

Harvard House, Stratford-upon-Avon, Warwickshire

The documentary evidence

by

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1. Introduction

Commissioning of survey and report

This report surveys the documentary evidence for Harvard House, 26 High Street, Stratford-upon-Avon. It was commissioned by the Shakespeare Birthplace Trust in 2001 to inform the architectural survey undertaken by Bob Meeson (Meeson, 2001), to identify any additional evidence for the structural development from documentary sources, and to provide information for the presentation of the house to visitors. The review of the architectural evidence (section 3) has been undertaken in consultation with Bob Meeson and in the light of his report. Because of the commonality of ownership and (in part) structure with nos. 27-28 High Street, this adjoining property has also been examined in the report.

The report has been partly reformatted for the Stratfire website in 2024, but the results of on-going research have yet to be incorporated.

The great bulk of the evidence in this report was assembled by Mairi Macdonald in 1991, who covered most of the available sources. She has very kindly made her material available to me, which has greatly eased the task of preparing this analysis. A further most useful source has been the card references assembled over many years by students of Bob Bearman researching the history of property in Stratford; these cards have made the location of information particularly easy.

A search for additional relevant material has been made at the Warwickshire County Record Office and Birmingham Reference Library, but without success.

Summary of owners and occupiers

The following list gives the owners and occupiers of Harvard House as far as they can be established, with their dates. Note that many of the dates are approximate and that a complete year-by-year sequence cannot be given, even in the 19th century.

<i>Owners</i>		<i>Occupiers</i>	
to 1611	Thomas Rogers (I)	to 1611	Thomas Rogers (I), maltster
1611 – 39	Thomas Rogers (II)		
1639 – c. 1660	Edward Rogers		
c. 1665 – c. 1724	Capp family	to 1665	Anne Horne, widow
		1665-70	John Capp (I), blacksmith
		1670 – c. 1700	Thomas Capp, blacksmith
		c.1700 – c.1724	John Capp (II), blacksmith
1724	Smith family	c. 1729	Mr Cooke
1724 – c. 1737	Bartlett family	1732-4	Thomas Pasham, bookseller
c. 1737 – 1760	Hatton family	1734-47	Thomas Taplin, plumber
		c. 1750	Robert Carruthers, apothecary
1760 – 1798	Samuel Jarvis	1764 – 67	Salisbury Goode, bookseller
		1767 – 74	Mary Goode
		1782	William Gruby, ironmonger
		1785	John Gruby, ironmonger
1798 – 1830	Robert Bartlett	1795-1801	George Dadley, ironmonger
		c.1804 – 46	Thomas Williams, breeches-maker
1830 – 1841	John Bartlett	1847 – 9	William & Joseph Shepherd, shoemakers
1841 – 1876	Mary Hulm	1850 – 71	Harvey Williams, breeches-maker
1876	Executors of Sarah Spencer	1871 – 76 +	William Hutchings, auctioneer
1876-1904	W H Newton		
1905	Marie Corelli	1884-1905	Hutchings & Deer, auctioneers

2. Historical Evidence

Plan and topography

Harvard House now occupies a rather narrow plot with a frontage only to High Street, where it is no. 26. However, at least from around 1600 it was part of a considerably larger property including 27-28 High Street and extending at the back to become 59 Ely Street. The layout of the plots in this quadrant of Stratford, bounded on the east by High Street and on the south by Ely Street (formerly Swine Street) is seen in outline on the 1851 Board of Health Map (Fig. 1), but this does not show ownership. The first plan directly identifying any part of the property is of 1874 (Fig. 2), showing the layout of nos. 27-28 including the jointly owned wash-house and yard.¹ For Harvard House, the earliest plan is of 1905 (Fig. 3).



Fig. 1. Section of the 1851 Board of Health Map for Stratford-upon-Avon with street numbers added (BRT 7/9)

The overall frontage of 26-28 High Street is about 55 ft, which corresponds quite closely to the 3½ perches (c. 58 ft) of the original burgages (T R Slater, p. 34 in Bearman, 1997). Thus, this block is identifiable (*ibid.* p. 36) as one of the four burgage plots occupying the southern half of the High Street frontage; the Garrick Inn with the corner property to the south correspond in width to another original plot. The depth of 26-28 High Street (about 165 ft) is rather shorter than the standard 12 perch (198 ft) length of the plots, suggesting that one or two Ely Street properties had been created from the backs of this and the adjacent burgages.

¹ A most curious feature of this plan is the projection of no. 29 (Mr E. Adams) into the footprint of 27-28; this block had been part of no. 29 from well before 1874.

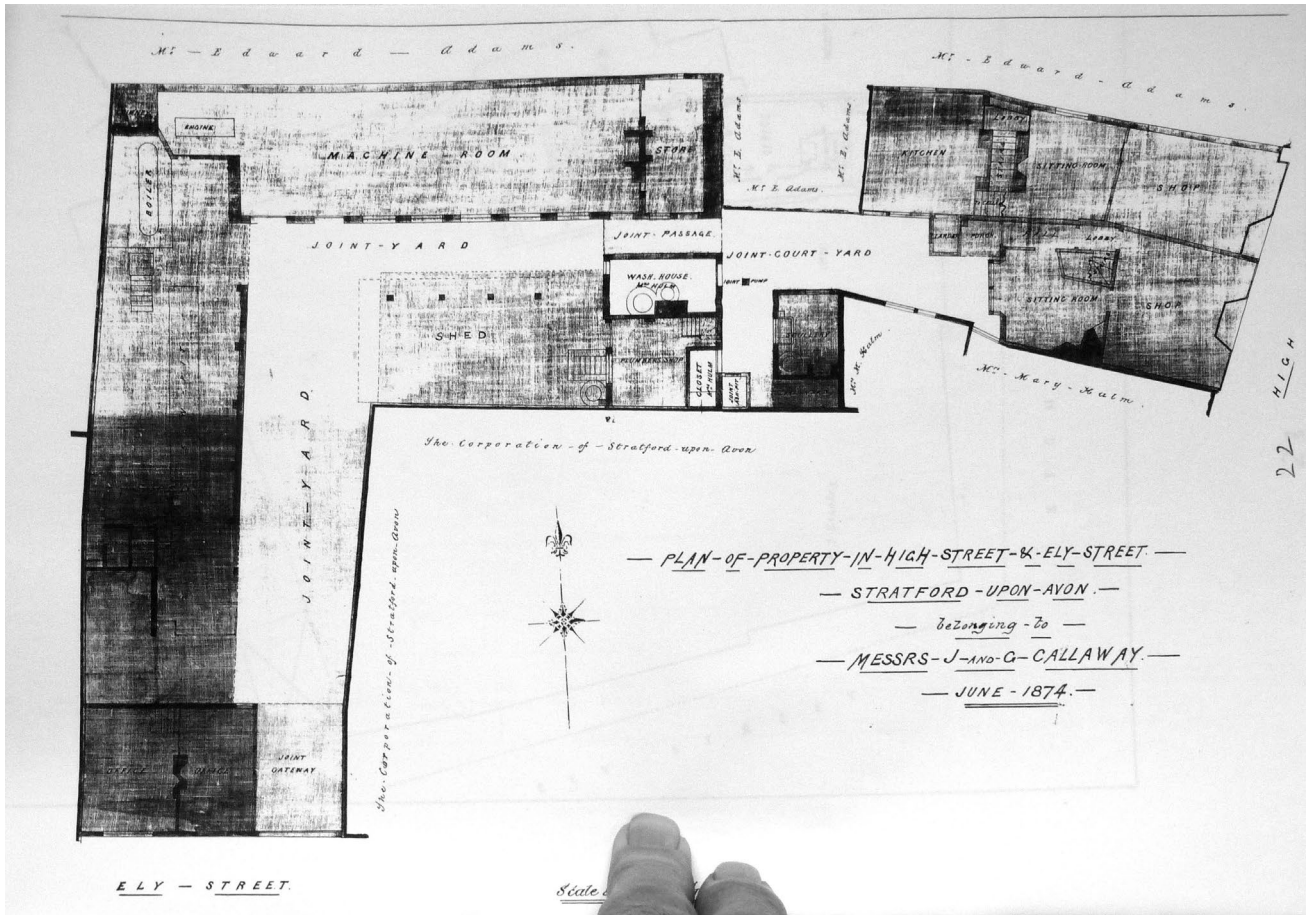


Fig. 2. Reduced version of 1874 plan of 27-8 High Street (DR27/90)

