

History of the streets of Stratford-upon-Avon

BRIDGE STREET

The data from which this report is compiled was assembled during 1973-1974 by the following people, working under my supervision, in a series of evening classes sponsored by the Extra Mural Department of Birmingham University:

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All card indexes and other material assembled during these classes have been deposited in the Records Office of the Shakespeare Birthplace Trust, and can be consulted if further details (including references) are required.

A copy of this report has also been added to the local history library of the Shakespeare Birthplace Trust which will be updated if any further information comes to light.

Robert Beamman

1977

Introduction

Most the streets in the centre of Stratford formed part of the grid system of the bishop of Worcester's planned town, laid out in 1196, and thus have no history before that date. This is not quite true of Bridge Street, however, for a road already followed its line, dating from at least Roman times, running from Alcester along the course of the present Wood Street and Bridge Street, crossing the ford on the site of the present bridge and continuing to meet the Fosse Way near Ettington. This important road had therefore to be incorporated into the new town and may partly explain why Bridge Street was made so wide. The street name, an obvious one, first occurs in about 1275.

The street frontage, as elsewhere in the town, was divided up into burgage plots, each $3\frac{1}{2}$ perches ($57\frac{3}{4}$ feet) wide, with a depth of 12 perches (198 feet). The probable layout of these is shown in the diagram, although the boundaries of properties on the corner of High Street soon became blurred as the valuable street frontages were built up. Good examples of burgage plots which still form recognisable units are nos. 4-5, 11, 12-14 and 30 (the gabled section of the Red Horse), each with frontages of about 55 feet.

On the north side of the street, the burgage plots did not run back right to the borough boundary (then following the line of Guild Street), the area between evidently used for the disposal of rubbish, hence the early name, Guild Pits. The rear boundary of the burgage plots is clearly visible on the 1851 Ordnance Survey map, showing Gloucester Court in Union Street (still a feature today) opening into a lane which ran along the back of all the properties on that side of Bridge Street. The two timbered cottages now numbered 35, 36 Guild Street, were thus built fronting this lane, and began life as outbuildings for no. 27 Bridge Street, at the bottom of which plot they were built. This area of wasteland remained the property of the lord of the manor until the 1850s when it was sold off, mainly in lots to the owners of the corresponding houses in Bridge Street so that they could extend their properties down to the line of Guild Street.

The great width of Bridge Street encouraged the holding of street markets there (and indeed this may have been the intention from the start) and over the years the temporary stalls put up by traders were converted into permanent buildings to form a row running up the centre of the street. This was called Middle Row or Shop Row, first so named in c. 1275, and effectively created two streets, Forebridge Street and Backbridge Street. The properties were at first very small: for instance a piece of land only 8 feet square is mentioned in 1306, and a neighbouring plot measured only $8\frac{1}{2}$ feet by 10 feet. It has not been possible to disentangle the history of these small units before at least 1553, due mainly to the fact that contemporaries drew no distinction between those shops running up the centre of Bridge Street proper and an extension of these which divided the present-day Henley Street and Wood Street, referring to them all simply as Middle Row. The row in Bridge Street proper began approximately opposite no. 7 or 8 and was divided by a little lane opposite no. 16. Another little lane divided it from the shops between Henley Street and Wood Street. About 15 properties have been identified in these two blocks, and have been numbered for convenience 1-15, beginning at the lower end.

A feature of the history of Bridge Street in the 16th and 17th centuries, and a quite natural one, was the use of many of the houses as inns. This was the street along which all traffic then using the bridge had to pass, and in the mid-16th century, two inns, the Swan and the Bear, stood on opposite corners at the bottom of the street (nos. 1, 33) to welcome newcomers to the town. Other early inns were the Crown (nos. 12-14) from 1530 to 1640, the Peacock (no. 30) in the 1650s, the White Hart (nos. 6-7) in the 1670s, the White Horse (nos. 3-5) in the 1680s, the Reindeer (no. 26) in the 1690s, and the Cocks and Bottle (no. 11) at the turn of the century. The Red Horse was first named as such in 1706.

To Alcester
and
Henley
(originally
open)

HIGH STREET

BRIDGE
STREET

WASTE
LAND

WATERSIDE

WASTE
LAND

Diagram illustrating
probable layout of
burgage plots in
Bridge Street, c.1196.

HISTORY OF BRIDGE STREET

Schedule of properties and dates of present buildings (where known)

The primary purpose of these reports is the history of the occupancy of the sites from the days of the earliest settlement, but it has been suggested that a summary of the dates of the present buildings in the street (where known) would be a useful addition for those concerned with the history of the buildings themselves.

No. 1	Encore Public House	
Nos. 2,2a,2b	A. Lloyd, A. Scott, Avon Crafts	c. 1932
No. 3	T. Pargetter	Additions on the west, made 1898
No. 4	Old Red Lion	
No. 5	Lands	
Nos. 6-7	F.W. Woolworth	1933
Nos. 8-9	Montague Burton Ltd.	1937
No. 10	E. Kersley	1898
No. 11	Boots the Chemists	c. 1973 (front wall of original building only retained)
Nos.12-14	Baxter (Hensons)Ltd.	c. 1832
No. 15	Thornton	
No. 16	Marsh and Baxter	
No. 17	Myosotis	1864
No. 18	W.H. Smith	c. 1832
No. 19	H. Samuel	
No. 20	Barclays Bank	Substantially rebuilt 1664
No. 21	Nationwide Building Society	1924
No. 22	Lloyds Bank	1899
No. 23	The George	c. 1832
Nos.24-6	Post Office	c. 1962
No. 27	Falstaff Hotel	
No. 28	Halifax Building Society	1976 (front wall of 1815 building only retained)
No. 29	Red Horse	
No. 30	Red Horse	Rebuilt after 1641 fire
No. 31	B. Phipps	c. 1812
No. 32	Paul Howe & Co.	
	Coventry Provident Building Society	
No. 33	Craft Centre	c. 1777

HISTORY OF BRIDGE STREET

Sources

For general remarks, see the introduction to the history of High Street.

1. Corporation property: nos. 12-14, 20, 21a (now the opening into Union Street), 25, 28 Bridge Street; nos. 6, 7, 9, 10, 11, 14, 15 Middle Row (demolished)

Documents relating to property owned by the Stratford-upon-Avon Corporation are now preserved amongst the borough archives deposited at the Shakespeare Birthplace Trust. For details of the type of records available, see the introduction to the history of High Street. No. 25 is no longer Corporation property, having been sold to the General Post Office for their new building.

2. Deposited deeds for freehold properties

Two original bundles of deeds have been deposited at the Shakespeare Birthplace Trust for:

nos. 13-14 Bridge Street, 1832-1950

nos. 18-19 Bridge Street, 1735-1907

Deeds for nos. 3-5, 30 and 33 Bridge Street and no. 4 Middle Row are to be found scattered in Classes ER 2 and ER 3. When the Bridge Commissioners bought out the freeholders in Middle Row in 1830, the deeds were transferred to them. These are now in the Corporation collection.

Deeds for no. 2 Middle Row, owned by the Clifford Chambers Charity Trustees are at ER 3/1938, 1953-66.

Deeds and leases for no. 31 Bridge Street, owned by the lords of the manor are in the Sackville of Knole collection at Kent County Record Office.

Photocopies are now deposited at the Shakespeare Birthplace Trust.

3. Non-deposited deeds for freehold properties

The following bundles of deeds in private hands were located and listed:

No. 22 Bridge Street: 1809-1867 (Lloyds Bank)

Nos. 29-30 Bridge Street: 1850-1897 (Norfolk Capital Hotels Ltd.)

No. 3 Bridge Street: 1835-1880 (T. Bargetter, Esq.)

Nos. 6-7 Bridge Street: 1658-1844 (Messrs. Reynolds & Co.)

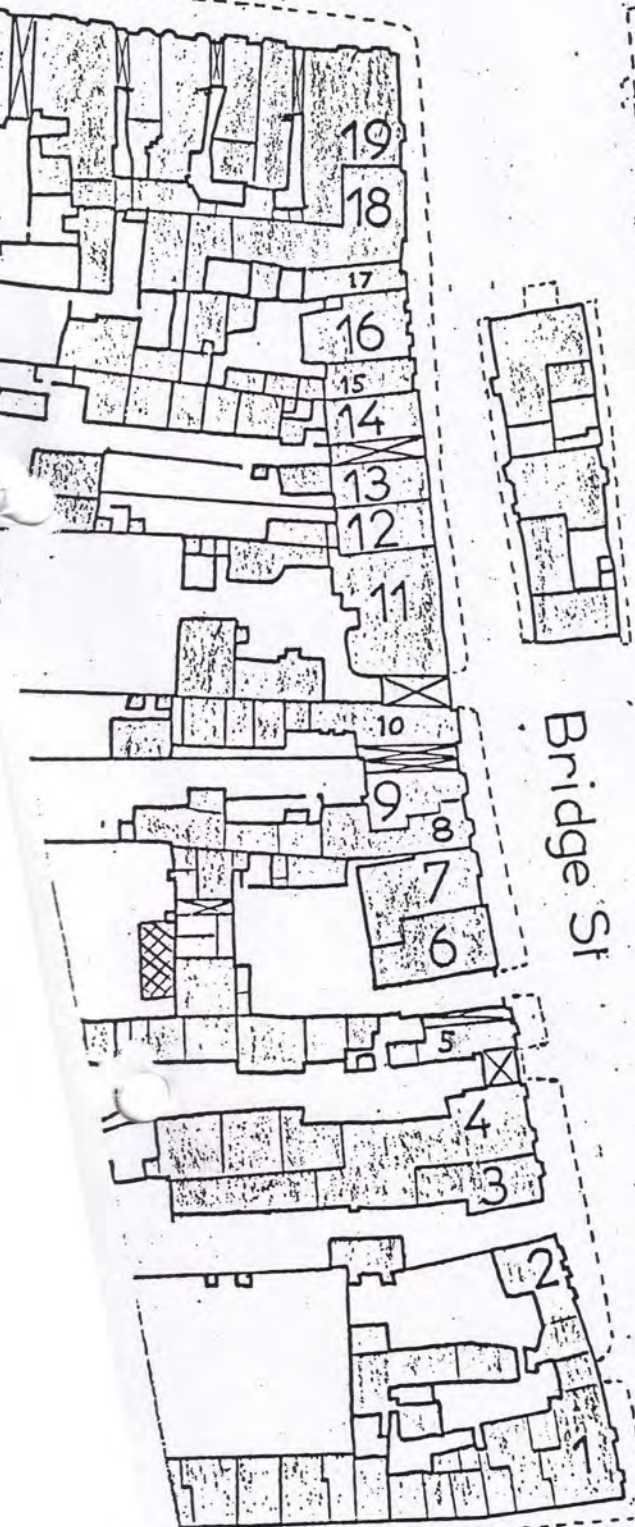
No. 17 Bridge Street: 1827-1878 (W.H. Smith & Sons)

No. 1 Bridge Street: 1853-1972 (Whitbread Flowers Ltd.)

No. 23 Bridge Street: 1768-1923 (" " ")

Nos. 4-5 Bridge Street: 1858-1951 (" " ")

igh St



Bridge St

Waterside

20

21

21d

Union St

22

23

24

25

26

27

28

28a

29

30

31

32

33

BRIDGE STREET 1851

Fires twice affected Bridge Street, once in 1596 when the south side suffered (nos. 12-14 were rebuilt as the result) and more seriously in 1641 when most of the north side between nos. 20-30 was destroyed as well as part of Middle Row. A strong awareness of the cause of these fires is suggested by the instruction that no. 25 was to be rebuilt in brick. The appearance of the street today, however, is basically 19th century, the result of an intentional modernising programme carried out in the 1820s and 1830s. Spurred on by the neighbouring example of Leamington, some of the borough elders were anxious to make their town more 'fashionable' and therefore more attractive to visitors, and nowhere did they think this more necessary than in Bridge Street. Their main effort centred on the demolition of Middle Row: the two houses at the top (nos. 14-15) had gone by 1815 and by a process of 'compulsory purchase' under a special Act of Parliament the rest of the western block (nos. 5-13) was demolished in about 1830 and nos. 1 and 2 in 1835. The last two houses, 3 and 4, survived into the late 1850s and are the subject of several photographs. Another 'improvement' was the cutting of a new street (Union Street) by the demolition of an ancient Guild property to link the town proper with an attempted fashionable building development then taking place in Payton Street and Tyler Street. Several owners were also encouraged to rebuild their properties: houses known to date from this period are no. 31 (c. 1812), no. 28 (c. 1815), no. 21 (c. 1830), nos. 12-14 (1832), no. 18 (1832), no. 23 (1832). Other buildings such as the Red Horse and no. 11 were merely refaced.

Nos. 1 and 2 Bridge Street

Present use: no. 1 - Public House (Encore)
nos. 2, 2a, 2b: small shops

(Richard 1582/3)
and in his will he left it to his
son, Thomas. In that year, however,
we know the tenant was
Thomas Barber,

(667) This group of buildings may be considered together for until the early 19th century it comprised a single unit of property under one ownership. Nothing is known of the site until the mid-16th century, when it occurs in documents as an Inn by the name of the Bear. It was ideally situated at the entrance to Stratford to catch much of the incoming traffic and it occupied the whole of the corner up to the boundary of the present-day no. 3. John Sadler is recorded as owner (and perhaps occupier) in 1567, but he had been replaced by Thomas Barber by 1583, who may have remained there until his death in 1615. However, in 1619 the property was described as belonging to John Kinge and lately in the tenure of John Nashe, gentleman, and in 1622 Arthur Nash, left it to his son Thomas. A rental of 1637 still refers to the property as the Old Bear but in 1672 when the site was sold by Thomas Taylor to Samuel Parker it was described as a piece of ground whereon a messuage known as the Bear once stood, but which was now called the Woodyard, in the occupation of Hugh Taylor. In 1672 the property again changed hands, this time being purchased by William Halford: the occupant of what was presumably a new house built on the site was Sarah Cole (probably the widow of Simon Cole who occurs in Hearth Tax returns of 1660-70); with the main house went an adjoining shop in Bridge Street in the tenure of Robert Sharp, collarmaker. Although now described as the White Bear, the main property may not have been an inn, for in 1685, when bought by John Harrison, it still bore this name but was in the tenure of a blacksmith, John Ward.

