D. Jefferson, (in the chair), Captain Key and Major Saudys being the justices present. A charge of conspiracy to defraud the Secretary of State for War was preferred against William Silversides and Ambrose Walker, Army contractors, York; John Lewis, butcher, York; John Anderson Banks, late Quarter-Master of the 5th Dragoon Guards; and John Philip Walker, army contractor, York. Silversides and Walker are both well known citizens, and the former is a member of the City Council. The case has excited great interest, and there was a large attendance

of the public in Court. Mr. Fenwick, barrister (instructed by Messrs. W. and E. Gray, solicitors, York), appeared to prosecute for the Treasury. Mr. E. T. Atkinson, barrister (instructed by Mr. Anderson, solicitor, York), appeared for Silversides and J. P. Walker; and Mr. C. Mellor, barrister (instructed by Mr. George Crumbie, solicitor, York), for Lewis. Mr. Mellor also represented Ambrose Walker.

The information laid in the case is as follows:—
“That William Silversides, of Askham, near York, army contractor; Ambrose Walker, of Naburn, army contractor; John Lewis, of Cemetery-road, York, butcher; John Anderson Banks, late quartermaster 5th Dragoon Guards, now stationed at Manchester; and John Philip Walker, of Fulford-road, York, army contractor, within the space of two years last past, to wit, in and during the years 1883 and 1884, at the township of Gate Fulford, in the County of York, did amongst themselves unlawfully conspire, combine, confederate, and agree together that the said William Silversides and Ambrose Walker and John

Philip Walker, having then contracted to supply 3,100 tons of forage and straw, and also certain quantity and quality of meat to the Secretary of State for War, should deliver to the said Secretary of State a less weight of the said forage and straw and meat of less weight and inferior quality than they had contracted to deliver, and that the said William Silversides and Ambrose Walker and J. P. Walker should by falsely pretending that they had delivered the said 3,100 tons of forage and straw and that they had delivered meat of the quantity and quality contracted for receive the contract price for the same, with intent to defraud the said Secretary of State for War. And that the said Wm. Silversides and Ambrose Walker and J. P. Walker, in pursuance of the said conspiracy, did in the years 1883 and 1884 aforesaid from time to time deliver to the said Secretary of State less weight of the said forage and straw than they had contracted to deliver, and that the said Wm. Silversides and Ambrose Walker and J. P. Walker and John Lewis did in the years 1883 and 1884 aforesaid from time to time deliver to the said Secretary of State unsound and diseased meat of less weight and of inferior quality than they had contracted to deliver, with intent to defraud the said Secretary of State; and that in further pursuance of the said conspiracy the said William Silversides and Ambrose Walker and J. P. Walker did pay certain sums of money to the said John Anderson Banks to bribe the said J. A. Banks, and induce him to permit the said breaches of contract to be made, with intent and to defraud the said Secretary of State, contrary to the form of the statute in such case made and provided."

Mr. Fenwick then proceeded to open the case for the prosecution. He said it appeared that for some years past Ambrose Walker, Wm. Silversides, and John Philips Walker had carried on business as army contractors at the Priory, near York, and as such were in the habit of contracting with the Government for supplying not only forage for the horses but meat for the men. He believed that out of 22 contracts which had been made with the Government for the supply of forage to the York Barracks, 19 had been held by the firm in question, and though the contracts sometimes appeared in the name of William Silver-

sides, sometimes in that of Ambrose Walker, and sometimes John Philip Walker, he thought he would be able to prove that practically the contract was always that of the firm, and that the firm had held 19 out of 22 contracts to supply the forage for the horses. The defendant, John Lewis, married a niece of Ambrose Walker, and although not himself one of the firm, he had been taking an active part in carrying out the contracts of the firm, and been practically and had practically, he being a butcher, supplied the meat, and as an agent of the firm carried out the meat portion of this contract. He would show that the firm had held thirteen or fourteen out of the last 21 meat contracts. Now first of all with regard to the forage contracts. The forage was supplied daily by the contractor to the regiment, and the forage was weighed out every morning in the presence of the quartermaster, who was there to check the weight on behalf of the Government, the contractor being also present on his own behalf. The rations supplied to each horse was 8lbs. of straw, 10lbs. of oats, and 12lbs. of hay. The defendant, John Anderson Banks, was quartermaster