Seventeenth century owners and occupiers of Harvard House

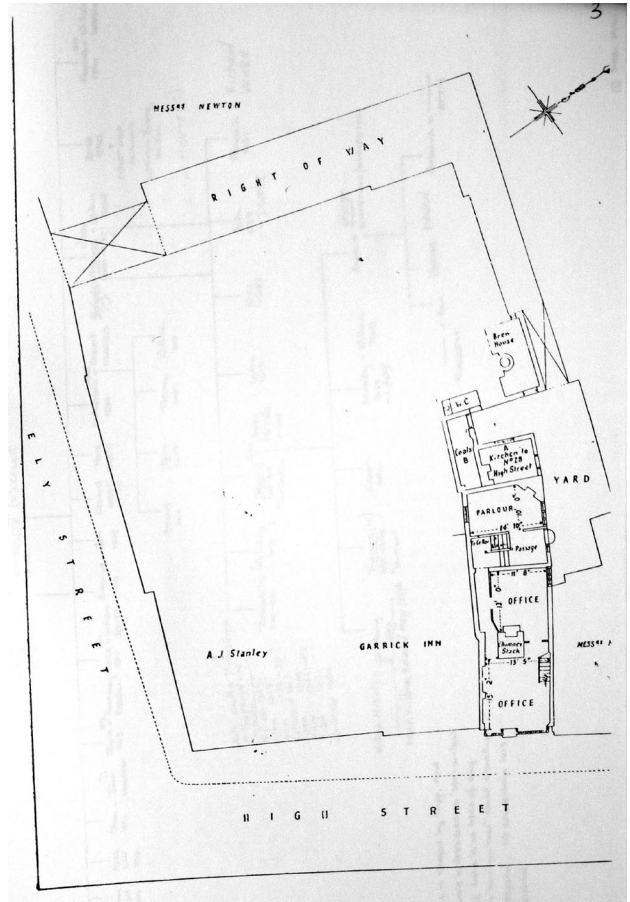
Although the direct evidence for Harvard House is sparse, the framework of its ownership and occupancy can be constructed from the wills of members of the Rogers family, from the lists of chief rents payable in the Borough (principally for the 18th century, included in the next section) and from information for the adjoining properties. In particular, no. 25 (the later Garrick Inn) was Corporation property (formerly Guild of the Holy Cross) and its leases regularly name the owners or occupiers of the adjoining properties, as follows.²

Date	High Street abuttal	Ely Street abuttal	Reference
31.8.1473	tenement of Thomas Handys in which William Jeffes then dwelt		BRT 1/2/530
26.11.1621 25.2.1631	house in the occupation of Thomas Rogers	Barn & backside of Thomas Rogers	BRU 8/9/29, 32
26.3.1688 20.12.1721	tenement of Thomas Capp	Barn & backside of Mary Rogers, widow	BRU 8/9/46, 50
4.10.1762	John Capp lately deceased	Barn & backside of Elizabeth Smith [perhaps relating to no. 29]	BRU 8/9/59

² A 1580 lease (BRU/8/9/3) omits the abutments.

The abutments in the later deeds are very out of date; Thomas Capp left by 1703, and John sold no. 26 in about 1724. One deed for no. 29 gives an abutment for 27-28, describing a message of Joseph Smith bounded on the south by a message of Joseph Phipps (20th June 1710; DR65/5).

Fig. 3. 1905 plan of 26 High Street (DR740/10)



The Rogers family

The Rogers family is directly associated with Harvard House by the abutments references and by the earliest chief rent list, of 1637 (PR59/53) which shows Thomas Rogers paying 2s for the whole block of 26-28 High Street. An even stronger link with the Rogers family, preceding any direct documentary references, is indicated by the initials on the framing. They read:

WR
TR 1596 AR

with the initials on the main line being set in decorative borders; the WR above seems to be an afterthought.³ The main initials are identified with Thomas Rogers (I) and his wife Alice, and the third set is presumably their son William (b. 1578); it is not clear why his initials should have been used.

Family tree of Thomas Rogers

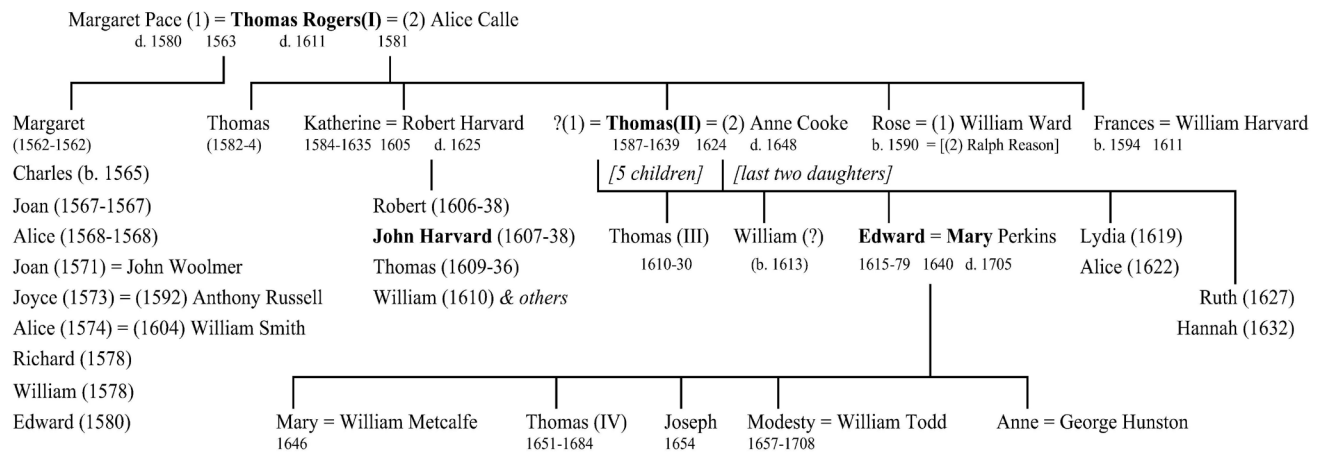


Fig. 4. Rogers family tree (based on a tree compiled by Mairi Macdonald)

³ The initials are now represented by 1900s reproduction carving, but in earlier photographs and drawings they are identical in form (Meeson, 2001).

The Rogers family (Fig. 4) were prominent in Stratford in the 16th and 17th centuries. Thomas Rogers (I) in particular was a man of considerable standing in Stratford, a maltster and grazier, and bailiff and alderman of the town; he must have been born between about 1530 and 1540, marrying Margaret Pace in 1563 (d. 1578) and Alice Calle in 1581.⁴ He retired as alderman ‘by reason of his great age and ... infirmitie’ in 1609, and was buried 20 Feb 1611. He apparently left a will for which administration was granted by the PCC on 27th April 1611 to his son Thomas; unusually, the will was not copied into the register (nor is it among the original wills for April 1611; PROB 10/281). Among his 15 children, Katherine (b. 1584) is notable as being the mother of John Harvard, founder of Harvard University.

Thomas (II) was born in 1587; his first wife’s name is unknown, but his second marriage was to Ann Cooke (1624);⁵ he called himself a yeoman in his will, but was described as a maltster in his inventory. His eldest son surviving at his death was Edward Rogers, bookbinder (1615-79). The earliest documentary reference to Harvard House is in the will of this Thomas (II), dated 27 Aug 1639 (proved at Worcester 21 May 1640). He left his wife Anne ‘my messuage or tenement wherein I now dwell ... and all other my lands and tenements ... in the town of Stratford ...’ for life or until her marriage; then to his four daughters Lydia, Alice, Ruth, Hannah, until Edward Rogers his son paid them £20 apiece, when the property was to pass to Edward and his heirs. This is accompanied by an inventory dated 1 Oct 1639 which appears to relate to nos. 27-28 High Street (section 3).

Edward Rogers was living in High Street by 1645, when he presented a note of his losses in the Civil War (mainly for money collected and goods taken by soldiers; BL Add Mss 28,165). At this period, the Hearth Tax Assessments give information about the owners and occupiers. They list the following names for 26 and 27-28 High Street (in sequence between the known entries for 25 and 29 High Street, Peter Holland 4 hearths and John Noble/Laurence Harwood 5 hearths).

<i>Date</i>	<i>26 High Street</i>	<i>No</i>	<i>27-28 High Street</i>	<i>No</i>	<i>Ref. (WCRO)</i>
1662	- Horne, widow	2	Edward Rogers	3	QS11/2
1663	Absent [<i>vacant or poor?</i>]		Edward Rogers	4	QS11/5
1664-5	John Capp	1 & 1 forge	Edward Rogers	3	Z336/1
1666	[<i>margin</i>] A poor tenement in which no distress to be had		Edward Rogers	5	Z336/2
1670	John Capp with a forge	2	Edward Rogers	3	QS11/12
1673	John Cap - forge	2	Edward Rogers	3	QS11/41
1674	Thomas [John <i>erased</i>] Capp	2	Edward Rogers	3	QS11/51

These entries clearly distinguish between the southern tenement with two hearths, occupied by widow Horne and then John and Thomas Capp, and Edward Rogers’ northern tenement with three hearths (apparently rising to 4/5 hearths in 1663-6).