John Harrison was a wheelwright by trade and seems to have early established his business there. In 1726, two years before John's death, an arrangement was made whereby the property was nominally sold to his second son, Samuel, also a wheelwright, but with money borrowed from Robert Stanley which John Harrison, and his eldest son, John, undertook to repay. The object of this transaction is far from clear, for Samuel does not occur elsewhere and Elizabeth, the widow of John, the elder, is recorded as owner from 1726 until her death in 1752. John the younger, a woolwinder and still alive in 1748, may have lived there too, but by 1751, having died without issue, the house passed to his younger brother, Thomas, who carried on the family business of woolwinding or woolcombing. He in turn died in 1769, leaving the property and family business to his son, John, but after only five years, John also died, leaving as heir his young son, Thomas. He lived there until the early 1790s carrying on the same trade. When he mortgaged the property in 1782, it included not only the main messuage but three cottages, one adjoining on the south in Waterside, and two in the yard at the back.

At this point there is a break in the title-deeds, but it seems that Thomas Harrison left Stratford and leased the property first to Samuel Arnold junior, a blacksmith, and then to Richard Dyer, a whitesmith. On Thomas' death, the property passed to his sister Sarah, who married William Harrison (doubtless a cousin), a carpenter by trade. He lived in the house, c.1810-15, before leasing it to Edward Busby, and then in 1825, to John Savage, who re-established it as an Inn known as the Anchor. He subsequently acquired the freehold from William Harrison, and, on his retirement, leased it to William Cook. He died in 1858 and his widow in 1863, and the property was sold by her executors to Henry Newton. In 1870 the freehold passed to Joseph Quilliam, in 1874 to Thomas Grant, and in 1878 to John Osborn. Under Osborn's will of 1885, it passed to his widow, who died in 1900. Throughout this later period, the owners leased the inn to a succession of licensees shown in the table below.

When William Harrison leased the main property to Edward Busby in 1820 he retired to a small house adjoining (no. 2), which, from an early drawing appears to date from about that period, and when he sold the freehold of the Anchor to John Savage, he retained no. 2, which on his death passed to his wife, Sarah. By 1849, however, George Lacey was the owner, and he having acquired it on his marriage to Sophia Grant, wife of William Harrison, settled it on his wife, Sophia, in that year: she leased the property out until 1888, when it was sold to the then tenant, Thomas Sargesson, a plumber and glazier, who remained there until after 1900.

William Harrison took
the property from his
wife Sarah

and he having acquired
it on his
marriage
to Sophia
Grant, wife
of William
Harrison

OccupiersNo. 1 Bridge Street

1567	John Sadler	Victualler
1583-1615	Thomas Barber	Gentleman
c. 1618	John Nashe	
1648	Hugh Taylor	
1660-70	Simon Cole	
1672-74	Sarah Cole	Widow
1685	John Ward	Blacksmith
+ 1697-1728	John Harrison	Wheelwright
+ 1729-1752	Elizabeth Harrison	Widow
? 1748	John Harrison	Woolwinder
+ 1751-1769	Thomas Harrison	Woolwinder
+ 1769-1774	John Harrison	Woolwinder
+ 1774-1790	Thomas Harrison	Woolwinder
1795-1797	Samuel Arnold, junior	Blacksmith
1800-1801	Richard Dyer	Whitesmith
+1810-1815	William Harrison	Carpenter
1820	Edward Busby	Victualler
+ 1825-1840	John Savage	Victualler
1845	William Savage	Victualler
1850-65	William Cook	Victualler
1870-75	Jane Ford	Victualler
1880	William Bennett	Victualler
1883	Henry Hobbes	Victualler
1885	William Lear	Victualler
1890-1900	William Boote	Victualler

No. 2.

+ 1820-1840	William Harrison	Carpenter
+ 1845	Sarah Harrison	Widow
1849-55	Charles Crammer	Upholsterer
1859-1875	Frederick Martin	Plumber and Glazier
1880	Thomas Sargesson	Plumber and Glazier
+ 1882-1900	Thomas Sargesson, the younger	Plumber and Glazier

Nos. 3-5 Bridge Street

Present use: no. 3: baker (Pargetter's)
no. 4: Public House (Old Red Lion)
no. 5: tobacconist (Land's)

Until 1813 the whole of the site of this property was under one ownership, and, indeed, until about 1700, appears to have been occupied as a single dwelling. Thereafter, two separate dwellings can be distinguished (the present-day nos. 3 and 4-5): from about 1825, further subdivision took place to create the present-day nos. 4 and 5.

The earliest-known owner is Robert Hopper who sold the whole property to Richard Quiney in 1541: subsequently, in 1567, Richard's son, Adrian, conveyed it to Richard Goodwin. The Quineys are not known to have occupied the property, but the Goodwins, a family of blacksmiths, did, Richard Goodwin settling it on his son, Thomas, when he retired to Alveston. When Thomas in turn went to live in Alveston (by 1615) he conveyed it to his son, Simon, a farrier, who carried on his business there. Simon died in 1657 and his widow is recorded still in occupation in 1663. By 1682, however, when Simon's son, Simon Goodwin, junior, came to sell the property to one Thomas Cale, it was occupied by John Austin and was 'then known by the name or sign of the White Horse', evidently another Inn which had opened on the main road into Stratford (the adjoining Bear had by this time closed). The buyer, Cale, was, however, a joiner, and he seems to have carried on his business there until he sold it to Robert Davis in 1689.

It was at about this time that the property was split into two (nos. 3 and 4-5): the ownership, however, remained united in the hands of Robert Davis, who, on his death in 1706 left it to his widow, Susanna. She married again, and, with her new husband, John Canning, sold both houses to Thomas Bickerton in 1710. On his death, in 1748, they passed to his son, Thomas Bickerton the younger, who sold no. 3 to Samuel Arnold in 1750 and nos. 4-5 to the same buyer in 1755. By Arnold's will of 1799, the two houses passed to his son, Samuel Arnold, the younger, and it was in 1813, when this Samuel sold the two houses separately to Samuel Hayward and Edward Stanley that the period of joint-ownership comes to an end. The 18th century tenants of the two houses are shown in the Table below: nos. 4-5 was converted back to an Inn, known as the Old Red Lion, in about 1794.

No. 3 was bought in 1813 by Edward Stanley, who left it in his will of 1817, to his son-in-law, John Mills, husband of his daughter Mary. After his death, Mary conveyed the house, in 1835, to trustees for the benefit of her daughter, Mary, wife of Thomas Higgins. These trustees, many years later in 1880, sold it to Thomas Pargetter, described then as an engine-driver, whose family have owned and occupied it ever since. The earlier 19th-century tenants are shown in the Table below.

Nos. 4-5 were bought in 1813 by Samuel Hayward, who took it over as the Old Red Lion. By 1825, however, the property had been divided into two (the modern nos. 4 and 5) only no. 4, like today, being thereafter used as an Inn. Hayward, who never occupied the premises after about 1817, left both houses, 1847, to his grandson, Edward Hayward Hawkes. The latter conveyed them, in 1858, to the tenant William Lowe, who, after complicated mortgaging arrangements in turn sold them in 1875, to Henry Walter Newton. Finally, in 1896, Newton conveyed them to Flower and Son Ltd., later taken over by Whitbread Ltd. of Cheltenham, the present owners. Throughout this period, the two houses were occupied by tenants as given in the Table below.

Occupiers

Nos. 3-5

+ 1567-83	Richard Goodwin	Blacksmith
+ 1583-1615	Thomas Goodwin	Blacksmith
+ 1615-1657	Simon Goodwin	Farrier
+ 1657-63	Widow Goodwin	Widow
1681	John Austin	Victualler
1682-89	Thomas Cale	Joiner

No. 3

+ 1704-6	Robert Davis	Maltster
1710-48	Thomas Cleaver	Glazier
+ 1751-99	Samuel Arnold, elder	Farrier (blacksmith in 1765)
1801	Miss Edwards	
1805	John Bishop	
1810	Mrs. Bishop	
1813	Rebecca Crammer	
1815-17	John Crammer	Blacksmith
1820-60	William Kitchen	Millwright and confectioner
1865	Miss Kitchen	Confectioner
1870	Alfred Stanley	Postmaster
+ 1880-1900	Thomas Pargetter	Engine-driver, and, with his wife, baker and confectioner

Nos. 4-5

1698	Robert Dalloway	
1704	Gilbert Dalloway	
1721	Francis Collins	
1729-1742	Widow Arnold	Widow
1747	John Cleaver	Wheelwright
1750-1	Catherine Hartland	Widow
1755-9	Edward Canning	Farrier <i>blacksmith</i>
1775	Mrs. Canning	Widow
1781	John Nicholls	<i>blacksmith</i>
1785-94	Samuel Arnold, junior	<i>blacksmith</i>
1792-1800	William Halford	Victualler
1805-1815	Samuel Hayward	Victualler
1817-1825	John Hiron	Victualler

Occupiers (continued)

No. 4 Bridge Street

1825-35	John Hiron	Victualler	-1877 Charlotte Hiron
1837-1862	William Lowe	Victualler	
1865-1880	William Cooke	Victualler	
1883	Sarah Cooke	Victualler	
1885-90	John Boyes	Victualler	
1895-1900	George Bennett	Victualler	

No. 5

1825-32	Robert Such	Shoemaker
1835	Thomas Such	Shoemaker
1836-45	Edward William Wyatt	Saddler
1847-60	William Wyatt	Saddler
1865-70	William Lowe	Liquor merchant
1871-75	Constance Patterson	Draper
1880-90	Charles Wye	Draper
1895-6	James Lafarelle	Draper
1897	Ernest Lafarelle	Hair-dresser
1897	Robert Lafarelle	Hair-dresser
1900	Frederick Land	Tobacconist

Nos. 6-7 Bridge Street

Present use: chain-store (F.W. Woolworth)

The early history of nos. 6-7 Bridge Street can be deduced only from its description as an abuttal to other buildings. In 1567, it appears as the property of the heirs of Henry Sambwell, and in 1583 it belonged to Francis Clayton, and was lived in by Richard Dyson. In 1619 it was owned by John Lane, and had lately been tenanted by one John Sutton.

The first deed concerning the property is dated 1658 and records its conveyance, then in the occupation of Thomas Hemmings, from William and Richard Mountford, to Dr. John Perkins. According to the Hearth Tax Returns, it was lived in, between 1660 and 1663, by Arthur Lane, and from 1670 to 1674 by Charles Hopkins*. By 1685, it belonged to Isabell Baylis, who, with her grandson, Thomas Mason, sold it in that year to John Ward. The tenant at that time was Charles Hopkins, and the property was then known as the White Hart. John Ward, a blacksmith, took up residence in the house, but, after complicated mortgaging arrangements, sold it, in 1698, to Christopher Wareing, the younger. Wareing died in 1719, and, as he was of the same trade as Ward, probably lived there. But by 1737, the tenant was Hugh Burman, a dyer, who in that year bought the freehold from Wareing's widow, Elizabeth. In 1759, on his retirement to Shottery, Richard Allen, a grocer, bought the property. He rebuilt it and in 1769 arranged for it to pass to his son, William, on his death. However, in 1784, Richard was declared bankrupt and William was only able to secure the property by paying £67 to Commissioners of Bankruptcy. William died two years later, leaving his property to his wife, Rebecca, who later remarried; and, she, with her second husband, James Rees, settled the property, in 1796, on her son by her first marriage, Richard Allen. The tenant at this point was another grocer, Thomas Hobbins. Richard Allen moved away from Stratford, first to Gloucester and then to London and the property continued to be let. Between 1800 and 1813 a Miss Hickman conducted a school there, but from about 1815, the property was divided in two, and leased and sub-let to a bewildering variety of tenants. These are shown as far as possible in the Table below. The Allens never returned to Stratford but remained the owners until after the end of the 19th century: their tenant, from 1873, was William Pearce, well-known in Stratford as a watchmaker and seller of souvenirs, and who occupied both halves of the building.

* 1669 Will of Thomas Baylis, leaves The White Hart, in occ. Charles Hopkins, its grandson Thomas Mason, son of Daniel. BET 3/1/8
after death of wife Isabel.

OccupiersNos. 6 and 7 Bridge Street

1583	Richard Dyson	
c. 1619	John Sutton	
1658	Thomas Hemmings	
1660-63	Arthur Lane	
1670-85	Charles Hopkins	Victualler
+ 1685-98	John Ward	Blacksmith
+ 1698-1719	Christopher Wareing	Blacksmith
+ 1737-59	Hugh Burman	Dyer
1759-86	Richard Allen	Grocer
1790-96	Thomas Reeve Hobbins	Grocer
1800-13	Miss Hitchman	Schoolmistress

No. 6

1815-16	Mr. Baylis	
1817-20	Richard Bayzand	Esq.
1821	John Higgins	Esq.
1825-32	William Barke	Grocer

1835-6	Frederick Willmot	Builder
1838-57	Such, Robert &	Shoemakers
	Thomas	
1860-70	Thomas Such	Shoemaker
1871	Joseph Quatremain	Upholsterer

No. 7

1817	Mr. Smith	
1819-23	William Smallwood	Upholsterer
1827	S. Bradshaw	
1831	Miss Cooper	Schoolmistress
1832	Richard Swaine	Broker
1838-45	Thomas Smith	Plumber & Glazier
1850	Thomas Barnacle	Draper
1855	William Brandis	Draper
1858-60	Charles Cranmer	Broker
1865-71	Augustus Bricknell	Upholsterer

Nos. 6 and 7

1873-1900	William Pearce	Watchmaker
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Nos. 8-10 Bridge Street

Present use: nos. 8-9, men's outfitters (Burtons)
no. 10, shoeshop (C.J. Clark)

These properties may be considered together as there is evidence that, in the early 18th century at least, they were jointly owned by the Ingram family.