of the 5th Dragoon Guards. He was appointed on the 20th of October, 1881, and in August of the following year the regiment came to York. He (Mr. Fenwick) might say at once that it would be necessary for him to extend that inquiry over a considerable period because it was only, in a case of that kind, by putting a number of facts together that one was able to come to a conclusion as to the way in which the contracts had been carried out. He would be able to show that before Banks came to York to the 5th Dragoon Guards there had been to a very considerable extent frauds perpetrated by these men—Ambrose Walker, John Philip Walker, Lewis, and Silversides. From August, 1882, up till he left York, Banks continued quartermaster of the regiment, and as such was present to represent the Government when the forage was delivered. Silversides was also present when the forage was issued, and when he was unable to be there the firm was represented by John Philip Walker. He believed that for the purpose of checking the quartermaster the quartermaster-sergeant should also have been present, but he would show how that on more than one occasion the quarter-

master-sergeant having gone there for that purpose was sent away by Banks, who told him there was no necessity for him to be present. The 10lbs. of oats which should have been issued to each horse was usually divided into three "feeds" of 3½lbs. each, and he would be able to satisfy the Bench that less than 10lbs. per horse was issued, and that that was one of the frauds perpetrated by the defendants. They issued less rations to the horses and thereby pocketed the difference in price. With the view of showing the short weight the defendants issued, he would call Col. Kenyon-Stow, of the 5th Dragoon Guards, and he would state that after he came to York he noticed that there was a marked falling off in the forage for the horses, and he would also called a number of other witnesses, troop sergeant-majors and corporals, who would state that they noticed the short supply of forage both before and after Banks came. Sometimes they complained that instead of there being three full feeds of 3½lbs. each for the horses, after they had given two full feeds the third was very short. He would call Troop-Sergeant Saul who would tell the Bench that he complained to Banks, and told him that he was confident

Sergeant Cook who would tell the Bench that he complained to Banks, and told him that he was confident the rations served out were short, and Banks then turned on him and said the least said the soonest mended. With regard to the straw which ought to have been weighed at the barracks and then taken round to the stables, he would show that it was frequently delivered without being weighed at all. A man named Cooke would tell the bench that on one occasion the Colonel weighed the straw, and it was found to be short. It was therefore stipulated that it should be afterwards weighed, and it continued to be weighed for sometime, but Silversides came with Cooke afterwards and told him he would agree to deliver it without being weighed. On one occasion it came to their knowledge that the Colonel was going round the next morning to insist that the straw should be weighed, and Silversides communicated with Cooke and told him to weigh the straw.

The Chairman remarked that it seemed irregular to go into the case in the absence of the defendants.

Mr. Fenwick said he was merely doing so at the request of Mr. Atkinson who on the part of his clients wished to know what charges they had to answer.

The Chairman said there might be other magistrates present on the adjourned hearing.

Mr. Atkinson said he did not want Mr. Fenwick to go minutely into detail.

Mr. Fenwick said he would be very brief, and proceeding said he would show also that the meat supply was short in quantity and very inferior in quality; that carcasses which were inspected and passed on one day were taken away the following day and were substituted by carcasses of beasts which had died, not having been properly slaughtered, and also by carcasses

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The Jim Murphey Collection of photographs

British Newspaper Archive for press cuttings

Ancestry for census, probate and other records

York Street Names Project

Friends of York Cemetery

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Very special thanks Elaine Sommerville for all her help and encouragement

We are lucky to live in an interesting, diverse and friendly neighbourhood. I the trust owners of houses I have photographed for this publication will not be unhappy.

Christopher Rainger

11 Grange Street

June 2022

(Third edition - April 2023)

Fishergate, Fulford and Heslington Local History Society talks, articles, photographs, guided walks and a huge amount of information about our area can be viewed and downloaded from: www.flhvork.weebly.com



Isaac Poad, grain merchant from Hartoft, who lived at Fulford Grange from 1876 to 1897

He was the developer of the Ryedale Terraces.

Photograph: Geoff Shearsmith Collection.

If anyone has a photograph of Ambrose Walker, please contact
Fishergate, Fulford and Heslington Local History Society: www.ffhyork.weebly.com