Edward Rogers, bookbinder, died in 1679 (buried 29th March). His will is dated 17th March 1678[/9] and was proved at Stratford on 16th April 1679 (BRT 3/2 f.49v). He left to his wife Mary ‘the shopp

⁴ The Holy Trinity register gives Richard Rogers marrying Alice Calle on 5th Nov 1581, but this is believed to be an error for Thomas Rogers.

⁵ A Thomas Rogers married Frances Mason on 9th June 1621, but this is too late for the birth of most of Thomas (II)’s children. The HT registers also includes the baptisms of children of another Thomas Rogers at this period, and Frances may have been his wife.

with the rooms thereunto belonging now in the tenure of Philip Wilkins, hemp-dresser and formerly in the tenure of Francis Ferns, as also the gatehouse and backside thereto belonging in the tenure of Thomas Mills, butcher' for three years, to pay his debts and to repair the premises. Thereafter, the shop, rooms and gatehouse were bequeathed to his daughter Modestie Rogers for eight years, in lieu of a portion. The shop and rooms were then to pass to his son Thomas Rogers (IV), while the gatehouse and backside was bequeathed to his son Joseph Rogers for life (reserving to his wife 'ingresse egress and regresse for her convenience'). The 'rest and residue of the house wherein I now live' was bequeathed to his wife for life (while unmarried) and then to his son Thomas. Mary Rogers in fact survived until 1705, presumably still living in the house.

The effect of these rather complex provisions was that eventually all the property would pass to Thomas, but that Modestie and Joseph held parts of the property, for eight years or life respectively. Thomas (IV), a barber, died in 1684 (buried 6th July). His will (dated 30 June 1684) was proved on 19th (or 20th) May 1686 by his mother Mary (BRT 3/2/f.89v); as the executor named in the will (Joseph) had died in the interval. Thomas left his sister Modesty Rogers 'All that my house in the Highe Streete as it stands nowe devided from my greater howse now in the tenure or occupation of William Keate, bookseller, with all the roomes thereunto belonging with all the passages and pris...[unreadable] as he nowe holds and enjoyes the same', to hold for ever 'above and besides the terme of yeres which shee holds in the gate house by my fathers last will & testament'. He left his brother Joseph 'all the rest of my housing in the High Streete aforesaid nowe in the holding and possession of my said mother with the backside, garden and outhouses as shee enjoyes them.

At this period, one additional source of evidence survives: three suitor lists for the manor of Stratford (WCRO L3/612). For High Street, the sequences of names are as follows:

No	1682-4	1685-8	1689-93
25	Mary Holland, widow	Mr Henry Tomlins	Henry Tomlins
26	Thomas Cappe	Thomas Capp	Thomas Capp
27	Mary Rogers	Maior Mosley	Major Mosley
28	[Hugh <i>er</i>] William Cate		
29	Mr Laurence Harwood	Josuah Smith	Joseph Smith

The names can clearly be recognised as relating to nos. 25-29, apparently in street order.

Joseph Rogers made his own will on 20th Sept 1684, when he was living at Wedgnock Park (DR148/1/1; BRT 3/2 f.57v). He left to his sister Ann the wife of George Humston of London, 'the house my mother Mary Rogers of Stratford ... lives in', for her life after the death of Mary. It was then bequeathed to his nephews Thomas and Edward Humston and their heirs.

Hitherto, the Rogers' wills have been interpreted as showing that no 26 High Street (Harvard House) was left to Modesty Rogers, with nos. 27-28 passing to the Humston family after the death of Mary Rogers. However, the Hearth Tax and the suitor lists indicate unequivocally that the Capp family were living in no. 26 from 1665; the latter also identify William Cate in the position expected for no. 28; he can surely be identified as the William Keyte of Thomas Rogers' will. It seems certain that if Thomas Capp had occupied any of Edward Rogers' property, he would have been named in the latter's will. This identification finds further support in the chief rent entry for 1703 (below), which shows William Todd (the husband of Modesty Rogers) occupying part of nos. 27-28, rather than no. 26. The conclusion is that no. 26 had been sold by Edward Rogers before his death, and that the two properties he divided were nos. 27 and 28. Did Edward possibly not pay off all of the sums of £20 due to his sisters as required by his father's will, but had to transfer one of the houses to them instead?

Seventeenth century occupiers of Harvard House

The first recorded occupier for Harvard House after the Rogers family is widow Horne (identified in the Hearth Tax). She may be identified with the Anne Horne who made her nuncupative will on 1st August 1665 (BRT 3/2 f.18v);⁶ Anne left her best gown to her daughter Ruth Snooke, living in Somerset, and the rest of her goods to her son-in-law Richard Wake and his wife Hannah. No inventory has survived and the will contains nothing helpful for interpreting the house.

[*The suggestion here that Anne Horne was Anne Rogers is now considered most unlikely, since the burial of the latter is recorded on 12 April 1648.*] These names point to the high probability that Anne Horne was in fact Anne Rogers, the widow of Thomas (II). Richard Wake married Hannah Rogers on 23rd Oct 1655 (HT); Hannah must be the daughter of Thomas (II) and Anne, and they also had a daughter Ruth, a relatively unusual name at this period.⁷

The Capp family

John Capp (I), followed by Thomas and another John (II), all blacksmiths, occupied Harvard House from 1665 until about 1724, and also probably owned it. John (I) was the son of William Cappe, blacksmith and his wife Sibill; they had lived in Hampton Lucy and moved to Stratford in 1645, when William gave a bond of indemnity (against himself, his wife and children John and Joyce being a charge on the parish).⁸ John died in 1670 (buried 23rd December), leaving a will (dated 6th December 1670; BRT 3/2 f.31v); he was clearly relatively young and unmarried. After leaving his mother £20, he bequeathed his sister Joyce Capp his bedstead and chest, and his sister Sibell Capp a court cupboard, a round table and three chairs – furniture certainly at Harvard House. All the rest of his property passed to his brother Thomas.

For Thomas Capp, the most significant references are those in the Hearth Tax, manor court suitor lists (above) and poor rate (below), identifying him as living at Harvard House from 1674 onwards; in 1692 (PR54/15), he was presented for not repairing the pavement before his house in High Street. He had two wives, Susanna, who died in 1685 (buried 27 April), and Elizabeth Horne, whom he married on 10th November 1685; two children were baptised in the town (HT), Thomas (13th March 1683/4) and Shuessana (24th March 1684/5). By 1703, he had taken over the Crown Inn, elsewhere in High Street, and John is recorded as paying the chief rent. Thomas had presumably handed over 26 High Street to John – perhaps retiring as an active blacksmith to run the inn instead.

Thomas died in 1709, and in his will (PRO PROB11/509 s.165, f.257) left most of his property to his son John, including his (unspecified) messuages. He also made bequests to his sister Sibell, wife of John Whitman, and their seven children, and to his brothers in law Thomas and Samuel Horne, the latter of Birmingham.⁹ He also made a bequest of £2 10s a year for 20 years to the overseers of the poor of the borough, to apprentice a poor boy each year, which was noted in the borough records (ER2/109), as a bequest by Thomas Capp, blacksmith, though in the will he described himself as innholder.

⁶ Another Mary Horne, widow, who died in 1686, is a much less likely identification.

⁷ However, the suggested marriages of neither Ann Rogers to – Horne, nor of Ruth to – Snooke have been identified.

⁸ Another John Capp, described in the register as being of Old Town, was buried on 21st June 1671. HT entries for the children of John Capp (Thomas, 1647; John, 1650; Mary, 1653; Francis, 1659) probably relate to this family.

⁹ The match between these names and those in his brother's will and in the HT register confirm the identification of this Thomas Capp, even though he was no longer living in no. 26.

John Capp (II) was a man of substance in the town, described as a gentleman, as well as a blacksmith; he was an alderman, churchwarden in 1711, chamberlain in 1712/13-1713/14, and mayor in 1721. The date of his death has not been determined, but the chief rents suggest that he sold 26 High Street some time between 1721 and 1732; his name occurs in the Court Leet in 1727 and 1728 (PR 54/15, ff.53, 54r), but not in relation to High Street.

Occupiers of 27-28 High Street

As well as Mary Rogers, two occupiers of 27-28 High Street are named in the suitor lists. William Keyte, bookseller and Major (Maior) Mosley. The former is also recorded in a law suit in 1681-2, when he was sued for debt by Robert Clowell, a London bookseller, presumably money due for books supplied.¹⁰ The latter must be the ‘Mager Moseley’ whose children Mary, Thomas and Martha were baptised in Holy Trinity Church in 1687, 1689/90 and 1691. He may also be the George Moseley with children Mary and Thomas mentioned in the 1703 will of Amphyllis Moseley of Drayton, widow (DR148/1/51) but beyond this, nothing is known of the family.