The history of the properties cannot be traced back beyond 1670 when Fulk Sellers, a cooper, occurs as occupier of the easterly portion of the property (? nos. 8-9). There is nothing to disprove that he did not also occupy the easterly half (? no. 10) although there is some slight evidence to link this with Edward Pittaway, who occurs in the Hearth Tax returns of 1660-70, and who died in 1694, and his widow, mentioned in a Poor Rate Assessment of 1697. It is still a very strong possibility, however, in view of the later history of the properties, that Sellers at least owned the whole.

Fulk Sellers died in 1720 and was replaced as occupier by another cooper, John Ingram, in nos. 8-9. As it is certain that before 1743 this John was owner of the whole of nos. 8-10 it is also quite possible that he acquired the freehold of both halves at this point. John died in 1743, leaving no. 10, then in the occupation of John Holmes, to his wife for life, with reversion to his son, William. Strangely, nos. 8-9 are not provided for under the will, but as another son, Charles, a cooper, is known to have been owner-occupier at least by 1749, it is probable that John had conveyed it to him before his death.

From 1743, the history of nos. 8-9 and 10 are clearly separate. Charles Ingram remained owner-occupier of nos. 8-9 until his death in 1784 when it passed to his nephew, also Charles and another cooper. The latter died in 1796 and directed that his trustees should sell all his property for the benefit of his two daughters, Ann and Martha. His house in Bridge Street, however, then lived in by the two sisters, remained unsold after the rest of his estate had been disposed of, and it was therefore agreed that it

should form Martha Ingram's portion on her marriage to John Manton, a plumber and glazier, in 1800. The Mantons later went to live elsewhere in the town and the property was therefore let to tenants, first as a single unit, but then divided into two shops. In 1830, after Manton's death, his daughters sold the property to Thomas Sharshaw. His family continued to hold it until the end of the 19th century when it passed to Mary Gardner.

Under John Ingram's will of 1743 it was intended that after his widow's death no. 10 should pass to his son, William. But William died before her, and in his will of 1749, bequeathed his reversionary interest in this house, then known as the Black Spread Eagle, to his nephew, George Frankton. When Ann Ingram, John's widow, died later in the same year, Frankton thus became outright owner. He later took up residence there, but as he had no children, bequeathed it, c. 1804, to his nephew, John Crammer. In 1807, Crammer sold it to the tenant, Thomas Allcock, a blacksmith, whose son, Joseph, was forced to convey it to a mortgagee, William Lucas, in 1822. From William, the freehold passed to Samuel Lucas, by whose will of 1846, the property was left to trustees for sale for the benefit of his son. The sale took place in 1853, when the purchaser was the tenant, John Dadley, a cutler. By 1860 the property had passed to John Bunn (perhaps by marriage, although this is not yet known). He died soon after 1885, and his widow, Catherine, in 1896, and her executors then proceeded to sell the house to Joseph Grayhurst, who in turn had sold it, by 1900 to Charles Gibbs.

For a short period, from about 1822-1850, there was a little cottage to the rear of the main property and occupied as a separate house.

Occupiers

Nos. 8-9

1670-1720	Fulke Sellers	Cooper
+ 1720-34	John Ingram	Cooper
1742	William Ingram	Cooper
+ 1749-84	Charles Ingram	Cooper
+ 1785-97	Charles Ingram	Cooper
+ 1800	Martha & Ann Ingram	
+ 1805	Ann Ingram	
+ 1810	John Manton	Plumber & Glazier
1815-20	Nathaniel Bowdler	
1825	William Barke	Grocer

No. 8

1830	Richard Swales	Clockmaker
1832-5	J. Holman	
1838-40	George Barnhurst	Haul & colour merchant
1845-65	John Gillies	Grocer
1870	Jane Edkins	"
1875	George Edkins	Grocer
1876	Frank Hopkins	"
1885-1900	Thomas Jellyman	Tobacconist & rope-manufacturer

No. 9

1830 Ridsdale	
1835	C. Cox	
1838-45	Edward Gibbs	Builder
1849-55	Arabella Reason	Seed & Fruit merchant
1865	Constance Pattison	Draper
1870	Abraham Spencer	Tailor
1875-6	John Such	Hosier
1885-1900	Frank Stephens	Baker & Confectioner

No. 10.

(? 1660-94	Edward Pittaway)	
(1697	Widow Pittaway)	
1739	John Holmes	
1751	Benjamin Howton	Victualler
+ 1762-1805	George Frankton	Joiner
+ 1805-20	Thomas Allcock	Blacksmith
1822	William Gray	
1825-35	William Dadley	Cutler
+ 1838-53	John Dadley	Cutler
+ 1860-85	John Bunn	Cutler
+ 1890-96	Catherine Bunn	Cutler
1900	Edward A. Tyler	Photographer

No. 11 Bridge Street

Present use: chemist's (Boots)

The earliest known occupier of no. 11 Bridge Street is John Yeate who occurs in several documents between 1618 and 1637. By 1704 the owner was William Horne, whose family may have been holding the house since 1670 when a William Horne occurs in the Bridge Street Hearth Tax returns. In 1720 Horne sold the property, then an Inn called the Cocks and Bottle, but described as divided into several dwellings, to one of the tenants, William Walford, later described as a wine-merchant. Other people living there at the time were Samuel Abbots, Richard Lord and William Horne himself, who occupied a newly built house to the rear of the main building. In 1746 Walford died leaving the property, in which he then lived, to his brother, Samuel, for life, with reversion to his other brother, John. The property, probably rebuilt in a substantial manner by Walford, was let to Thomas Brigham, Esquire, who occurs in occupation between 1751 and 1776. The owner, John Walford, died in 1774, leaving his property to his two daughters, and when, by a deed of the following year, the estates were divided, 11 Bridge Street was allotted to Sarah. She then proceeded to sell it, in 1776, to Thomas Townsend of Alveston. Townsend died soon afterwards, and his widow, Judith, lived in the house, c. 1781-5; and on the marriage of Townsend's only surviving daughter, Mary, to John Robert Nason in 1790, the tenant was a widow, Sarah Mayo. Two years later, in 1792, Nason sold the property to Richard Wyatt, who in turn conveyed it to John Whitehead in 1813. By his will of 1821, it passed to his daughter Margaret Lowe, who in turn, by her will of 1833, left it to her husband, Jeffrey Bevington Lowe, as long as he remained single. He did so and retained the property until 1864 when he sold it to Frances Lucy Nason, whose brother, John James Nason, the surgeon, had taken over a medical practice which had been established at least since 1830. By 1890 the owner was P.H. Bredon and the occupier, Nason's partner, Thomas Norbury. The Norwich Union Insurance Company had acquired the freehold by 1900.

Occupiers

1618-37	John Yeate	Baker
+ ?1670-1710	William Horne	?Victualler Shoemaker see will BRT 3/2f-5Dr
+ 1720	William Walford	Wine-merchant
	Richard Lord	
	Samuel Abbots	Cooper
	William Horne	
+ 1739-46	William Walford	Wine-merchant
- 1751-76	Thomas Brigham	Esquire
+ 1781-85	Judith Townsend	Widow
1789-90	Sarah Mayo	Widow
1797	B. Smith	Widow
1805-20	William Kite	
1825	Mrs. Kite	Widow
1830	Williams, Dr.	Surgeon
1832-55	Frederick Pritchard	Surgeon
1860-85	John James Nason	Surgeon
1890-1900	Thomas Norbury	Surgeon
1830-38	James Pritchard	"
1838-59	Frederick Pritchard	"

* This property was left under his will of 1679 to his wife Katherine, for life, and then equally, to his four children, William, Mary, John and Henry, the first of whom could have been the 1704 owner.

Nos. 12-14 Bridge StreetPresent use: butcher's (Henson's)

Nos. 12-14 Bridge Street formed part of the Guild Estate from the earliest reference to them in 1460. The ownership is therefore straightforward, i.e. they were owned by the Guild of the Holy Cross until the Dissolution and then from 1553 by the newly-incorporated Borough of Stratford-upon-Avon.

A fairly continuous sequence of tenants can be established from, first, the Guild rentals, ~~and then~~, from after 1553, from the Corporation accounts, and these are set out in the Table below. For some of the 16th and 17th centuries the property appears to have been an Inn, known by the name of the Crown, a style which occurs in documents between 1530 and 1640. Richard Hathaway, however, to whom the property was leased in 1626, was a baker, and it may be that by that time the name was only used for the sake of tradition. Also worth noting is the fact that it is one of the buildings in the town specifically recorded as having been rebuilt after the fire of 1596.

During the late 17th and 18th centuries, there were at least two houses on the site and by 1817 further subdivision or building had taken place to create a main house with at least three cottages. As often happened in such cases, ~~this~~ led to serious deterioration of the property, and in 1832 the new lessee ^{John Gill} was required to take down the houses and build three new ones in their place. Thereafter the history of three separate shops can be clearly traced, although the whole property remained subject to one lease.

Occupiers

1460-66	Richard Friend	Miller
1468-69	Johr. Young	
1472-4	Thomas Wainwright	
1475-6	Richard Stowe	
1477-82	Adam Corveser	Shoemaker
1488-1500	Richard Bentley	
1514	Oliver Lightfoot	
1530-37	John Jefferys	Yeoman
1544-48	Oliver Lightfoot	
1560	Edmund Barratt	Innkeeper
1574	Richard Spooner	"
1588-1618	Robert Wilson	Innkeeper
1623	Buttler, Mr.	
1624-30	Richard Hathaway	Baker
1635-44	Hathaway, Mrs. ^(Pr. call)	Widow ^{[called The Woolpack r.f. 1605] + no 34}
1663-69	Thomas Lock	^{Hotel-1663 -> 1st Courtwell}
1670	William Greenway	^{[renamed called The Woolpack}
1671-75	Richard Wake	Joiner ^{- Co. 1862 D. 44]}
1697-1734	John Wake	Joiner ^{[formerly called the Old Crown}
1734-66	Anthony Wake	Flax-dresser ^{- Co. 1862 D. 44]}
1769-73	Martin Baggs	
1774-81	Clement Paine	
1785-90	William Paine	
1792-1831	Nathaniel & Robert Cooper	Flaxdressers lessee John Gill

No. 12

1835-60	William Coles	Baker
1865-69	Edmund Wood	Chemist
1870-75	Thomas Twamley	Chemist
1878-90	Thomas New	Chemist
1892-1900	Francis Cole	Chemist

No. 13

1835-40	Charles Hortin	
1845-50	Richard Wyatt	Tailor
1851-54	Wentworth Schofield	Hatter
1856-65	William White	Saddler
1869-85	John White	Saddle-maker
1890-1900	William White	Saddle-maker

No. 14 Bridge Street

1835	Henry Baldwin	Butcher
1838-45	Walter Waitt	Butcher
1850-65	Mary Waitt	"
1869-76	Thomas Baseley	Butcher
1876-87	Joseph Farmer	Butcher
1889-1900	James Henson	Butcher

Nos. 15-16 Bridge Street

Present use: no. 15: confectioner (Thornton)
no. 16: Butcher (Marsh & Baxter)

Nos. 15-16 Bridge Street can be considered together as, at least from 1700 when the title-deeds begin, they were in joint ownership. An earlier tenant, John Lupton, occurs between 1618-1637 as occupying property immediately adjoining nos. 12-14 on the west, but whether he lived in no. 15 only or 15 and 16 combined is not at present known.

The owners in 1700 were William and John Tarver, who sold the two houses in that year, then lived in by Thomas Woodley and Jonathan Wilkins, to Thomas Warner. Both the tenants had been in occupation at least since 1697. The Tarvers had earlier been a Stratford family and it seems very likely that William and John were brothers who had inherited the property from their father, who had acquired it when living in Stratford. Thomas Warner, a cooper, took up residence in the larger of the two houses (no. 16) and on his death in 1727 left them both (the smaller in the tenure of Thomas Lea, a blacksmith) to his wife, with reversion to his son, Stephen. On Stephen's death, in 1763, the houses were left to his sister, Jane Sale, with reversion to her son (presumably by an earlier marriage), Thomas Cooper. Thomas, however, died before his mother, and the property descended to her other son, Stephen Cooper, who sold it to William Harrison in 1808. His son, who succeeded him in 1817, sold the houses to William Blunn in 1825. Blunn then took up occupation of no. 16 and thus became owner-occupier; but between 1763 and 1817 both properties had been let to the tenants shown in the Table below. On William Blunn's death in 1828, the period of joint ownership came to an end for he left no. 15 to his daughter Ann and her husband, Joseph Hewins, both then occupying the premises, and no. 16 to his son, Thomas Blunn.

After Joseph Hewins' death, his widow settled the house on her son, Thomas, who died in 1872. He left the house to his wife, for life, (she died in 1897) with reversion to his niece Hannah, wife of John Whiteman. In that year, John Whiteman sold it to Joseph W. Hewins.

No. 16, inherited by Thomas Blunn in 1828, was sold by him to John Sproston in 1833. From John it passed to George Sproston (presumably his son), who sold it, in 1882, to the occupier, John Parker, a fishmonger. By 1900, the owner was John Slatter.

