

No. 19 Chapel Street

1. The site of today's No. 19 Chapel Street, now part of the Shakespeare Hotel, is primarily documented by a series of title deeds which survive from 1647 as follows:
 - i) 8.4.1647: conveyance from Richard Lane to Thomas Hathaway of a house in Chapel Street between the house of John Loach on the north, the house of Henry Tomlins on the south and the land of Mrs Hall on east (ER 2/62).
 - ii) 9.9.1692: conveyance from Susannah Hathaway to Richard Wilson of St. Giles without Cripplegate, clothworker for the reversion of a house in Chapel St on the death of Jane Hathaway, widow, Susannah's grandmother [which occurred in Oct 1696] (Folger Shakespeare Library, Z.e.7, p. 5; m/f at SBT, PR 54/6/10/1)
 - iii) 20.3.1697: quitclaim from Susannah Hathaway to Richard Wilson of her right in a messuage in Chapel Street the reversion of which she had bargained and sold to Richard Wilson, on 9 September 1692. (FSL, Z.e.7, p. 25; m/f at SBT, PR 54/6/10/7)
 - iv) 3.5.1698: Conveyance from Richard Wilson of Cripplegate to Edward Clopton of the property late of Jane Hathaway, widow, lying between the tenement of Richard Holmes on the north and a messuage late of William Baker on the south (FSL, W.b.126; m/f at SBT, PR 79/10, i)
2. However, the next deed in the series, dated 13 September 1723, describes the property as a messuage in Chapel St, formerly belonging to Jane Hathaway, widow, and after her to Richard Wilson, but since then newly erected and known by the name of the sign of the Castle (FSL, Z.c.36: 200-201). The street frontage at least could be of this date and unless datable timbers are revealed internally, future documentary work on this property, within the parameters of the current project, will not be necessary. However, substantial further work in the 1830s is evident by comparing distant prospects of the house in the first half of the nineteenth century. Fig 1, from the 1820s, depicts a two-storied building whereas Fig. 4 shows it as three-storied.
3. The earlier history of the site can be put together from other sources but this does not reveal any evidence of fire damage. Briefly, this is as follows, in some cases a reasonable deduction from the evidence of identified properties on one side or the other:
 - i) 1.12.1498: tenement of the chantry of Over Ettington on one side of No. 20 Chapel Street [The rear access to this property from Chapel Lane later became part of the Great Garden to New Place] (BRT 1/2/503)
 - ii) 1549: Crown sells land formerly belonging to Ettington Chantry to John Nethermill of Coventry and John Milward of Ansley. This included land in Stratford owing 18d in chief rent to lord of the manor: in all probability, 6d for this property and 12d for barn in Chapel Lane.
 - iii) 6.10.1590: Roger Bold holds a tenement for which a chief rent of 6d in Chapel St was due (*Minutes & Accounts*, iv, 101)
 - iv) 10.9.1619: messuage in tenure of George Perry on the north of No. 20 Chapel St (BRU 8/4/17).
 - v) 1637: John Nason pays chief rent of 6 pence to the lord of the manor (KentCRO, U269/E249/6).

Robert Bearman

12.6.2023