Eighteenth century owners

Full details of the ownership of 26-28 High Street only survive from 1798, but the sequence of chief rents shows the ownership and occupancy before this in outline. It appears that as a whole, 26-28 High Street paid 2s rent, which was split between 1637 and 1703 into 6d for no. 26 and 1s 6d for nos. 27-28; no. 29 paid 6d and its rents provide a useful marker delimiting those for nos. 26-28.

<i>Date</i>	<i>26 High St</i>	<i>Rent</i>	<i>27-28 High St</i>	<i>Rent</i>	<i>29 High St(6d)</i>	<i>Ref.</i>
1637	Thomas Rogers			2s	Mr Walke	PR59/53
1703	John Capp, smith		Mary Rogers, widow 2: Jos Shaw Wm Todd	1s 6d	Joseph Smith	ER1/6, f. 16v
1708	Jn Capp	6d	Jos [Shaw <i>erased</i>] Phyppts ten. New Inn	1s 6d	Jos Smith, saddler	f. 27
1710-15	Jn Capp		Josh Phippes, New Inn	1s 6d		f. 31v
1721-4	John Capp	6d	Josh Phipps at the New Inn	1s 6d	Mrs Smith, widow	ER1/133
1729	Mr Cooke	6d	Mr Bartlett	1s 6d	Mrs Smith	ER1/133
1732-3	Mr Cooke now Mr Pasham	6d	Mr Bartlett	1s 6d	Mrs Smith	ER1/6, f. 46
1734-41	Thomas Taplin tenant for Mrs Hatton’s house	6d	Mr Bartlett	1s 6d	Mrs Smith	ff.56, 73v
1742-47	Mr Hattons house Thos Taplin tenant	6d	Mr Ric Bartlett	1s 6d	Mrs Smith	<i>Ibid.</i>
1766-67	Mr Jarvis for Mr Goode	6d	Mr Jarvis his own	1s 6d	Mr Barodale	ER1/133f. 129
1769-76	Mr Jarvis for Mrs Goodes, ‘projection removed 1780’ [<i>annotation</i>].	6d	Mr Jarvis for his own	1s 6d	Mr Sheldon	<i>Ibid.</i>

¹⁰ Paul Morgan, ‘Early booksellers, printers and publishers in Stratford-upon-Avon’, *Trans Birmingham Archaeol. Soc.* 67(1951), 55, citing H R Plomer, *List of booksellers and printers ... 1668-1725*, Bibliog. Soc. 1922.

Continued

Date	26 High St	Rent	27-28 High St	Rent	29 High St(6d)	Ref.
1772-74	Mr Jarvis for Mrs Goode	6d	Mr Jarvis for his own	1s 6d	Mr Sheldon	ER1/136 f.1
1797-1801	Samuel Jarvis (now Bartlett) [occ.] George Dudley	6d	Ditto [Samuel Jarvis (now Bartlett)] [occ.] John Clewes	1s 6d	Thomas Sheldon	ER1/137 f.1v

This information is supplemented for the names of the tenants by borough rate books, which include the yearly rent on which the rates were based. Relevant entries are as follows:

Date	26 High St	Rent	27-28 High St	Rent	Ref.
1697	Thomas Capp	£4	Widow Rogers	£7	ER2/106
1750	Mr Carruthers	5	Mr Baylis for Mrs Hattons malthouse Mr Bartlett Mrs Parsonage	2 7 4	BRT 8/9
1777	Late Goode - void	-	Mr Jarvis do a garden, Swine St Geo Baylis a Malthouse, 'see Sheep Street'	9 2 10 4 10	BRT 8/10
1784	Mr Gruby	7	Mr Jarvis do a Garden [Mr Sheldon Malthouse]	9 2 10 4 10	BRT 8/11
1787	Mr Gruby	7	Mr Jarvis do a Garden do Malthouse see Mr Sheldon [3 entries further down]	9 2 10 4 10	BRT 8/11
1789	Void – Late Mr Gruby	7	Mr Jarvis do a Garden do Malthouse see Mr Sheldon	9 2 10	
no date	Mr Geo Dadley	7	Mr Jarvis do a Garden do Malthouse see Mr Sheldon	9 2 10 4 10	BRT 8/12
1799	Mr Geo Dadley	7	Mr Clues & Co Do. Garden, Swine Street Malthouse see Mr Sheldon	9 2 10 4 10	BRT8/12
1804, Nov	Tho Williams do a garden Swine Street	5 1	Mr Jno Clewes do a garden Swine Street A malthouse late Clewes	10 10 3 3	BRT 8/15

Two documents have been found to fill in the skeleton provided by the lists of chief rents and rates. The first is a fine of Trinity term 1707 (DR134/41/11, apparently relating to two independent transactions, one in Henley-in-Arden, the other in Stratford; unfortunately, the 'deed to lead the uses of the fine' has not been discovered. In what appears to be the relevant part of this fine, Joseph Smith is querent [*plaintiff*] and William Todd & Modesty [Rogers] his wife, Anne Humpston, widow, Anne Blackett, widow and Susanna Atty, widow are the deforcians [*defendants*]; it is plausible to assume that that this represents the sale of 27-28 High Street to Joseph Smith and that Anne Blackett and Susanna Atty were Anne Humpston's daughters.¹¹

¹¹ The other parties (presumed to relate to the Henley property) are Joseph Blisse (plaintiff) and William Ingram and Mary his wife, and Samuel Cooper and Mary his wife (deforcians).

The second document (ER4/332) is dated 17th April 1851 and gives a list of the deeds handed over as in connection with a loan made to John and William Oakes, as follows:

<i>Date</i>	<i>Description</i>	<i>Comment</i>
19 July 1705	Probate of will of Elizabeth Wilkins, widow	Copy: DR148/1/72. She left her lease of property in High Street to her daughters, Bridget, Susanna and Sara (see below).
2 May 1724	Indenture (1) Elizabeth Smith (widow of Joseph) & John Smith (only son/heir of Elizabeth & Joseph) (2) John Capp	Most plausibly, this is the sale by Capp to John and Elizabeth Smith of no. 26, with the parties given in the wrong order. Alternatively, it might be an adjustment of the boundary between 26 and 27-28.
26 June 1724	Indenture (1) Samuel Smith (2) Elizabeth, widow & John Smith (3) Richard Bartlett (4) John Bartlett	Probable sale by the Smiths to Richard Bartlett (John as dower trustee)
26 June 1724	Indenture (1) James Elvis (2) Sarah Elvis (widow of John) (3) Elizabeth, widow & John Smith (4) Richard Bartlett (5) Edward Deane	Probable assignment of a mortgage to John Elvis by the Smiths, paid off and assigned to Edward Deane as trustee for Richard Bartlett
12 Mar 1729	Indenture (1) Bartlett Mason (2) Phillip Hatton	Probable sale of no. 26 to Phillip Hatton
13 Aug 1737	Indenture (1) Bartlett Mason, Phillip Hatton & Henry (son of Phillip) (2) Anne Woodward & Jane (daughter) (3) John Woolmer & Rev Thomas Cothman	Possibly marriage settlement for Henry Hatton, settling no. 26.
24 May 1741	Indenture (1) Samuel Jarvis (son of Samuel & Bridgett, both deceased, & administrator of their property) (2) Richard Bartlett & Mary (daughter) (3) John & Henry Bartlett	Possibly marriage settlement of Samuel Jarvis & Mary Bartlett, settling nos. 27-28
28-9 Sept 1760	Indenture (1) Henry Hatton, Hon Nicholas Boscawen & Jane (wife; mother of Henry Hatton) (2) Samuel Jarvis	Probably sale of Hatton property to Jarvis
21 Nov 1770	Indenture (1) William Cleever (2) Sarah Lowe (3) Samuel Jarvis	Purchase of other property by Jarvis?
27 Oct 1804	Indenture (1) Robert Bartlett, John Clewes & wife Bridgett (née Bartlett), Elizabeth Bartlett (cousins & residuary legatees of Samuel Jarvis) (2) John Lord & Edward Townsend Higgins (executors of Samuel Jarvis)	Possibly relating to a marriage settlement for John Clewes
8 Aug 1820	Probate of will of Elizabeth Bartlett	
22 Feb 1843	Probate of will of John Bartlett	Copy in DR325/491; abstract in DR27/90

This loan was on the security of ‘a house, shop, garden, etc in High Street, in the occupation of Messers Murrell and Wilson, drapers, with the malthouse and stable occupied by John Baylis and Edmund Darby Ford.’ John Oakes was the owner of 27-28 High Street, which was indeed occupied by Murrell and Wilson. However, the original deeds for this property have survived (see below) and, very puzzlingly, apart from the final one (will of John Bartlett, 1841) none of them match the deeds listed. It would seem that the Oakes collected up a number of deeds they happened to have to hand, to offer as security, perhaps not expecting to be able to redeem them. It seems that most of the deeds listed relate to no. 26, which the Oakes did not own. Unfortunately, the documents themselves have disappeared (apart from copies of the two wills).