Occupiers

<u>No. 15</u>		<u>No. 16</u>	
1618-37	John Lupton (?and 16)	1697-1700	Jonathan Wilkins
1697-1710	Thomas Woodley	+ 1700-27	Thomas Warner Cooper
1721	Thomas Lea Blacksmith	+ 1727-63	Stephen Warner "
1751-75	Henry Lea "	1765	Mr. Hemming
1781-95	Lawrence Douglas Baker	1771	Edward Johnson
1805-10	Miss Harrison	1775-1808	Philip Moss Shoemaker
1825	William Guy	1810	George Harrison
+ 1828-50	Joseph Hewins	1815	John Gruby Ironmonger
1851	James Savage	1820	John York
	Temperance Hotel Keeper	+ 1825-28	Henry Hyde Butcher
1855	John Inns	1825-28	William Blunn Saddler
1860	George Cole	+ 1832	Hannah Blunn Widow
1865	Charles Gopsill	+ 1835-45	John Sproston Fishmonger
1870-75	Thomas Gopsill Hosier	+ 1850-70	George Sproston "
1885-86	Richard Bagley Fruiterer	1871-76	Edward Weyman "
1890	William Goldby Shoemaker	+ 1876-87	John Parker "
1895-98	John Eccles Watchmaker	1890-1900	Herbert Casswell "
1899-1900	Joseph Hewins Fine Art Dealer		

No. 17 Bridge Street

Present use: ladies' outfitters (Myosotis)

The ground plan of no. 17 suggests that it once formed part of a larger site jointly with no. 18, but no evidence has yet been found to substantiate this. It first occurs as a separate property in 1748, when it was described as in the occupation of Richard Lord, who bequeathed it in 1763 to his widow Hannah (still alive in 1765), with reversion to his son John. John left it to his brother, William, on his death in 1782. By his will of 1807, it passed to his three children, William Lord, Mary wife of John Byrkin Bellamy, and Elizabeth Lord. Under William's will (1827), his share went to his sister Elizabeth Lord with reversion to his other sister, Mary Bellamy. On her death in 1850, Elizabeth left her interest to her sister and then to her daughter, also Mary Bellamy. She sold it in 1878 to the occupier, Edmund Tompkins, a shoemaker, who in turn, in 1878, conveyed it to David Rose. It remained his property until after 1900, being leased out to tenants, as indeed it had been throughout the period 1795-1864. The occupiers are given in the table below.

Occupiers

1748	Richard Lord	Shoemaker
1753-65	Hannah Lord	Widow
1775-82	John Lord	Cordwainer
+ 1784-89	William Lord	
1791-95	George Wallington	
1800	Samuel Hemmings	
1805-10	John Branson	Worsted manufacturer
1815-42	Joseph Branson	" "
1842-45	Richard Wootten	
+ 1850-80	Edmund Tompkins	Shoemaker
1882	Mrs. Sammand	
1885-7	Elizabeth Seymour	Milliner
1890-95	Joseph Zepler	Watchmaker
1898	James Graham	Nailmaker
1899-1900	Alice Graham	"

Nos. 18-19 Bridge Street

Present use: no. 18, record shop (W.H. Smith)
no. 19, jeweller (H. Samuel)

Nos. 18 and 19 may be considered together because they were owned jointly from 1856 until 1900, the end of the period under review, but there is no real evidence that their history was linked before this date. The early history of the site is in fact very poorly documented and identification of the property is difficult, largely due to the fact that, being near a corner, its original boundaries are not clearly defined (see Introduction).

No. 18 first appears in 1704 as two houses apparently owned by John Hornby but not necessarily occupied by him. By 1721, William Halford occurs as occupier of both of these and he remains in evidence until about 1740. The owner by this date was Widow Hornby. It is probably her daughter, Susannah Hornby, who occurs as owner of the property, in the occupation of Richard Jeacocks, in 1748. In that year she married John Timbrell and the house, passing to him in this way, was bequeathed to his son, Thomas, in 1758. In 1781, Thomas sold the property to the then occupier, Thomas Dadley, a cutler, and in 1803, he left it, still in his occupation, to his widow, Susanna, with reversion to his children. William Dadley, his son, sold the property to Henry Hyde, a butcher. Following financial difficulties, he sold the house to Joseph Haynes Brandis who then rebuilt it. He carried on his draper's business there until 1844 when he leased it to a fellow-tradesman, William Turner. In 1856, Brandis conveyed the property to Richard Chattaway, the owner of no. 19 adjoining. It preserved its separate identity until the early 1870s when it was merged with no. 19 and used as a draper's. In 1888, however, the two properties were divided up again, no. 18 being leased to the printer, Edward Fox, who occupied the building until after 1900.

The history of no. 19 is inextricably linked with that of no. 1 High Street, which it adjoins on the west, and for a long period it seems to have formed part of the same building, even though 1 High Street was leasehold property (held of the Corporation) and no. 19 Bridge Street freehold. The earliest deed dates from 1734, but it is clear from this that the property was the inheritance of William Quiney. The Quiney interest in no. 1 High Street is well-known, and dates from a lease of the property by the Corporation to Thomas Quiney in 1616. In 1656 it was let to his brother, Richard, and in 1685 to Richard's son, Thomas. It can therefore be assumed, as no. 19 Bridge Street was being occupied with no. 1 High Street in 1740, that the two properties had also been linked when the Quineys had an interest in the former.

The first deed of 1734 is a mysterious document for it conveys from John Harvey of Stockton to Samuel Watson seven out of eight shares in no. 19 Bridge Street, then in the occupation of William Walford (also tenant in 1 High Street) late the inheritance of William Quiney. Who held the eighth share, and how the property had come into John Harvey's possession is not as yet known, but references to these shares have disappeared by 1761. After Samuel Watson's death the house (with 1 High Street) was occupied by his widow, Mary, until being leased (again jointly) to Nathaniel Cookes, a draper, who later, in 1761, bought the freehold from Mary's son, William Watson. His widow, in her will of 1821, left the property to her nephew, Robert Goodman Jones, the tenant being William Chattaway, another draper, who had also occupied 1 High Street since at least 1800. In 1832, Jones sold it to the new tenant of both properties, Edward Ashwin. By 1845 Richard Chattaway was conducting the draper's business in both properties and he bought the freehold of 19 Bridge Street from Ashwin in 1851. The two properties remained combined until the very end of the 19th century when no. 1 High Street was let by the Corporation to Edward Fox, the printer. No. 19, however, then owned by Penelope Chattaway, was let to Arthur Pearson, who carried on the draper's business begun there some 150 years earlier.

Occupiers

No. 18

?1704-20	John Hornby	
1721-40	William Halford	Gentleman
1742-48	Richard Jeacocks	
1751-66	Widow Jeacocks	
1769-72	Widow Jarrett	
+ 1781-1803	Thomas Dadley	Cutler
+1805-20	Susanna Dadley	
1825	Mary Dadley	
1825-32	Henry Hyde	Butcher
+ 1832-40	Joseph H. Brandis	Draper
1844-45	William Turner	Draper
1850-55	A. and H. Samman	Drapers
1856	Edward Moore	Draper
1857	William Brandis	Draper
1858-60	Henry Tidmarsh	Draper
1865	John Collett	
1868-69	Frederick Broom	Grocer
1870-1	William Ennals	Corn merchant
1875-80	Georgiana Samman	Mercer
1884-88	Samman and Harbage	Tailors
1890-1900	Edward Fox	Printer

No. 19 (for earlier occupants, see 1 High Street)

1721-34	William Walford	Mercer
+ 1734-75	Nathaniel Cookes	Mercer
1780-96	John Cox	Mercer
1800-25	William Chattaway	Mercer
+ 1828-34	Ashwin and Co.	Mercers
1834	Edward Getley	Draper
+ 1845	Chattaway & Colins	Drapers
+ 1850-58	Richard Chattaway	Draper
+ 1860-65	Chattaway and Samman	Drapers
1869-75	Henry Samman	Draper
1876-80	Georgiana Samman	Draper
1884-7	Samman and Harbage	Drapers
1890-1900	Arthur Pearson	Draper

20 Bridge Street

Present use: Bank (Barclays)

This property forms part of the Guild estate and the history of the ownership of the site from the mid-15th century thus corresponds exactly to that already described for nos. 12-14 Bridge Street (i.e. it belonged to the Guild of the Holy Cross until the Dissolution and, from 1553, to the Stratford Corporation)

A fairly full list of tenants can be established from 1445 when the rentals of the Guild begin. At this date it was occupied by Richard Iremonger and Joan his wife, and it may therefore be possible to identify it with the tenement owned in 1424 by Richard Iremonger and which he inherited from his father, John Iremonger, recorded as the owner in 1389. This would mean that before 1445 (the date of the first rental) but after 1424 Iremonger conveyed the property to the Guild. This is quite possible and indeed the Guild rentals imply that this is what occurred. Further evidence that this was the case occurs in the deed which establishes Iremonger's ownership in 1424; for it describes one of the adjoining houses as also belonging to the Guild, as in fact did the adjacent house to 20 Bridge Street (1 Henley Street)

The Iremonger's successor was John Humphrey, a barber (1456), who may have been related to a subsequent tenant, Thomas Barber (1464-69). In 1468 the building is first described as the Angel, a name which persisted down to the third quarter of the 17th century. Subsequent tenants, however, are known to have followed their own trades, and for what period it was occupied exclusively as an Inn must remain uncertain. Henry Monckyn, for instance, who lived there from 1488 to 1514, was a hosier, and is, in fact, called Henry Hosier in one of the Guild rentals; similarly, Ralph Cawdry, to whom the property was leased in 1555 was a butcher, and Arthur Cawdry, (granted a lease in 1588) a woollen-draper. The Cawdry family remained tenants until the mid-17th century, when it passed to the Brooks, a lease of 1661 recording that John Brooks had substantially rebuilt the property shortly before; a lease of 1664 still records it as newly-built. At about this time it acquired the name The Fiery Bacon, almost certainly a corruption of Fiery Beacon. Its tenant in 1704-10 was Jonathan Southam and, in 1721, Thomas Carless. Richard Burman, a mercer, acquired a lease in 1724. By 1763, the name had changed again, to the Golden Lion, when William Manison was the tenant. John Payton the elder, lived there for a while (after retiring from inn-keeping at the White Lion) as did his widow and later his son. At this time it was evidently a residence of some distinction, Sir Henry Parker, Bart., appearing as tenant on one occasion (1765) and Walter Stubbs, Esq. on another (1800-10). In 1821 it was leased to a mercer, Edward Field, and was used as his business premises down to 1845, and he was followed by other drapers indicated in the Table below.

Occupiers

1389	John Iremonger	
1424-50	Richard Iremonger	
1452	Joan Iremonger	
1456	John Humphrey	Barber
1460	Margery Humphrey	
1462-69	Thomas Barber	Barber
1474	John Brecknock	Tailor
1478-80	John Cotton	Cardmaker
1481	William Cotton	"
1482	Hugh Clopton	Gentleman
1488-1514	Henry Monckyn	Hosier
1530	Elizabeth Harcourt	
1533	Agnes Marcholde	
1537-48	William Bill	
1555-74	Ralph Cawdry	Butcher
1582-1637	Arthur Cawdry	Woollen-draper (later yeoman
1640-44	Elizabeth Cawdry	Widow and gentleman)
1657-64	John Brooks ^{sr + junior}	Esquire
1704-10	Jonathan Southam	
1721	Thomas Carless	
1724-32	Richard Burman	Mercer

*He had inherited
this from his aunt
Elizabeth Comer
in 1761*

20 Bridge Street - Occupiers (cont'd)

1733-42	Elizabeth Burman	Widow
1751 Preston	Minister
1756-60	Mrs. Tomes	
1763	William Manison	
1765	Sir Henry Parker	Bart.
1774-77	John Payton, the elder	Retired innkeeper
1781-89	Mary Payton	Widow
1795	John Payton, junior	Retired innkeeper
1800-10	Walter Stubbs	Esquire
1815	Miss Lucy	
1820	Mr. Bayliss	
1821-45	Edward Field	Mercer
1850	Misses C and H. Field	Drapers
1852	Wilson and Gibbs	Mercers
1855	William Wilson	Mercer
1860-76	Henry Downing	Linen draper
1880-92	Downing and Parkhouse	Drapers
1895-1900	Edward Parkhouse	Draper

No. 21 Bridge Street

Present use: Building Society offices

This property formed part of the property of the Clopton family in the 16th century, having before (1389-1434) belonged to one Henry Smith. In 1532 it was granted, with other property, by William Clopton to trustees for his sister, who were instructed to pay her the income arising from it in satisfaction of a legacy from her father, William Clopton the elder. When this William had died in 1521, part of his property was described, in an inquisition taken on his death, as a burgage in Bridge Street, and this can probably be identified with no. 1. Hugh Clopton had briefly occupied no. 20 adjoining in 1482 (see above) and the family's connection with no. 21 could date from then, although it was not recorded as part of Hugh Clopton's possessions on his death.

Little is subsequently known about the property, except that Richard Hill occurs as owner between 1623 and 1640, until 1657 when it was mortgaged by Thomas Hitchcox. The deed recording this transaction relates that the original house on this site had been burnt down, presumably in the fire of 1641, but had since been rebuilt and was then in the occupation of Simon Horne, a tallow-chandler. He was succeeded by Anne Ashfield (c.1670-80) but by 1697 Henry Churchill had taken up residence. Described as a gentleman, he had married the widow of Nathaniel Rose, who since 1657, had become the owner of the property, apparently because Thomas Hitchcox had defaulted on the repayment of his mortgage. The property passed to Churchill by this marriage, and he occurs in occupation down to 1734. ~~By 1742 the new owner occupier was Leonard Shervington, another 'gentleman' who sold the property~~ in 1745 to William Dyde, a baker. Following his death in 1759 it was occupied by his widow, described as a confectioner, and under the terms of his will, passed first to his son, William Dyde (who died without issue in 1775) then jointly to his daughters, Elizabeth Allen and Mary Wells. In 1780, Mary, by then a widow, sold her share to her brother-in-law, Richard Allen, who, through his wife, Elizabeth already owned the other half. Between 1784 and 1790 Allen sold the property to William Oldaker, who then rebuilt it and sold it to Mary Wells in 1801. She in turn conveyed it to Mary Halford in 1813, who by her will of 1820 bequeathed it to Mary Hitchcox; all three women were owner-occupiers. She left the property to executors in 1845 and they sold it to Richard Chattaway in 1847. After financial difficulties, he conveyed it in 1861 to Manley Cornell Ashwin, the builder of the warehouses and offices at the rear in Union Street. He remained the owner until after 1900, leasing no. 21 to the tenants shown in the Table below, who, like their neighbours in no. 20, were mainly drapers.

Occupiers

+ 1389-1434	Henry Smith	
+ 1532	William Clopton	Gentleman
1657	Simon Horne	Tallow-chandler
1670-74	Ann Ashfield	Widow
+ 1697-1734	Henry Churchill	Gentleman
+ 1742-45	Leonard Shervington	Gentleman

h / in 1740, Churchill sold it to

21 Bridge Street - Occupiers (cont'd)

+ 1747-63	William Dyde	Baker and meal-merchant
+ 1765-69	Mrs. Dyde	Confectioner
1775	Mr. Taylor	
1781-85	Mary Wells	Widow
1789	Enoch Buttwell	Draper
1797	Richard Hopkins	Draper
+ 1801-05	Mary Wells	Spinster
1810	Samuel Smith	Gentleman
+ 1815-20	Mary Halford	Spinster
+ 1821-45	Mary Hitchcox	Spinster
+ 1850-55	Richard Chattaway	Draper
1860	John Craig	
1865-70	Emily Morgan	Schoolteacher
1875	Henry Samman	Draper
1876-98	Sarah Wells	Draper
1899	H. Freeman	Draper
1900	Valentine and Freeman	Drapers

Nos. 21a-22 Bridge StreetPresent use: No. 21a: demolished, c. 1832No. 22: bank (Lloyds)

The house here numbered 21a stood on the site of what is now the Bridge Street entrance into Union Street, and was demolished in about 1832 when this street was cut. It was an old Guild property (owned therefore from 1553 by the Stratford Corporation) but it is convenient to consider its history jointly with no. 21, a freehold property, because from at least the mid-18th century until the alterations of the 1830s, one house stood on both sites, part of which was therefore freehold and part leasehold. Like other properties in this part of the street, both were burnt down in the fire of 1641, and, for no. 22, there is no evidence for the property which stood on the site before this.

A continuous list of the tenants of no. 21a can be traced, from the Guild and Corporation rentals, from 1446. The occupation of the first, John Sclatter, is not known, but he had been succeeded by 1450 by a butcher, John Payne, and the subsequent tenant, Thomas Green, followed the same trade. By 1574, the premises were being let to the Ainges, a family of bakers, who were living there at the time of the fire in 1641 and who subsequently rebuilt the property. By the time of the Hearth Tax returns, the family had been succeeded as tenants by a Mrs. Halford and from 1710 to 1723 the tenant was Thomas George, who may have kept a tavern there called the Maidenhead.

Later, in the 18th century, Richard Turbitt, another baker, was a tenant for many years, and on his death in 1745 was succeeded by William Evetts. Richard's son, Henry Turbitt, who lived at Luddington, also owned the site of no. 22 adjoining and it is at this point that the history of the two plots becomes intertwined. The early history of the site of no. 22 is not known, but as no. 21a was destroyed in the fire of 1641, as also were the properties on the sites of nos. 23-5, it can also be assumed that a similar fate befell the house on the site of no. 22. Complete rebuilding never apparently took place and in 1778, the property is described merely as garden ground. Two years earlier, however, in the first surviving deed which relates to the site of no. 22, it seems that, although the easterly half of the plot was in fact open, the westerly half carried a building linked to that on the site of no. 21a, and that one house now straddled the boundary between the two plots. At what point this occurred is not known: the whole house could have been built as one unit after the fire of 1641; but, because of confusion over the boundary, may have encroached on the site of no. 22. Alternatively, no. 21a could have been extended onto the freehold site of no. 22 by additions made when the tenant and owner of the site were the same person. This was certainly the case by 1776, but could have occurred much earlier.

In 1776, the freehold property was granted to William Lord on his marriage to Henry Turbitt's sister. Two years later he obtained from the Corporation a lease of the leasehold part of the building, the whole then being in the tenure of George Millward. William Lord then rebuilt the property, maybe

21a-22 Bridge Street (cont'd)

filling the whole of the frontage of nos. 21a-22, but now forming two distinct units, and tenants of each part can be traced from about 1795. On his death in 1808, he left the property jointly to his son William, and his daughters, Elizabeth Lord and Mary, wife of John Bellamy. William, the younger, left his third to his sister, Elizabeth, in 1827, and, following John Bellamy's bankruptcy in 1827, Elizabeth also acquired his third, thus reuniting the ownership in one person. In 1830 the property was sold to Joseph Barnes. Later in the same year, Barnes surrendered to the Corporation the leasehold part of the premises so that a new road, now Union Street, could be cut. This leasehold portion consisted of the whole of one house, occupied by William Coles, and part of another occupied by John Barnhurst (see below for details of their tenancies)

The demolition of this property meant that the buildings on the site of no. 22 (which, as we have seen, formed only part of house tenanted by John Barnhurst) had to be rebuilt. The new building in fact formed two properties, one an Inn, known as the Old Coffee House, standing on the corner of the new street, and the other a china warehouse, run by Robert Moore. In 1834, Barnes, the owner responsible for the rebuilding, sold the property to John Gill, who, in 1837, sold it to the Warwick and Leamington Banking Company. At first they occupied only the old Inn on the corner, but later expanded to occupy the whole premises.

OccupiersNo. 21a

1446	John Solatter	
1450-60	John Payne	Butcher
c.1461	Margery Payne	
1466-1500	Thomas Greene	Butcher
1514-30	Thomas Weythenall	
1537	John Rutter	
1548	John Nevill	
1560	Alice Nevill	
1574-1608	Richard Ainge	Baker
1609-44	Francis Ainge	Baker
1657-69	Richard Ainge	Baker
1670-93	Francis Halford	
1697-1710	Robert Davis	
1710-26	Thomas George	

No. 21a-22 (No. 21a encroached on the vacant site of no. 22, at least from this date)

1729-46	Richard Turbitt	Baker
1747-51	William Evetts	Baker
1761-66	Richard Smith	
1769	George Marshall	
1775-78	George Millward	
1783-95	Richard Fletcher	

Property rebuilt as two houses, one wholly on the site of 21a, one partly on 21a and partly on 22

21a

1796	Laurence Dugliss	Baker
1798-1800	Mrs. Dugliss	
1801-15	John Dugliss	Baker
1820-32	William Coles	Baker

21a-22

1796-1820	John Barnhurst	Attorney
1825-32	Robert John Barnhurst	"

21a demolished in 1832, new property built on site of 22, divided into 2 units

22a

+ 1833-34	Joseph Barnes	Victualler
+ 1835-1900	Warwick & Leamington (later Lloyds) Bank	

22b

1833	Robert Moore	China warehouse
1834-55	Mary Moore	"
(merged with 22a as Lloyds Bank by 1860)		

Present use: public house (The George)

Like other property in this part of the street the original house on this site was destroyed in the fire of 1641: by 1671 a new residence had been built, at that time in the tenure of Thomas Long. Subsequent occupiers are given in the Table below, but the first known owner was Thomas Bolton who occurs between 1739 and 1742. By 1753 he had sold the property to a pedlar, Thomas Hunt, and he in turn sold it to William Miles in 1753. Under his will of 1757, the house passed, then in the tenure of John Walker, a tailor, to his wife, Elizabeth, for life, and then to his son, Washbourne. His widow lived until 1790, and her son, Washbourne, only survived her a few years, leaving the property, on his death in 1797, to his sister, Mary Izod, widow, for life (she died in 1802), with remainder to his niece, Sarah Miles. The latter married Thomas Elvins in 1802 and the house thereby passed to him, the first owner-occupier since Thomas Hunt. At this point the property became a public house, and, following rebuilding (after 1823) Elvins sold the new house in 1832 to Thomas Jelphs. Jelphs continued to use it as a public-house, then called the Maltshovel, but, after financial difficulties, sold it back to Thomas Elvins in 1845. It remained a public-house, however (known subsequently as the Bridge Tavern, and then the George) and was sold, in 1861, by Elvins' executors, to Richard Martin Bird, who remained owner until after 1900.

The rebuilding, c. 1825, replaced not only the old house, but also a stable adjoining. This had been built on a piece of land (part of the Burnt Ground) sold by Nicholas Farmer, the owner of no. 24 adjoining (see below) to Thomas Bott in 1739. By 1768, when he sold it to Thomas Nott, it carried a three-stalled stable and this was sold in 1802 by Nott to Mary Izod, the then owner of no. 23 (see above). This stable stood directly on the street, and occupied about half the present frontage of the George Inn. We know this is so from a description of the house in 1753 where it is said to occupy a plot measuring only 15' x 207', i.e. only about half the present width of the property today. The land on which the stable stood, however, did not run back as far as that behind no. 23, so that at the rear, the garden of the latter was still only 15' wide. This is clearly visible on the Board of Health plan of 1851.

Occupiers

1671	Thomas Long	
1704	Thomas Marshall	
1715-21	Mrs. Smith	Widow
1729-39	Abel Moore	
1742	Henry Leadbeater	
+1751-53	Thomas Hunt	Pedlar
1757-65	John Walker	Tailor
1781	Charles Stephens	
1785	William Wedge	
1797	John Purser	
1800	Richard Purser	
1801	Richard Johnson	Confectioner
+1810-25	Thomas Elvins	Victualler
1832	Joseph Hancox	"
+1834-40	Thomas Jelphs	"
1845	Hannah Smith	"
1850-55	John Turner	"
1860-65	William Sabin	"
1870-	Richard Timas	"
1875	Charles Green	"
1880	Ann Stanley	"
1890	Charles Holland	"
1895-1900	William Buckingham	"

No. 24 Bridge Street

Present use: part of General Post Office

The modern Post Office building occupies the site of three distinct buildings, each with a clearly defined history of its own. No. 24 was the westerly one of the three.

At the beginning of the 17th century, the occupiers of this property were the Wilson family, Henry at least from 1618 until his death in 1622, and then his widow Margery until at least 1637. In 1641 the property, with many others in this part of the street, was destroyed in the fire and not rebuilt. It was given the name Burnt Ground and apparently remained vacant into the 18th century. As noted above, it included a piece of land on which a three-stalled stable was later built, and which later became part of what is today 23 Bridge Street.

In 1671 the vacant plot was sold by Samuel Philips to Joseph Hunt, and his son, Joseph, the younger, conveyed it in 1726 to Nicholas Farmer. It was Farmer who built a new house on the site and in 1739 sold it to Sarah Hiorn. On her death in 1755 she left it to trustees for the benefit of, first, her sister, Elizabeth Hornby, then her nephew, William Hornby, and, if he should die before reaching the age of 23, then to her brother, Thomas Nason. This last condition apparently came into effect for, by 1781, it was owned by Stephen Nason, who left it, under his will of 1787, to his wife for life, with reversion to his son, Edward. In 1801, the house was sold by Edward Nason to Richard Wyatt. At this point there is a break in the title, but by 1805 the owner was William Chattaway. His successor, by 1850, was Charles Thomas, saddler, the first owner to occupy the premises since they had been rebuilt by Nicholas Farmer in the 1720s. In 1894, he sold it to his son, Charles Henry Thomas who continued to run the same business there.

The earlier tenants of the property are given in the Table below.

Occupiers

1618-22	Henry Wilson	?Whittawer
1622-37	Margery Wilson	
1641	Burnt Ground, site remained	vacant for nearly 100 years
+ 1739	Nicholas Farmer	Mason
1756-81	Moses Banester	Tailor
1785	Henry Dutton	
1787	John Lancaster	Land-agent
1789-1800	William Wheeler	
1810-15	John Jackson	
1820	John Holmes	Schoolmaster
1825	Susanna Rice	Widow
1832	Edmund Chattaway	Spirit merchant
1838-40	Henry Baldwin	
1845	Robert Walker	Tea-dealer
+ 1850-90	Charles Thomas	Saddler
+ 1895-1900	Charles Henry Thomas	Saddler

25 Bridge StreetPresent use: part of General Post Office

This property, before its sale to the Post Office, was an old Guild property, and therefore belonged to the Stratford Corporation from 1553 until the recent sale. Before 1553 it formed part of the possessions of the Guild of the Holy Cross, but its tenants cannot be traced back with certainty beyond George Brown, recorded in occupation in a rental of 1537. The next earliest surviving rental (1530) appears to record on the site a barn in the tenure of Richard Monyngton (and previously of William Warner) but as the rent is different, there is some doubt as to whether this identification is correct. The barn, in any case, is not recorded in the next earliest surviving rental of 1514.

Brown was succeeded as tenant in 1542 by Edmund Robardes, and he, after the freehold passed to the Corporation, by Elizabeth Martin. The occupations of these early tenants are not known, but Thomas Roberts, occupier between 1578 and 1588 was a butcher. In 1597, the property was leased to a whittawer Robert Butler, and he lived there until his death in 1637. Four years later, in 1641, the property was destroyed by fire, as were several of the neighbouring houses, and in Corporation rentals, it subsequently appears as part of the 'Burnt Ground', a name, as already explained, applied to the site of No. 24. In 1680, Simon Smart, who had been paying rent for the vacant plot since 1662, was granted a new lease on condition that he built on the site a new house of brick. This was presumably complied with, but it is doubtful whether Smart ever lived in the house, for other tenants are recorded in the Corporation rentals. There is in fact, confusion for much of the following century over the actual occupant, the Corporation rentals and manorial rentals (when they begin in 1704) often giving different names. In the Table below, both these are given where necessary, but generally speaking, the manorial rentals are probably more accurate. From 1765, the picture is clearer and the tenants, and their occupations, follow on in the normal way.