Assuming the identification of most of these documents as the title deeds for no. 26 is correct, they give some more accurate dates for its changes in ownership, suggesting that John Capp sold it in 1724 to the Smiths who passed it on almost immediately to Richard Bartlett, that it then passed to the Hatton family, and that Samuel Jarvis acquired it in 1760. The will of Philip Hatton survives (dated 26 Feb 1739/40; ER2/168) but the only property mentioned is in Ely Street.

The Jarvis family

Samuel Jarvis, grandfather, father and son, were mercers, and the third, at least, probably both lived at no. 27 and used it as his place of business. The first Samuel married Katherine Browne in 1712 (HT); they had one child, Mary (baptised and buried in March 1714), and Katherine died later that year. On 21st May 1716, Samuel was married again, to Bridget Wilkins, who had been left a share in the lease of property in High Street by her mother, so he may have inherited an interest in no. 26 or 27 from her. His children were Samuel (born 1717), Philip (1719-49) and John (1721-3); he himself died in 1723 and Bridget in 1739. Samuel, the son, may have married Mary Bartlett in 1741 (based on the deed schedule just considered), though no record of the marriage has been found; there was certainly a family relationship between the Jarvis and Bartlett families. The baptism of the third Samuel has also not been located, although the baptism and burial of a sister, Mary, is recorded in 1753-4 (HT). Samuel, the son, died in 1778 (UR5/8) and the grandson in 1798.

Nineteenth century ownership

Nos. 26 and 27-28 High Street were in the same ownership from before 1798 and 1843 (probably from 1760), and again from 1876 to 1905, and both are well documented from 1798 onwards. The primary evidence comes from deeds for 27-28 High Street (drafts in DR27/90 and DR325/1843; originals held by Lawrence Graham, solicitors); two 1860s schedules of these deeds exist (DR325/1843), and the originals still correspond to those listed.¹² Harvard House has deeds from 1876 (DR740), with abstracts from 1798 (DR27/90) and 1841 (DR740/4).

The 1876 abstract of title for 27-28 High Street starts with the 1798 will (dated 17th May; proved 17th Jan 1800, Worcester) of Samuel Jarvis of Stratford-upon-Avon, mercer. He bequeathed to his cousin Robert Bartlett son of John Bartlett late of Brackley, apothecary:

The messuage where he dwelt with the garden [**no. 27**]

The messuage occupied by George Dadley [**no. 26**] with the malthouse in the occupancy of Mr Sheldon [**at the back of the yard**]

The tenement and premises adjoining to his dwelling house on the northward side, then unoccupied [**no. 28**]

¹² Unless otherwise noted, the following information is taken from the original deeds, though much is repeated in the other sources. Access to these deeds was kindly permitted by Legal and General Investments and made possible by Jenny Forward of Lawrence Graham, 190 Strand, London.

Two tenements in Swine Street occupied by – Field and – Bolt, and the garden near the said tenements occupied by himself.¹³

He also left his man-servant John Clews [**Robert Bartlett's brother-in-law**] for his long and faithful service:

Two messuages in the High Street, occupied by Joseph Minors and Ann Blackshaw [**nos. 14-15**]. Robert, Bridget and Elizabeth Bartlett received all the residue of his real and personal estate.

When Robert Bartlett died (will dated 20 Oct 1830), he left his wife Mary

The messuage occupied by William Bolton, draper [**nos. 27-28**]

The malthouse and stable adjoining, occupied by Thomas Sheldon, grocer [**at the back of the yard**]

His son John received

Two houses occupied by Elizabeth Minor, widow and John Williams, tailor [**nos. 14-15**]

Tenement occupied by Thomas Williams, breeches maker in High Street [**no. 26**]

Garden in Swine Street occupied by John Morris, tailor [**presumably on Ely Street**]

This will was apparently invalid for bequeathing real estate (DR27/90) and seems not to have been proved, but following Mary's death, John assumed ownership of all the property as his father's heir.

At John's death (will 29th April 1841, proved PCC 22nd Feb 1843), he divided the properties:

To his first cousin John Oakes of Coventry, ribbon weaver, for life and then to his heirs

House in High Street occupied by Mr Charles Medlicott, draper [**nos. 27-28**]

Malthouse and stable adjoining, occupied by William Jeffs and William Barnacle

To his first cousin Mary Hulm for life, for her sole use exclusive of her present or any future husband, then to his first cousin William Spencer of Coventry, ribbon weaver

House in High Street occupied by Thomas Williams, breeches maker [**no. 26**]

Garden in Ely Street occupied by – Baylis [**presumably behind the Rose Inn**]

To his housekeeper Margaret Hopkins for life, then to John Spencer of Coventry, watch case maker

Two houses in High Street occupied by Mrs Minor and – Wilson, hairdresser [**nos. 14-15**].

27-28 High Street

For the following 30 years, the ownership of 27-28 High Street was confused by the financial difficulties of its owners. In 1851, John Oakes and his son William deposited some title deeds, to secure a debt of £60 (see above). In 1856, William mortgaged nos. 27-28 to his debtors to pay his debts (£327 at a rate of 15s in £1) (copy enrolled in Chancery PRO C54/15038, m.39) – though his father was still alive; the debts were to be paid off within three months of his father's death. John Oakes died in 1859 and William took out a new mortgage with Stephen Laidler of Berkswell, farmer for £453 (also enrolled, C54/15382); presumably to pay his debts. Finally, on 17th Oct 1866, William Bartlett Oakes (William's son) and Laidler sold the property to James and George Callaway, builders for £750. The next day, the Callways mortgaged it for £500 to James Edkins for £550, and in 1867 took out a further mortgage with Joseph Callaway of Snitterfield, land agent, for £500 ('subject to the prior incumbrance'); the property now included a newly erected workshop and buildings adjoining.

In 1871, James Edkins died and with considerable difficulty, his mortgage was transferred to Rev. Henry Leftwich Freer; Edkins' will did not properly bequeath his mortgages, and his heirs, a niece

¹³

This garden may be that stated in 1876 to lie behind the Rose Inn, although it has not been directly identified in the poor rate books.

and great-niece, had to be identified and their rights proved.¹⁴ In June 1874, Lloyds Bank wrote to Free warning him that the Callaways had deposited this mortgage with the bank, to secure the sum of £800 which they owed the bank (DR27/90). This failed to help their financial problems and later in the same year, they went bankrupt. Their property was auctioned in August 1874 and a detailed description survives (Fig. 5), as well as the plan (Fig. 2) which shows the layout at this date. The sale was completed in January 1875, when Henry Walter Newton, ironmonger ('Alderman Newton') acquired the High Street property for £1150; it comprised nos. 27-28 High Street, occupied by Mr Thomas Kite and Messieurs Callaway, and in the rear a sawpit, machine room, several workshops, a chimney stack, office and outbuildings. On 17th Dec 1878, Newton was able to buy the curious square enclave that had apparently been part of no. 28 High Street for some considerable time.¹⁵ It comprised a room used as a back kitchen or wash-house and adjoining stable with lofts over.

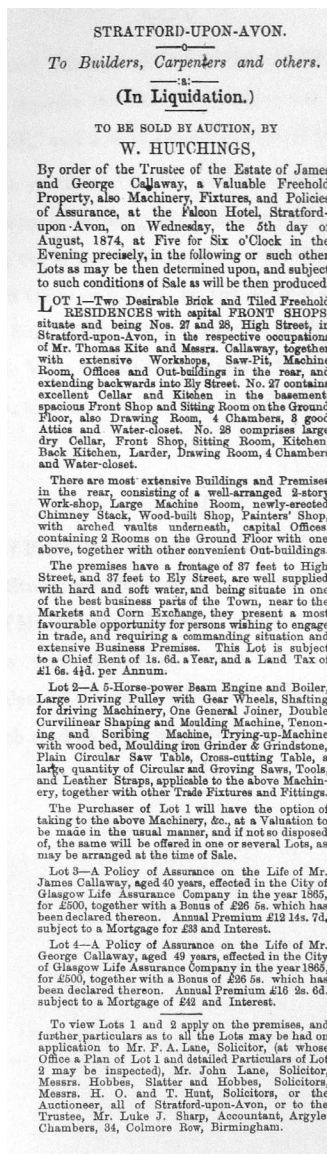


Fig. 5. 1875 particulars for the sale of 27-28 High Street (DR325/617a)

¹⁴ The title bundle contains an extensive pedigree and numerous certificates and affidavits, including those demonstrating that one of his nieces could not inherit as she was born before her parents married.

¹⁵ The vendors were William Hutchings, auctioneer, Henry Downing, draper and Robert Lunn, gentleman, and the conveyance includes a schedule of deeds to be produced from 1855 to 1878; it had been inherited from Thomas Sheldon.

26 High Street

The 1876 abstract of title for 26 High Street (DR27/90; DR325/1844) adds to the evidence following the death of John Bartlett. The life tenant, Mary Hulm died in December 1875, outliving both William Spencer (died 1854) and his widow Sarah (died 1865); she instructed her executors to sell her property when it was convenient. This they did in 1876 when Henry Walter Newton, already the owner of the adjoining nos. 27-28 bought for £500 ‘the messuage known as the Ancient House with yards, brewhouse, outbuildings and pump, late occupied by Thomas Williams, breeches maker, then his son Harvey Williams, now by William Hutchings’, with a right of passage to Ely Street. The particulars for the sale (Fig. 6) describe the rooms in the house (see below).

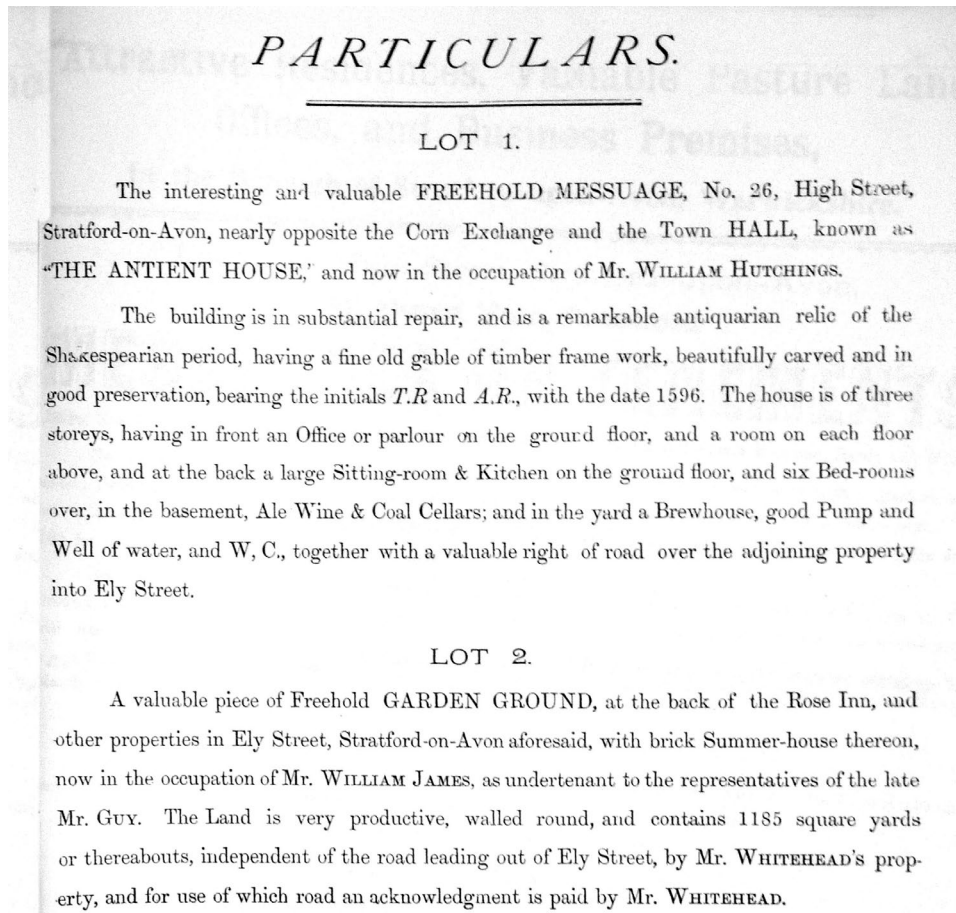


Fig. 6. 1876 particulars for the sale of 26 High Street (ER6/95/4)

Newton died in 1904, leaving all his property to his wife, who herself died in 1905 and their property was sold, Harvard House to Marie Corelli and nos. 27-28 to Freeman Hardy and Willis, boot and shoemakers, whose successors still occupy the premises. The particulars for this sale provide further descriptions of both properties (Fig. 7).

The earliest existing plan of no. 26 was prepared in relation to the 1905 sale (Fig. 3). Although both properties had been in the same ownership for 30 years, there seems to have been no change in the division between nos. 26 and 27-28. What was in 1874 Mrs Hulm's wash-house had become no. 26's brewhouse, and the joint coal yard and ashpit had been reorganised. The 1876 sale particulars also includes a garden in Ely Street then occupied by William James, lying behind the Rose Inn. This was presumably the garden in the occupation of – Baylis that was also left to Mary Hulm; it was presumably the same as the garden earlier occupied by Samuel Jarvis (1798) and that occupied by John Morris (1830).



Fig. 7. 1905 particulars for the sales of 26 and 27-28 High Street (DR165/77)

Eighteenth and nineteenth century occupiers¹⁶

The names are known of a considerable number of the 18th century tenants of both houses from the chief rent and poor rate list, and their occupations can generally be established from secondary sources. However, because the 18th century leases have not survived, we cannot be certain that no short-term tenants are omitted. For the 19th century, with deed evidence surviving and directories to help identify the tenants, the list should be complete. No. 26 was let to tenants throughout this period, but for much of the 18th century, no. 27 was occupied by its owners, with no. 28 often empty.

¹⁶ This section is based very closely on the work of Mairi Macdonald, whose notes provide additional information about the tenants.

26 High Street

After John Capp, the first named tenant is Mr Cooke (1729) who remains unidentified. Thereafter, came Thomas Pasham, bookseller (1732-4); Thomas Taplin, plumber and glazier (1734-47); Salisbury Goode, bookseller and Mrs Goode (1764-74); William and John Gruby, ironmongers (1784-8); George Dadley, ironmonger (1795-1801). The poor rates indicate a brief occupancy c. 1750 by Robert Carruthers, surgeon-apothecary, who left Stratford in 1757 because of his debts to serve on the ship *Burford* (Worcester Journal, 27th May 1757). He later lived at Wareham, Dorset, where he died in 1799 (MI).

For much of the 19th century, the house was occupied by the Williams family, starting with Thomas Williams from before 1804; he described himself as a tailor, but is also called a ‘leather breeches maker’ in 1818 and 1834 (DR325/491; DR149/155/44), as was his son Harvey Williams, the tenant after Thomas’s death in 1846. Their signboard appears prominently on the house front in the earliest photographs and drawings. For a short period, 1847-49, the house was sub-let to William and Joseph Shepherd, shoemakers, with a prohibition on their carrying out tailoring on the premises (DR149/155/47). From 1871, the house was taken over by William Hutchings, auctioneer, and from 1884 until 1905 by the partnership of Hutchings and Deer.

For this period, the census enumeration books identify who was actually living in the house. In 1841, only Thomas and Harvey Williams were there. In 1851 and 1861, Harvey Williams was there with his first and then second wife (Charlotte and Elizabeth) and two or three unmarried sisters. By 1881, when William Hutchings owned the house, the tenants were John Perkins, a wheelwright, and his wife Ann who was ‘office keeper’ – a live-in caretaker. They had a daughter Anne Louisa (18) and son, John James (11) and the household included a two-year old child, puzzlingly described as a visitor.

27-28 High Street

The first 18th century occupier identified is Joshua Phipps, when the property became the New Inn. He was succeeded by Richard Bartlett, apothecary and then in 1765 by Samuel Jarvis, mercer; they (and probably Phipps as well) were both owners and occupiers. No. 27 seems to have been empty for much of the period, though it may have been briefly occupied by a Mrs Parsonage (1750 poor rate), and in 1800 William Jeffs, saddler, lived there.

Robert Bartlett, who inherited all the properties in 1798, lived in St Giles in the Fields in London. His brother-in-law, John Clews, and sister Bridget took over the mercer’s business from Samuel Jarvis, and she was still in occupation in 1818 when Robert leased both properties to William Bolton, another mercer (DR325/376). This lease excluded the messuage occupied by Thomas Williams (no. 26) and also the malthouse and the stable in Swine [Ely] Street, both occupied by Thomas Sheldon (the owner of no. 29); Williams had a right of way along the yard and use of the pump, while Sheldon had access from Swine Street to the malthouse. Bartlett himself reserved the right to make a doorway from Mr Sheldon’s garden into the little garden that was part of Bolton’s lease, and to go through the garden to and from Swine Street. However, Bolton was permitted to make alterations between nos. 27 and 28, presumably either to combine them into one shop, or to let them off separately.