Occupiers (CR= Corporation rentals: MR=Manorial rentals)

1530	Richard Monyngton (barn only)		
1537	George Brown		
1542-48	Edmund Roberds		
1560	Elizabeth Martin		
1574	Thomas Edmunds		
1578-88	Thomas Roberts	Butcher	
1597-1637	Robert Butler	Whittawer	
1637-41	Mrs. Butler	Widow	
1641-80	House burnt down and site vacant		
1681-85	William Hiccox		
1689-1713	Mrs. Dickons (CR)		
		1704	Mrs. Wilson (MR) Widow
		1710	Mrs. Underhill (MR) "
1714-15	Mr. Eadon		
1716-49	John Huckell (CR and MR, 1729-42)	Chandler	
		1721	Widow Evetts (MR) "
1750-59	Michael Evetts	Yeoman	
1760-64	William Evetts	Baker	
1765-72	Mr. Howard		
1774-80	Mr. Thompson		
1781-83	Samuel Arnold	Blacksmith	
1785-93	John Lancaster	Land-agent	
1795-1832	Joseph Warrilow	Cabinet-maker	
1835-40	Mrs. Warrilow	Widow	
1845-60	Richard Swaine	Furniture broker	
1865	Benjamin Taylor		
1867-90	Robert Guy	Tailor	
1892-1900	Samuel Williams	Tailor	

No. 26 Bridge Street

Present use: part of General Post Office

No deeds have yet been located for this property earlier than 1841: this is apparently because the property was owned for much of the 18th century by the Ingram family. However, with the aid of family wills and manorial rentals, and from its description as an abutting property to no. 27, it is possible to trace the ownership back to 1611 when it belonged to John Lane and was lived in by Robert Reade. In 1655, Richard Ingram was apparently living there, but the freehold still belonged to the Lanes, Arthur from 1660 to 1674, and his widow from at least 1677 to 1710, when it was a public house known as The Three Sheafs. In 1731, when Samuel Walford is recorded as the new tenant, this name had been changed to The Reindeer. Richard Smith is next in evidence (1742-51) but by 1764 the tenant was William Ingram, a cooper. In that year he was left the property by his father, John Ingram, but for life only, with the reversionary interest to his brother, Charles Ingram. How long the Ingrams had owned this property is not known, but it was not mentioned in the will of John's father, John Ingram, who died in 1743. Charles Ingram is duly recorded as owner by 1781, but with Mary Ingram, possibly William's widow, in occupation. In 1796, Charles Ingram made a will leaving all his property in trust to sell; the sale of the other houses he owned took place in 1800 and it is therefore reasonable to assume that no.26 Bridge Street was sold at the same time and, certainly, by 1800, John Hitchman is recorded as the owner. A currier by trade, he let the premises for a long time, but in 1840, shortly before his death, took up residence there. He left it, by his will proved in 1843, to his daughters, Ann Hitchman (later Ann Coling) and Sarah Wincott. Under her will, proved in 1872, the former left her share to her brother-in-law, Robert Wincott, who seven years later sold it to a widow, Jane Edwards, who made it her home for a few years. It was later let to Thomas Olney, a tailor, however, who purchased the freehold from Jane Edwards in 1896. His widow, Jane, sold it back to Jane Edwards in 1899, apparently as a result of financial difficulties arising out of her husband's untimely death. She let it to another tailor, Arthur Badley. One interesting feature of the history of the property in the 19th century is its use as a girls' boarding school in the 1850s.

Occupiers

1611	Robert Reade	
1655	Richard Ingram	
1660-74	Arthur Lane	
1697-1710	Mrs. Lane	Widow and victualler (Three Sheafs)
1721-34	Samuel Walford	Victualler (The Reindeer)
1742-51	Richard Smith	
1764-75	William Ingram	Cooper
1781-89	Mary Ingram	
1795-1800	John King	
1801	Thomas Spiers	
1805	William Fawdry	
1810	George Griffin	
1815	Ephraim Pulley	Basket-maker
1825-31	John Sproston	Poulterer
1840-41	John Hitchman	Currier
1845	Ann Hitchman	Widow
1850	Lucy Salmon	Girls' boarding school
1855	Miss Sykes	" " "
1862	Robert Hobbes	Attorney
1865	John Collett	
1870	William Clarke	General Practitioner
1875	John Gibbs	Auctioneer
1880	Jane Edwards	Widow
1885-96	Thomas Olney	Tailor
1899-1900	Arthur Badley	Tailor

27 Bridge Street

Present use: Hotel (Regent)

The earliest reference to no. 27 Bridge Street occurs in 1611 when it was sold by the occupier, William Tetherton, described as a gentleman, to another gentleman, Thomas Williams of Shipston-on-Stour. Four years later, Williams sold it to William Higgins, a Tiddington husbandman. He and his son, another William, continued as owners until the latter's death in 1691 when, by the terms of his marriage settlement, it descended jointly to his daughters. One of these, Ann Robinson, bought her sisters shares between 1701 and 1706 (when the house was occupied by a baker, Mathew Collett), and then sold the entire property, in 1711, to Michael Evetts. Under his will (1713) it then descended to his daughter, Elizabeth, wife of Clement Paine, whose son, also Clement, acquired it on his marriage in 1735 to Ann Childs. In 1746 he mortgaged it to Joseph Woolmer, and then, in 1749 sold it to the latter's executor, Shirley Woolmer, who in the following year disposed of it to Robert Jones of Charlecote. Under his will, 1786, it passed to his grandson, Peter Moore, who, with his wife, Avis, sold it in 1795 to Richard Newland, a saddler. He immediately set himself up in business there and his family remained in occupation until 1866, after the death of his son, Richard, to whom he bequeathed the property in 1826, and his daughter, Mary. After the death of her brother in 1854, Mary bought in 1859, a piece of land at the bottom of the garden which had formerly been part of the Guild Pits. This was done by all the other owners on that side of the Street at about the same time (see Introduction) but records of the transaction have only survived in some cases.

Occupiers

1618-91	William Higgins	Skinner
1691-97	Hannah Higgins	Widow
1701-08	Mathew Collett	Baker
1708-1011	Ann Collett	Widow
1721	William Davis	
1722 ?	Avis Evetts	
1729	Mrs. Capp	Widow
1734-5	Henry Mr. Turner	
1742-1750	Clement Paine	1742 John Warrate 1746: Widow Warrate 1749 Clement Paine
1756-89	George Wills	Joiner
1795-1826	Richard Newland	Saddler
1826-54	Richard Newland, junior	Saddler
1855-65	Mary Newland	Spinster
1870	Robert Fletcher	Bank sub-manager
1875	J. Luce	Surgeon
1885	John Gardner	Surgeon
1886-1900	William Brown	Dentist and surgeon

[Revised 29.8.1984]

No. 28 Bridge Street

Present use: Hotel (the Royal)

Like no. 25 Bridge Street, no. 28 is ancient Guild property and has belonged to the Stratford Corporation since 1553. But also like no.25, its history prior to that cannot be traced very far, and the Guild rentals only give tenants back to 1530. It could be that the property was given to the Guild between 1514 (the next earliest surviving rental) and 1530, but if this was the case, no record of the gift has survived.

The earliest known tenant of the Guild was Thomas Parnell, followed in quick succession by John Gardner, William Robins and Richard Ainge. Henry Field was living there in 1574, and his widow was still recorded as tenant in 1597. From 1600 to 1623 William Emetts, a woolwinder, occupied the premises, and he was followed by Edward Townsend, a yeoman (1625-30) and Edward Lord, baker (1635-55). Nicholas Ryland took a lease of the premises in 1655, but it is clear that he sub-let, first to Lord himself and then (by 1663) to Mathew Collett. Mathew Collett, senior, as we have seen, occupied no.27 from 1704 until his death in 1708, probably after retiring from his baker's business which he ran from no.28. It was, without doubt, his son, also a Mathew, who was running the business there in 1704 and he remained until his death in 1734. His widow continued to pay rent to the Corporation until 1754.

When leased to Samuel Mallory, a maltster, in 1756, the house is described as the Burnt Ground, but there is no evidence that the fire of 1641 ever spread this far down the street, nor of any stipulation ever being made in Corporation leases that the property required rebuilding. Mallory vacated the premises in 1759 and there is then confusion over the occupancy, with three different names occurring in five years. By 1774, however, John Roberts, another maltster, was tenant, and he remained there until 1805 when he was succeeded by William Roberts, presumably his son. When William was granted a new lease in 1813, it was stipulated that he build a new house. His tenancy was terminated by an untimely death, but his widow remained there until 1840. Later tenants are given in the Table below. They include Mary Newland, the owner of no. 27 adjoining, and the managers, from 1886, of a Temperance Hotel.

Occupiers

1530	Thomas Parnell	
1537	John Gardner	
1548	William Robins	
1560	Richard Ainge	
1574	Henry Field	Tanner
1597-1600	Ursula Field	Widow
1600-23	William Emmetts	Woolwinder
1625-30	Edmund Townsend	Yeoman
1635-55	Edward Lord	Baker
1663-c.1700	Mathew Collett, senior	Baker
c.1700-34	Mathew Collett, junior	Baker
1734-54	Mrs. Collett	Widow
1755-59	Samuel Mallory	Maltster
1761-4	Mrs. Cox	
1765-66	Mr. Price	
1767-73	Mr. Wheyam	
1774-1805	John Roberts	Maltster
1810-1819	William Roberts	Maltster
1820-40	Mrs. Roberts	Widow
1845	Ann Warrilow	
1850	John Brookes	Clockmaker
1855	Mary Newland	Spinster
1860-66	William Menns	
1870	William Hutchings	Auctioneer
1875	William Hobbes	Attorney
1880	Archibald Parke	Brewer's Manager
1884	C.D. Pratt	Corn-dealer
1886-7	H. Derry	Temperance Hotel Manager
1892-3	Mrs. Warner	Ditto
1898-1900	William Wilson	Ditto

28a-29 Bridge Street

Present use: Hotel (Red Horse)

There is no street number 28a today, but it has been used here to denote a building which stood on what is now the westerly part of the hotel, but which was bought by the owners of the Red Horse adjoining shortly before 1800 and later converted into part of the Inn.

The documented history of no. 28a begins in 1618 when it was inhabited by Arthur Coates. In 1625, Richard Ingram is mentioned as either owner or occupier, replaced by Joan Smith, by 1656. In 1659 it was conveyed by the occupant, Michael Palmer, senior, a blacksmith, to his son, also Michael. The deed recording this transaction speaks of two messuages in Bridge Street (although with only Michael Palmer in occupation) and it is possible, therefore, that no. 29 may also have been owned by the Palmers at this date. This is made more likely by the fact that a Mary Palmer married Randolph Hicks in 1677, who later occurs as the owner of the Red Horse. This property, however, need not, of course, have passed to him on the marriage.

^{6a}
In 1688, the new owner of no. 28a was Isaac West, who mortgaged it in 1688 ^{when in his occupation} that year to Charles Hopkins, and then sold it to Michael Evetts in 1692. By 1704, John Hanley was the tenant of the property, then known as the White Hart Inn, and this name reoccurs in connection with his successor, John Leaver, who occupied the property from 1710 until about 1734, when he was succeeded by his widow. She was still living there in 1765. It is doubtful, however, whether they ever owned the property, the freeholder in 1723 being named as John Baker of Shelfield. She was followed by Mrs. Johnson, and a relative of hers, John Johnson, is recorded as owner of the property in the Land Tax returns from 1781 to 1797, with Susan Savage, a widow, as tenant. By 1800, however, the property had passed to John Gardner, the owner of the Red Horse adjoining, and no. 28a thereafter formed part of the enlarged Inn.

The early history of the Red Horse is very poorly documented. The first deed dates only from 1765, the earlier information being derived either from its description as a property adjoining no. 30 or from its listing in the Manor rentals. The occupiers, as far as they can be identified, are listed below. As mentioned above, it is possible that it may have been combined with no. 28a under one owner down to about 1680. The situation is further confused by the fact that the deed of 1759 records two houses formerly on the site of no. 29 alone, and Henry Home, a tailor, who occurs in a document of 1703 was probably a tenant of only one of these, as Randolph Hicks and William Pemberton appear regularly from 1688 to 1721 as the occupiers of the Red Horse proper, a name first used in 1704. Later tenants in the 18th century were Jonathan Southam and Joseph Smith (see below).

From the deed of 1765 it is clear that the owner and occupier in the mid-18th century was John Spurr, who died in 1760, and that on his death it had passed jointly to his daughters, Sarah, wife of John Stickley, Elizabeth wife of Francis Parson, and Martha, wife of Isaac Gardner, the tenant of the property at least by 1765. In that year, the Stickleys sold their share to the Parsons and by 1775 it is clear that the latter had sold their two-thirds to Isaac Gardner to make him sole-owner. Isaac, however, was declared a bankrupt in 1777, but was bailed out by a relative, John Gardner, who thus became owner of the property. By 1789, he was also the occupier and ran the Inn until his death, when it passed to Isaac Gardner, presumably his son. By 1840 another John was owner and occupier, and he was followed by his sister, Eliza Gardner. On her death in 1882, she left the property to her nephew, William Gardner Colbourne, and he managed the Inn until after 1900.

Occupiers

No. 28a

1618-19	Arthur Coates	
1625	Richard Ingram	
1655	Joan Smith	Widow
+1659- 17	Michael Palmer	Blacksmith ← 1668 Isaac West, victualler
1704	John Hanley	Victualler
1710-34	John Leaver	Victualler
1742-65	Widow Leaver	Widow
1769-72	Mrs. Johnson	Widow
1775-81	John Savage	
1785-97	Susan Savage	Widow

No. 29

1613	Margery Hudson	
1674-77	Francis Cleaver	Michael Palmer
1685-91	Randolph Hicks	Freeholder
1692-1721	William Pemberton	Victualler
(1703	Henry Home	Tailor: part only?)
1729-34	Jonathan Southam	Victualler
1742-51	Joseph Smith	?Ironmonger
+ 1760	John Spurr	
+ 1765-81	Isaac Gardner	Ironmonger and victualler
1785	Mary Gardner	
+ 1789-1810	John Gardner	Victualler
+ 1815-32	Isaac Gardner	Victualler
+ 1825-59	John Gardner	Victualler
1860-68	William Lowry	Victualler
+ 1870-1900	William G. Colbourne	Victualler

No. 30 Bridge Street

Present use: Hotel (Red Horse)

No. 30 is now part of the Red Horse Inn, but this is only a development which has taken place since 1900 and before that date its history is entirely separate. The site originally accommodated two dwellings, but following the fire of 1641, the property was rebuilt as one.