For the next 40 years, both properties were used as one, by Bolton (to 1833), by Charles Medlicott, mercer (1834-45), by Masters and Co. (1847) and by Murrell and Wilson, drapers (1850-55). Thereafter, they were divided again, with a varying series of occupiers. No. 27 was mostly occupied by printers and stationers, no. 28 firstly by James and George Callaway, builders, briefly by a tobacconist (1875-6) and then by Freeman, Hardy and Willis, boot and shoe makers, who bought both houses in 1905.

3. Evidence for Architectural Development

Visual evidence

The ‘Ancient House’ in High Street, (the later Harvard House) attracted the attention of artists, illustrators and photographers throughout the 19th and 20th centuries, and a considerable number of visual sources survive at SBT, ranging from c. 1830s prints to photographs of the grand opening of Harvard House. Particularly notable is a large glass plate negative of c. 1870 (print reproduced in Meeson, 2001, plate 2). These illustrations reveal the changes to the shop front, for which three successive styles appear, dating from the early 19th century, from 1885 and from 1906-9.

The Garrick Inn in 1595

On 3rd July 1595, the 1582 lease of 25 High Street (the later Garrick Inn) was assigned by Thomas Degge to William Smythe (BRU/8/9/3). In the 1599 survey of Corporation property, it is described as ‘a tenement new builded, tiled, and a lettinge out with a tenemente into the Swine Strete, tiled,’ held by William Smith (BRU 15/12/54). It has previously been assumed that this rebuilding and that of Harvard House in 1596 were the result of the destruction of the two houses in the September 1595 fire. This is apparently confirmed by a 1607 entry in the Council Book (BRU/2/2, p.143) agreeing on a new lease to Roger Smyth of the ‘houses sometye in Thomas Teggs occupacion, burnt downe and, in respect of the said Roger’s great charges in re-edifying’, he was to have them for a fine of only 3s 4d, in contrast to the £3 6s fine in 1580.

However, an early roof truss of no. 25 survives (certainly pre-dating 1595 and showing no evidence of fire damage), and part of its wall was used for the south wall of Harvard House (Meeson, 2001). There is also evidence for there having been a structure on the site of no. 27 when Harvard House was rebuilt in 1596. No detailed survey of nos. 27-28 has been undertaken, but a brief examination shows that the wall between no. 27 and no. 28 is of heavy timber-framing which is also likely to pre-date the 1595 fire. All this evidence suggests that the fire damage was much more limited than the sources indicate, at least as far as nos. 25 and 27 are concerned. It may be that the rear parts were most affected, but that the owners and tenants decided to rebuild the frontage as well. Certainly, in Thomas Rogers’ case, he took the opportunity to provide himself with an impressive house suitable for a prominent burgess.

Seventeenth century documentation

For Harvard House, the only confirmed seventeenth century evidence is that from the Hearth Tax which indicates that it had two hearths. From the structure, these can be identified with that on the first floor and one (removed in 1906) on the ground floor.

It has previously been considered that the 1639 probate inventory of Thomas Rogers (Appendix A) refers to Harvard House. However, it has been established above that Thomas’s son, Edward, lived in nos. 27-28 and that during his ownership no. 26 was sold off. It now seems more probable that the separation in occupation between the two houses had already taken place in 1639 and that Thomas’s inventory also refers to nos. 27-28. Three aspects of the inventory make it difficult to fit to Harvard House. None are entirely conclusive, but taken together their evidence is substantial.

The first problem concerns the number of hearths in comparison to the two hearths recorded in Harvard house (corresponding to the recorded ground and first floor fireplaces there, and the two original chimneys).¹⁷ The inventory mentions two sets of fire equipment, in the parlour and the kitchen, and it must certainly also have had a fireplace in the hall; all would have been on the ground floor. These match the 3 hearths for 27-28 High Street in the Hearth Tax but exceed those at no. 26.

¹⁷ The corner fireplace in bay 3 is probably of the 19th century.

Furthermore, if the inventory did relate to the latter, it would certainly have had a first floor fireplace as well (the one which still survives in Harvard House).

Secondly, the inventory lists seven rooms in the main house, as well as brewhouse, kitchen, etc. In no. 26, the main structure contains six rooms; the discrepancy, although not a major one, is another pointer to interpretation problems. Thirdly, attempting to match the inventory with Harvard House leads to additional difficulties. The hall and parlour with which the inventory starts must be the ground floor rooms in bays 1 and 2, but these should have two hearths, contrary to the structural evidence. The next rooms encountered are the little chamber and the joyne chamber. The latter could certainly be the wainscoted first floor room in bay 1, but where was the former? The first floor room in bay 2 surely has to be the 'staire head chamber', which is not reached until two rooms later

For all these reasons, it appears unlikely that the 1639 inventory describes Harvard House. It could possibly describe the whole house, 26, 27, 28 High Street, but the number of rooms listed seems too few unless most of 27-28 High Street was not built up – improbable on one of the main street frontages in the town. Matching the inventory with nos. 27-28 High Street alone seems to give the best structural correlation. Here, the ground floor room in each section (cf. Fig. 2) would be the hall and parlour (possibly with the hall in no. 27).¹⁸ The little chamber and joyne chamber would be in the rear wing of no. 28 with the remaining chambers upstairs. The brewhouse, well house and kitchen would have been at the rear of the property.

Nos. 27-28 must have been altered when the two properties passed into separate ownership and the stair turret of no. 26 was removed. At this date, both houses needed new staircases and it is notable that the original staircase in no. 27 has identical turned balusters to those in Harvard House, for which a date in the later 17th century is suggested.¹⁹ Further rebuilding, in particular involving the raising of the house to three stories, can be dated to the early 18th century, possibly the work of Richard Bartlett after he bought it (1724?).

How then can Harvard House be understood? It might be a cross-wing for a hall and other main rooms on the site of nos. 27-28, but its accommodation and in particular the inferred substantial stair turret (with access from the doors near the rear of bay II) give it very much the character of an independent unit.²⁰ The fact that its frontage (rather than that of nos. 27-28) carries the initials and date is also consistent with it being a separate house. In view of the age of Thomas Rogers (I) in 1596 (about 60), it is suggested that when he rebuilt his High Street property, he created a house for himself and Alice with their younger children, while the grown-up members of the family (or his tenants) occupied the separate house on the site of 27-28 High Street. William Rogers, whose initials also appear on the façade was 18 in 1596 and was perhaps the eldest unmarried son.

On this view, we can suggest that Harvard House contained a street-side shop/office with a hall/kitchen behind it and perhaps a service room attached at the rear (preceding bay 3). Above was the wainscoted and heated best chamber/parlour, with three further chambers on the first and second floors. Thomas (I) probably had the main use of the garden with the barns, etc at the rear for his malting business. When the house was taken over by John Capp, blacksmith, his forge was probably

¹⁸ The rear room in no. 27 is undoubtedly an addition, of the later 17th century.

¹⁹ By comparison with examples dated 1660-98 from Gloucestershire and Wiltshire (Hall and Alcock, 1994, p. 2). This is rather later than the date proposed in Meeson, 2001, on the basis of the handrail profile in particular.

²⁰ The absence of an original doorway leading from no. 26 to 27 supports this proposal, but cannot be considered such strong evidence, because part of the wall is concealed and some reconstruction may have taken place; communication might also have been by way of the stair turret door, though such a plan would be most unusual.

located at the rear of the property, with access for customers with horses from Ely Street, but the garden, and the rear barns, etc would have been retained by Edward Rogers. Unlike most town craftsmen, John Capp would not have needed a front shop, so this might have become a ground floor parlour. At this point, the stair turret projecting into the adjoining property would have been removed and a new stair inserted within the footprint of the main house.

The eighteenth and early nineteenth centuries

Very little evidence survives for this period, apart from the confirmation from the poor rates that there were malthouses and stables at the rear of the property. In 1833, just before William Bolton's tenancy of nos. 27-28 passed to Charles Medlicott, he was required to undertake significant repairs (DR325/491). The schedule of these repairs is of value in identifying what rooms and rear buildings it then contained. At the rear, there was a woodshed over the wash cistern, a best privy, a pigsty and second privy, paling in the yard, a coalhouse and stable, a hayloft, stable and coach-house, a scullery or brewhouse, a warehouse and loft. The front range included a parlour with shutters, a kitchen, a chamber over the parlour and a bedroom over the kitchen, a dining room, a children's room, three upper chambers and three attics, a front and back shop and an entrance passage.

The 1874, 1875 and 1905 particulars and plans (Figs. 2, 3, 5 – 7)

The most detailed information about both houses comes from the two sets of particulars and the plans associated with them.

26 High Street

In 1876, after waxing lyrical about the Ancient House as a 'remarkable antiquarian relic of the Shakespearean period', the auction particulars (Fig. 6) describe the front room as an office or parlour, with a sitting room and kitchen behind it and in all eight rooms over; it also had ale, wine and coal cellars, and a brewhouse and W.C. in the yard. By 1905, both ground floor rooms were offices, with a parlour behind but apparently no kitchen; another office and a bedroom occupied the first floor, with three chambers and a box room above them.

The plan (Fig. 3) is of importance as giving the only direct information available about the house before the radical changes made by Marie Corelli. It shows in particular the position of the ground floor fireplace, and that it then faced towards the rear room. A passage led past the office giving access to the yard door, to the parlour and to the cellar stair. It is likely that this passage was cut through the chimney and the latter reduced in size, probably when the room in bay 2 was converted from a sitting room to an office, between 1876 and 1905.

27 High Street

In 1874, no. 27 had a basement kitchen, shop and sitting room on the ground floor, and a drawing room, 4 chambers and 3 attic rooms above. No 28 had a large cellar, front shop, sitting room, front and back kitchens, larder, drawing room and four chambers (cf. plan, fig. 2). The premises also included the Callaways' workshops at the rear. The 1905 description is very similar, but the plan of Harvard House reveals that the kitchen of no. 28 occupied the former scullery behind no. 26; presumably the 1874 kitchen had been taken over as part of the shoe shop.

Repair evidence at Harvard House

As part of the documentary survey for Harvard House, some limited evidence for repair work has been identified. Information on the most important repair campaign, that of 1906-9, is very limited and no architect's drawings have been found; if these were retained, it is possible that they were lost in a fire which destroyed some of the principal papers of the Harvard House Trust. Information after 1950 is rather fuller, as a series of architect/builder correspondence files have survived (DR487). Minutes of Trustees Meetings only survive for the periods 1909-14 (DR663/18) and 1945-on (DR487/1/1).

1880s

The Stratford Herald for 20th March 1885 reports on the restoration by Alderman Newton. It identifies the replacement of out-of-keeping wooden sashes by mullion-and-transom windows, and replacement of decayed framing (see Meeson, 2001).

1906-9

A volume of builder's accounts, 1906-9, has survived, starting on Oct 13 1906. However, this gives no information about the nature of the work being carried out, only listing workmen's wages and material costs.

1950s

A memo of 'Points for Trustees' Meeting' (undated but in a folder with letters of 1949) notes some repairs needed. The only item relevant to structure is:

(2) With reference to the panelled room, it will be seen from the impressions on the plaster on either side of the window that originally there were coats of arms in the room. The replacement with coats of arms of a suitable nature would improve the appearance of this room (DR663/63).

The first substantive item in the correspondence files is a report of 26th Nov 1951 by T Spencer Wood (*principal correspondent in these files*). This is principally concerned with the poor state of the north gable (A-B on the attached plan). A 1953 account from Sapcote (builders) to Wood, Kendrick & Williams covers the costs of reinstatement of this gable (all DR487/9).

A pair of drawings show the existing form of the rear wall of the main range, with proposals for its alteration (to the present form). (26 Jan 1954 by Wood, K & W) (DR487/13-14) (Meeson, 2001, fig. 5). In Sept 1954, the basement was surveyed (drawing HHS4/36.9.54; DR487/15). The problems are discussed in a letter of 4 Oct 1954, in which it is recommended that the floor be replaced in the 'green' part [street room] and that props be replaced by piers in the 'yellow' part [rear room]. Four intermediate posts and one main post between ground & first floor levels, and the head piece at first floor level should be replaced (DR487/9); the latter work must relate to the Jan 1954 drawing.

A drawn survey of 19th August 1955 shows the state of the roof truss at the rear of the front range and a second drawing shows the proposed work to this truss (drawings HH6/1, 7/1 by Wood K & W), and the truss to be inserted in the centre of this front room, as implemented. (DR487/10)] (cf. Meeson, 2001, fig. 4).

4. References and Abbreviations

Unless otherwise stated, all references are to records at SBT.

BRL	Birmingham Reference Library
HT	Holy Trinity church, Stratford-upon-Avon (in reference to register entries, etc.)
SBT	Shakespeare Birthplace Trust Record Office, Stratford-upon-Avon
PRO	Public Record Office
WCRO	Warwickshire County Record Office

R. Bearman (1997) (ed.), *The History of an English Borough: Stratford-upon-Avon, 1196-1996*, Sutton, Gloucestershire.

Linda Hall and N. W. Alcock (1994), *Fixtures and Fittings in Dated Houses 1567-1763*, Council for British Archaeology.

Bob Meeson (2001), *Harvard House, Stratford-upon-Avon: Archaeological watching brief and historic building analysis*, Report 01/10 to Shakespeare Birthplace Trust

5. Appendix: inventory of Thomas Rogers, 1639

A true Inventorie of all such goods Chattels & cattels as Thomas Rogers late of Stratford upon Avon in ye Countie of Warr', Maltster deceased was possessed of at time of his death taken & apprized the first daie of October Anno dom' 1639 by John Wolmer the younger gent. John Wynge & Henrie Smith whose names are subscribed

Impr[im]is his wearinge apparell of all sorts both woolen & linen & money in his purse In the hall	3	6	8
Impr[im]is Two table boardes & frames one court cubberd nyne ioyne stooles one bill & a muskett one curtin with a rodd & a Wanstcotte	3	0	0
In the Parlour			
Impr[im]is One half headed bedsteed two tables one foarme one chaire one stoole one bible a paire of handirons one fire stoole & a paire of bellis wth linkes & tongs	1	10	0
In the little chamber			
Impr[im]is One half headed bed one paire of hampornes one flaskett wth a lookinge glasse & two boxes two meale sives		10	0
It[em] One little cubberd three little tubbs three steane potts one peice of bakon	8	0	0
In the joyne chamber			
Impr[im]is One table board & frame two foarmes one chaire two stoolles one ioyne bedsteed one court cubberd one chest & one coffer one carpett one cubberd cloth & cushion wth sixe other cushions	5	0	0
In an upper chamber			
Impr[im]is one table board & frame one ioyne bedsteed	1	6	8
In the next chamber			
Impr[im]is One ioyne bedsted & a truckle bed one trunke two coffers twoe stooles	1	8	0
In the staire head chamber			
Impr[im]is One joyne bedsteed one presse one chest one trunke one coffer one boxe one chaire	2	10	0
It[em] three feather beds sixe feather bolsters sixe feather pillowes	10	0	0
It[em] seaven flock beds	4	0	0
It[em] sixe cov[er]letts	3	6	8

It[em] Orringe cov[er]lett	3	6	8
It[em] seaven paire of blanketts	3	0	0
It[em] Three paire of curt ins & vallants wth foure paire of rodde	3	0	0
It[em] Eight paire of flaxen sheetes	5	0	0
It[em] three longe flaxen table clothes & two shorte ones	2	0	0
It[em] Seaven paire of flaxen pillowe beeres & one cubberd cloth	2	0	0
It[em] A dozen paire of hempen sheetes	4	0	0
It[em] two dozen of flaxen napkins & two dozen of hempen	1	6	8
It[em] sixe towells		3	4
It[em] two silver boles one silver salt one dozen of silver spoones with one dish	9	0	0
It[em] Two Woollen carpetts		10	0
It[em] fivescore & twelve pounds of pewter	5	12	0
It[em] One brasse pann & foure kettle weighinge fourtie pounds	2	0	0
It[em] foure brasse potts & foure posnetts two candlestickes & one chaffinge dish weighinge sixscore & sixe pounds	4	0	0
In the Brewe house			
Impr[im]is Nine Civers & loomes		10	0
In the Well house			
One maltmill & a loome two payles		13	4
In the backside			
Impr[im]is One store pigge		10	0
It[em] fire fewell	1	0	0
It[em] five ladders		5	0
In the Kitchin			
Impr[im]is One cubberd foure spitts a paire of rackes & cobberds two dr[i]ppinge pannes one cullender one fleshforke wth other imprements & one flaggon	1	6	8
In the seller			
Impr[im]is three hogsheads three barrells & one safe one table on theelefatt & one great civer	1	6	8
It[em] debts good & desperate	4	0	0
It[em] All odde implements		6	8
		Sum[m]a totalis	86 13 0

John Wolmer Junior
 John Wynge
 Henry Smyth

Exhibited 21 May 1640

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