The earliest reliable evidence for the property dates from 1613, where we first learn that the property consisted of two different dwellings. The easterly one had been bought from one William Bowker by John Brown, who was then living there. The westerly house had been leased to Brown in 1602 for 1001 years by Sir Edward Grevill, Peter Nevill and Nicholas Lane, and was no doubt one of the confiscated possessions of the dissolved College of Stratford which had been sold by Elizabeth I to Peter Grevell in 1599. Three properties were involved in this earlier transaction, inhabited by William Robins, John Freeman and Thomas Knight, but it is not possible now to identify which of these occupied part of no. 30. In 1613, Brown leased the easterly house for 2000 years and assigned the lease of the other house to John Ingram as a kind of mortgage. It appears that Brown, with Ingram as surety, had entered into a bond with William Parsons for the payment of a debt of £40: but failing repayment, Parsons had begun legal proceedings against Ingram, and Brown therefore pledged his Bridge Street properties to Ingram in case the latter suffered financially from standing surety for Brown. This initial transaction makes the history of the properties very complicated; Brown did apparently default in the payment of the debt, and Ingram thus remained lessee for these very long terms; but as Brown never conveyed the freehold to Ingram (as usually happened in mortgages of this type) later deeds take the form of assignments of the original leases and not conveyances. This anomaly was not resolved until the 19th century, but for convenience it will be assumed that John Ingram was the owner of the property from 1613, which he was in fact if not in law.

John Ingram died in 1615, and, following his widow's marriage with William Yate in 1616, the properties passed to his son, Thomas Yate who conveyed them to Arthur Thornhill in 1633. From Thornhill they passed to William Thornborough in 1640, but following the fire in 1641, the two houses were rebuilt as one. This was sold to Thomas Gunn in 1648, who probably lived there and who sold the property to Francis Billing in 1649. By 1657, Billing was raising a mortgage on the property, then called The Peacock. When Billing sold the house to Richard Hunt in the following year, a previous occupant, William Newbury, is named, as well as the current one, ... Sparkes. A bewildering series of conveyances and mortgages then follows by which the ownership passed from Hunt to Thomas Taylor in 1659, from Taylor to his father, Richard Taylor and Bartholomew Lynes in 1660, from Taylor, senior, and Lynes to William Baggott in the same year, from Baggott to William Izod in 1663, from Izod's widow, Alice (with her new husband John Wood) to Richard Ainge in 1671 and from Ainge to William Evans in 1674. Few of these lived in the property, however, which by 1663 was known as The George and was tenanted as shown below. By 1671, however, it appears that the property had once more become split into two dwellings, the main part retaining the inn name, but with a smaller dwelling adjoining occupied by John Ward.

In 1677, William Evans settled the property, still consisting of two houses, in the tenures of Robert Sharpe and Richard Hall, on his son Francis. He took up residence there and was recorded as the occupant of both the George and the little house adjoining when he sold them in 1685 to Samuel Holtham. In the settlement on his marriage to Jane Penny, in 1691, he was living in one and Randolph Hicks, also the occupier of no. 29 adjoining, in the other. However, when a new settlement was made in 1703, Samuel Holtham appears to be the occupier of both houses, which are now once again described as a single messuage. On his death in 1728, he left the property, then in his tenure, to George Morris, who in turn bequeathed it, in 1746, to his brother Thomas. Michael Edwards is the next known tenant (c. 1734), but he had been succeeded by William Salmon in 1764. In that year, Morris sold the property to William Evetts, who, by 1769, was letting the property to another Michael Edwards. He sold it, in 1777, to Cotterell Corbett,

30 Bridge Street (continued)

who in turn sold it to John Nickals in 1786. Nickals, an innkeeper by trade, probably lived on the premises, running the inn under its new name, The Golden Lion. Within two years, however, he had gone bankrupt and the premises were conveyed to a new licensee, George King. It remained in his family until 1859, passing first to his son, also George, in 1809 and, on his early death in 1816, to the latter's daughter, Sarah Ann King, who in turn died, however, before her mother, Sarah, who had a life interest in the property. After the death of George the younger, the inn was let to tenants, one of whom, Henry Hartley, was a retired actor. Sarah King died in 1858, leaving her estate to trustees for sale and the Golden Lion was then bought by Edward Fordham Flower, the brewer, who sold it in 1865 to his son Edgar. In 1894, the inn became part of the property of the brewery company, Flower & Sons, and continued in use as an inn until after 1900.

Occupiers

+ 1613	John Brown	Gentleman
c. 1650	William Newberry	
1658	... Sparkes	
1664	William Izod	
1666	Edward Kanning and Mathew Gillett	
1671	John Wood and Robert Sharpe	
1674-77	Richard Hall and Robert Sharpe	
+ 1685	Francis Evans	Yeoman
+ 1691	Samuel Holtham	Cooper
	Randolph Hickes	
1697-1723	Samuel Holtham	Cooper
1734	Michael Edwards	Shoemaker
1764	William Salmon	Joiner
1769-72	Michael Edwards	Cooper
1775-81	William Price and Joseph Smith	
+ 1786-8	John Nickals	Victualler
+ 1790-1809	George King, senior	Victualler
+ 1809-16	George King, junior	Victualler
+ 1820	Mrs. Sarah King	Victualler
1822-25	William Gibbs	Victualler
1839-40	George Morrey	Victualler
1845-60	Henry Hartley	Victualler
1865 Williams	Victualler
1870	R.S. Tomlinson	Victualler
1875	William Taylor	Victualler
1880	Robert Hewins	Victualler
1885-1900	John Fry	Victualler

→ 1832 Frederick Tasker

No. 31 Bridge Street

Present use: confectioner and newsagent

Like No. 30 adjoining, no. 31 was originally part of the estate of the College of Stratford-upon-Avon, dissolved at the Reformation, and whose property was thereafter administered by the Crown. During this period, Edward Greville, as Lord of the manor, evidently enjoyed some rights over no. 31, for in 1602 he leased it to Richard Byfield, the vicar, who apparently actually lived there. In 1607 James I sold the property to a pair of speculators, Richard Lydall and Edmund Bostocke, who two years later sold it to two other Londoners, John and Daniel Cowper. Greville, however, never lost his control over the property, for when it was leased anew to William Gregory in 1610, he appears with the Cowpers as one of the lessors. By 1675, the lords of the manor must have bought out any rival interests, for Charles, Earl of Dorset and Middlesex, the then lord, leased it in that year to John Cleaver, a husbandman. Michael Evetts, a collar-maker, had replaced him by 1685, and he was granted a new lease ten years later. Subsequent members of the Evetts family occur in connection with the property but it is far from clear whether they lived in the property or sub-let it. The latter seems likely, at least in the early 18th century, but in case of doubt, their names have been placed in brackets in the table below.

In 1812, the Duchess of Dorset leased the property to George King, who entirely rebuilt it and his successors (as described in the history of no. 30, which they owned) remained the principal tenants of the new house; they sub-let it, however, to those shown in the Table. In 1826, Sarah King

31 Bridge Street (cont'd)

assigned the premises (still owned by the lords of the manor) to Thomas Ashwin, who passed them on to Edward Ashwin in the same year. After complicated mortgage arrangements, Ashwin assigned the lease to William Tasker, who, in his will, charged his executors to sell it. The buyer was his son, Frederick Tasker, who later assigned it to his mortgagee, Charles Lucy in 1853. The owners of the freehold, it will be remembered, were still the lords of the manor, but they parted with this to Charles Lucy in the same year, so that he became outright owner. In 1867 he sold it to William Colbourne who in turn conveyed it to Richard Martin Bird in 1873. Their tenants are shown in the Table.

Occupiers

1602-10	Richard Byfield	Clerk	
1610-13	William Gregory	Yeoman	
1677	John Cleaver	Husbandman	
1685-97	Michael Evetts	Collar-maker	
1703-04	Thomas Evetts	Collar-maker	
1710	Widow Marshall	Widow	
[1717	Avis Evetts	Widow]	
1721-33	Ephraim Wilmot		
[1736-47	Michael Evetts	Inn-holder]	
1756-65	Joseph Woolmer	Dyer	
1775-78	Lawrence Douglas	Baker	
1789-1800	John Watkins	Butcher	
1805-10	William Phipps		
1815-25	Sarah Dester	Widow	1826 Thomas Ashwin, draper
1832	Charles Pratt		1829 Edward "
1834-8	William Tasker	Butcher	
1839	Frederick Tasker	Watch-maker	Wine & spirit merchant
1840	E. Chattaway		
1841-45	Charles Cranmer	Furniture broker	
1850	Elizabeth Medlicott	Widow	
1851	Anne Ashwin and Mr. C. Ashwin	Carrier and wharfinger	
1853-55	Thomas Dyke	Woollen draper	
1859-60	Manley Cornell Ashwin		
1865-70	Mary Colbourne	Widow	
1875-85	Charles Loggins	Chemist (with business in High Street)	
1886-87	Mrs. Turner	M.A.	
1890-1900	Joseph Clayton	Tailor	

No. 32 Bridge StreetPresent use: Estate agent and building society

The history of this property is extremely poorly documented. No title deeds at all have been located prior to 1900 and the following account is based on the occurrence of the property in Rate books, rentals and tax returns, and on its description as an abutting property on both no. 31 and no. 33.

It is first mentioned in 1647 as an adjoining property to no. 33, and is described as the property of a yeoman, John Smith. Thomas Lydyate had taken his place by the time of the Hearth Tax returns, and a relation, Simon Ludyate, by 1697. John Cole, a blacksmith, occupied the premises from 1710 until his death in 1726, but as his will makes no provision for the disposal of the house, he presumably did not own it. His successor was John Jarrett, who died in 1754. He was probably an owner-occupier, for in 1734 he had married Ann Stanley of Alveston, and in 1775, when the first owner can be established from the Land Tax returns, no. 32 belonged to Edward Stanley, Ann Stanley's great-nephew; and it may be therefore that the property had passed to the Stanleys under Jarrett's will.

No. 32 Bridge Street (cont'd)

By 1775, when Edward Stanley appears in ownership, the property was occupied by Michael Edwards. It then passed to John Edwards, presumably his son, and then, in 1815, to his widow. She then acquired the freehold from John Stanley (presumably Edward Stanley's son) and passed it on to Michael Edwards. Again, the relationship is not known, but he may be assumed to have been her son. By 1832 the owner was William Bourton of Hampton Lucy, who had presumably purchased the property from Michael Edwards, and the tenant William Southam. The house had by now become a tavern, known as the Mulberry Tree, and it remained as such until after 1900, but owned from 1855 by R.M. Bird, who, in 1878, also bought no. 33 adjoining.

Occupiers

1647	John Smith	Yeoman
1660-75	Thomas Ludyate	
1697-1704	Simon Ludyate	
1710-26	John Cole	Blacksmith
+1734-54	John Jarrett	
1765	Nicholas Jarrett	Grocer
1766	Mr. Jordan	
1769-85	Michael Edwards	
1785-1812	John Edwards	Cooper
+1815	Mrs. Edwards	Widow
+1820-25	Michael Edwards	Victualler
1829	William Southam	Victualler
1832-40	Mark Baker	Victualler
1845	Thomas Bethell	Victualler
1850	William Court	Victualler
1855-65	Thomas Powers	Victualler
1870	Aflred Court	Victualler
1875-90	Elizabeth Pratt	Victualler
1892	J.F. Burke	Victualler
1898-9	Edgar Scriven	Victualler
1900	George M. Bird	Victualler

No. 33 Bridge Street

Present use: Craft centre.

The history of no. 33 must be considered in conjunction with the whole of the area lying at the east end of Bridge Street, between that street and Guild Street; for the whole was under one ownership until the early 19th century.

This important site, containing the first buildings that visitors reached on entering Stratford, was naturally suitable, like the opposite corner, for use as an Inn. In the late 16th and early 17th centuries it was owned and run by the Dixon family, and is probably the same messuage which Thomas Dixon, the elder, was recorded as buying in Bridge Street from Thomas Phillips in 1556, as part of the confiscated property of the dissolved College. Thomas Dixon the younger, died in 1604, when a famous inventory of the contents of his Inn, then known as the Swan, was compiled. By 1618 the Inn had passed to William Horne, but soon afterwards it was demolished and by 1630 the site was a piece of open land, known as the Wood Yard. It was still described as such in 1647 when sold by Edward Wagstaff to Robert Milward and again in 1663 when conveyed by Milward to Christopher Wareing. The latter then proceeded to rebuild the property and by his will of 1698 left it to his son John Wareing. He called his new building the Old Swan, and presumably it was used as an Inn, but Wareing was a blacksmith by trade.

(or Swan & Horse in 1694)

John Wareing soon got into financial difficulties and in 1700 sold the property to his brother Christopher, who leased it back to him. Christopher Wareing, however, was also forced to raise a mortgage on the property and gave his brother the opportunity of regaining the freehold if he paid back the mortgage debt.

No. 33 Bridge Street (cont'd)

In 1704 the tenant was William Sale, a maltster and innkeeper, but he died in that year and the Wareings may well have taken up residence there again, for Christopher's name occurs in the manorial rentals in 1710 and his widow's from 1721-34. In 1739 and 1740, when Thomas Wareing, Christopher's son, first mortgaged and then sold the property to Michael Evetts, it was still called the Swan and was let to Henry Leadbeater. Michael Evetts, an innkeeper by trade, may well have lived there from that date until his death in 1761. In 1752 he settled it on his daughter, Mary, on her marriage to Richard Smith, subject to an annuity to be paid to him for life. Richard Smith appears as occupier from 1766 and it was in about 1777 that substantial structural alterations took place which were to transform the appearance of the site.

Two houses were at first erected, facing towards the river, in one of which lived Richard Smith himself, and in the other, Susanna Smith, widow, no doubt his mother. Under his will of 1791 they passed to his widow, Sarah Smith, and then to Giles Smith, his great nephew. In 1812, the history of these two houses becomes sub-divided, for Giles Smith sold the one on the corner of Bridge Street (here termed 33a) to Thomas Smith and the other (33b) to William Paine. Thomas Smith, however, died in the same year, and his trustees, in 1818, sold 33a to John Gill, a liquor-merchant. After complicated mortgage arrangements, the freehold passed to the new occupant, Samuel Taylor in 1832 and he sold it to Thomas Hutchings in 1844. By 1844, Richard Bird, liquor merchant was the new tenant, and he bought the freehold from the Hutchings family in 1878.

The subsequent history of 33b is more complicated. William Paine, who purchased it in 1812, sold it to his son, also William in 1818. By 1822, however, further sub-division had taken place, two houses having been created out of the one, the southerly one occupied by Major Higginson and the other by William Paine. Following Paine's death both houses were sold by his daughters to Edward Lyster in 1830, and he sold them to Thomas Hutchings (who also bought 33a in 1844) in 1835. On Hutchings death in 1855, the southerly of the two houses passed to his son, Thomas, and the northerly to his daughter, Mary, wife of William Kitchen. The freeholds of both halves remained in their respective hands until 1895, when Thomas Hutchings' executors sold the southerly one to John Greenway. The northerly one remained the property of the Kitchens until after 1900.

OccupiersNo. 33

+ 1556-94	Thomas Dixon, the elder	Victualler
+ 1594-1604	Thomas Dixon, the younger	Victualler
1618	William Horne	
1630-63	Woodyard	
+ 1694-98	Christopher Wareing	Blacksmith (?& victualler)
1698-1700	John Wareing	Farrier
1704	William Sale	Maltster and victualler
+ 1710	Christopher Wareing	Farrier (?& victualler)
1721-34	Widow Wareing	Widow
1739-40	Henry Leadbeater	Victualler
+c.1745-61	Michael Evetts	Victualler
1766-77	Richard Smith	Tobacconist

No. 33a

+ 1777-91	Richard Smith	Tobacconist
+ 1795-1810	Sarah Smith	Widow
+ 1815	Thomas Smith	Gentleman
+ 1820-38	John Gill	Liquor merchant
+ 1840	Samuel Taylor	Liquor merchant
1843	Thomas Hurlstone	
1844-75	Richard M. Bird	Liquor merchant
1880-90	Joseph F. Burke	Civil Engineer
1895-1900	Richard M. Bird	Liquor Merchant

33 Bridge Street - Occupiers (cont'd)33b

	1789-91	Susanna Smith	Widow
	1801-12	Mary Halford	Widow
	1815-20	William Paine	Stone-cutter
1825	Major Higginson	Retired	+ 1825 William Paine stone-cutter
1830	Benjamin Ward	Coach proprietor	+ 1830 Misses Paine Spinsters
			1835 Edward Ashwin Linen-draper
+1835-55	Thomas Hutchings,		1840 Edward Getley " "
	the elder	Iron merchant	1842 Charles Hobbins
+1855-84	Thomas Hutchings,		1844-55 Misses Hobbins Spinsters
	the younger	" "	+1855-90 William Kitchen Mill-wright
+1890-1900	John Greenway	Builder	1895 Thomas New Wine merchant
			+1900 Thomas Kitchen Agent

[No. 1 Middle Row]

This was the house which stood at the bottom (east end) of Middle Row and was known as the Folly. The first surviving deed dates only from 1756, but we know something about its earlier history from its description as a property adjoining [2] Middle Row, and from its listing in manorial rentals.

Between 1490 and 1495 the site is described as waste land of Richard Stowe, but between 1521 and 1545, as the house of Richard Bromley. In 1618, the site was owned by Anthony Nash, although he did not apparently live there. Michael Palmer, the owner-occupier of no. 28a Bridge Street (almost opposite) is recorded in connection with the property in 1674.

In 1704, Hugh Clopton was paying a chief rent on the house, and he was succeeded by a number of men of substance, William Hill, esquire (1710-15), Joseph Freeman (1721-25), described elsewhere in 1719 as an innkeeper of Bridgetown, Mr. [?William] Hurdis (1729-41) and Hugh Burman, mayor of Stratford, whose imposing memorial tablet can still be seen in the church (1742-51). It would seem unlikely that all these men actually lived in the property, although Hugh Burman's name does occur, apparently as occupier, in 1751. Moreover, he was almost certainly the owner, and probably inherited the property from the Hurdis family as he married Hester, daughter of Daniel Hurdis, in 1720. Neither of Daniel's sons had families, so it would be expected that their Middle Row property would pass to their sister and thus to Hugh Burman. There was, moreover, a double family link, as one of Daniel's sons, William, married Hugh's sister, Lucy Burman.

In 1756 the situation is made clear, for in that year, Francis Gastrell sold the house to the tenant, Edward Canning, an innkeeper. The property had been known as the Folly since at least 1729, but it is unlikely that it had been an inn as early as this. In his will of 1768, Canning left the house to his wife, Catherine, who gave it, in 1773, to her nephew John Nickals. Described as a hairdresser in 1773, he was the landlord of the Red Horse between 1787 and 1788, and it is therefore quite likely that he began his inn-keeping life at the Folly, taking over a tavern run since 1756 by the Cannings. He sold the property, then in the tenure of Richard Newland, to John Lancaster in 1787, who left it to his wife, as trustee for his son, John, in 1793. In 1814, John Lancaster the younger, with his mother, Katherine (now wife of Richard Hawkes) mortgaged the property to Robert Hobbes. Katherine must have outlived both her son and second husband, as it was she who sold the Folly to the Bridge Commissioners in 1835 for demolition carried out in that year.

Occupiers

1490-95	Richard Stowe	
1522-45	Richard Bromley	
[1704	Hugh Clopton	Esquire]
[1710-15	William Hill	Esquire]
[1721-25	Joseph Freeman	Inn-keeper in Bridgetown]
[1729-41	Mr. ?William Hurdis]	
1742-51	Hugh Burman	Woolmerchant
1756-69	Edward Canning	Innkeeper
1769-73	Catherine Canning	
1775-85	John Nickals	Innkeeper
1787-97	Richard Newland	Saddler
1800	Thomas Millard	Baker

[No. 1 Middle Row] - cont'd.

Occupiers (cont'd)

1805-10	Mrs. Millard	Widow
1814	David Miles	Baker
1820	John Wilson	
1825	Thomas Harkwell	
1830-35	Joseph Reason	Butcher

[No. 2 Middle Row]

The site of this property had a history traceable back into the 14th century, for the first surviving deed is dated 1335. By it, the property, then referred to simply as a shop, was sold by Thomas de Clifford to Geoffrey de Loder, who next year sold it to William Saucer. It remained in Saucer's family until 1432, when the trustees of Nicholas Saucer the younger conveyed it to William Staffordshire. His son was owner in 1453 but in 1490 the family sold it, then described as a tenement, to Hugh Chesnall, rector of Clifford Chambers, who then vested it in trustees (together with other houses in the town) for the benefit of the poor of his parish. Thereafter, the Trustees of the Clifford Chambers Charity, as they became known, were the owners, right down until 1834 when the property was sold to the Stratford Bridge Commissioners for demolition, which took place the following year. By 1495 the property was divided into two tenements, by 1522 into three, but by 1545 into two again. This arrangement continued into the 17th century (the tenants were known are given below) but by 1667 the property was described as the site of two tenements lately burned down. This may be a reference to the fire of 1641, for, as we have seen, some of the property on the north side of Bridge Street was not rebuilt for some considerable time after the fire. In 1674, the site was still vacant, but by 1697, with the beginning of the manorial rentals, it seems that a single house had been built in place of the two earlier tenements, occupied successively by John Southam, Widow Evetts and Richard Lord. The Lords remained tenants until the 1770s, but soon after were succeeded by William and Thomas Alcock, blacksmiths by trade, who rented the property from the Clifford Trustees until about 1820. Their successor, Thomas Hutchings, another blacksmith, was still tenant at the time of demolition.

Occupiers

1335-1432	Shop	
1453	William Staffordshire	
1522	Robert Sanderson	Glover
1550	Geoffrey Mayo	Fletcher
1618	(Elizabeth Fisher	Widow
	(John Perkins	Fellmonger
1618-37	Edward Noble	Tailor
1686	Christopher Wareinge	
1697-1704	John Southam	Barber
1710-34	Widow Evetts	Widow
(1721	Thomas Evetts)	
1742	Richard Lord	
1751	'Mr.' Whiston	
1756-73	Hannah Lord	Widow
1775	Thomas Nicholls	
1781-85	William Alcock	Blacksmith
1787-1820	Thomas Alcock	Blacksmith
1825-35	Thomas Hutchings	Blacksmith

[No. 3 Middle Row]

Between 1335 and 1432 it is known, from the description of no. 2 Middle Row, that a tenement belonging to Thomas de Tredynton stood on the site of no. 3 which later (1490-95) belonged to Richard Bentley. In 1522 it

[No. 3 Middle Row] cont'd.

it is described as belonging to, but not necessarily occupied by, Adrian Quiney, and from 1545 until 1590, to his heirs. In 1618, the first tenant, Oliver Hickcox, occurs, his landlord, William Chandler also being named. By 1657 it had passed to Francis Billing being described in a conveyance of that date as a piece of land used as an orchard; another indication, perhaps, that the fire of 1641 had affected Middle Row. It was tenanted by Christopher Smith who owned the adjoining house. The purchaser in 1657 was John Woolmer and when he came to sell it in 1686, to Samuel Case, a Stratford apothecary, it was still open ground, still attached to the Smith property. By the time Case died, however, in 1699, he had built a house on the site, which he left jointly to his daughters Mary and Elizabeth, who later married Samuel Farr and Thomas Bott, respectively, both apothecaries. In 1721, Bott bought Farr out. Their tenants are seen in the list below. In 1733 it was sold to John Ingram, a cooper, who by his will of 1765, left it to his son Charles. From 1784 this Charles also owned and occupied nos. 8-9 Bridge Street opposite and he may merely have used no. 3 Middle Row as business premises (he was a cooper). In 1796 he sold it to John Hitchman, a currier, who had been Charles Ingram's tenant since 1795. He remained owner until his death in 1843 when it passed, then in the tenure of George Barnhurst, to his son, Thomas. He remained owner until the sale to the Bridge Commissioners in 1857, but tenants are recorded from 1841.

Occupiers

1618	Oliver Hickcox	
1657	Christopher Smith	
1686	Richard Smith	
1704-09	Josiah Freeman	
1710	John Southam	Barber
1721	Edmund Hathaway	
1722-33	Mr. Thomas Bott	Apothecary
1734-64	John Ingram	Cooper
1765-84	Charles Ingram	Cooper
1785-95	Charles Ingram	Cooper
1795-1840	John Hitchman	Currier
1841	George Barnhurst	
1850-1	Mary Wootten	Pastry cook
1855	William White	
1857	George Mann	Auctioneer

[No. 4 Middle Row]

No. 4 Middle Row was the last in the first of two blocks into which Middle Row was divided, being bounded on its west by a little lane linking Fore and Back Bridge Street. Like no. 3 adjoining it was one of the last properties to be demolished, with tenants still occurring in 1855.

The first surviving deed records its conveyance by Richard Smith, the then occupier, to Thomas Hitchcox. As Smith is specifically named as occupier, it is possible to identify him with the Richard Smith who occurs in the Hearth Tax returns from 1670-74 (preceded by Christopher Smith, 1660-63) who is also named in an abuttal to no. 3 in 1657), but it is difficult to see why he should be recorded in occupation after the sale of 1668. Thomas Hitchcox died in 1670 and was succeeded in his property by his kinsman, Robert, son of his cousin Isaac. His widow was apparently living there in 1697, but the house, then known as the Three Tuns, was bought by William Cleere of Wellesbourne and sold to William Pemberton, landlord of the Red Horse opposite. It was then described as lately in the occupation of Peter Frencham. In 1709, Pemberton sold the inn to the trustees of the marriage settlement of Catherine Richards, made when she took as her second husband, William Walford, wherein it was specified that the Three Tuns, then occupied by Benjamin Flavell should pass to Robert Richards, her son by her first marriage. Richards sold it in 1727 to Nicholas Ingram, a cordwainer by trade, who then forsook this business to take up that of innkeeping. He lived, however, in Sheep Street where he may have run another public house, and indeed, in 1737, when the Three Tuns was sold to the current tenant, Isaac Roe, only Edward Dickens, the occupier when the Inn was sold to Ingram in 1737, is mentioned as the previous tenant.

It therefore seems doubtful that Ingram ever occupied the property. He died in 1737, leaving the property to his son, William, who died, however, in the same year. His widow, Ann, then sold it to her tenant Isaac Roe. On his death in 1753, his widow, Elizabeth, became licensee, who jointly with her son John mortgaged the property in 1755. She died in 1762, when the property passed to another son, Samuel (John evidently having died) who let it to John Sperring. He then sold it to Thomas Gray to pay his mother's mortgage debt, and Gray, by his will of 1764, bequeathed it, still known as the Three Tuns, but then occupied by John Murphy, to his grand-daughter, Hannah Jeacocks. The following year she sold it to John Baylis who in turn conveyed it, in 1778, to Samuel Daniel, who had become the licensee when he had married Murphy's widow, Hester, in 1777. In 1780, to pay off mortgage debts, he sold it, still in his occupation, to Samuel Jackson, who subsequently let it to William Doughty to whom he later sold the freehold in 1793. On Doughty's death, his widow, Sarah, married Thomas Swaine, who remained the licensee until 1832. The freehold, however, passed to Doughty's two daughters, Sarah (who married first John Compton and then Anthony Harper) and Mary wife of Evan Roberts. Sarah Harper took over the Inn in about 1838 and then bought her sister's share of the property in 1841. In 1855 it was sold to the Bridge Commissioners for demolition.

(now known
as the White
Swan)

Occupiers

1657	Christopher Smith	
1668-86	Richard Smith	Yeoman
1697	Mrs. Hitchcox	Widow
1699	Peter Frencham	Innkeeper
1704-09	Benjamin Flavell	Innkeeper
1721-37	Edward Dickens	Innholder
1742-53	Isaac Roe	Innkeeper
1754-61	Elizabeth Roe	Innkeeper
1762	John Sperring	Innkeeper
1764-72	John Murphy	Innkeeper
1775	Hester Murphy	Innkeeper
1777-81	Samuel Daniel	Innkeeper
1785	Edward Court	Innkeeper
1789-94	William Doughty	Innkeeper
1795-97	Sarah Doughty	Innkeeper
1800-32	Thomas Swaine	Innkeeper
1838-55	Sarah Harper	Innkeeper

[No.5 Middle Row]

The easternmost house in the second block of Middle Row presents some problems; for although the next house up the row (no.6), being ancient Guild estate, is well documented, the property described as its easterly abuttal (and therefore no.5) is otherwise virtually unrecorded. Although it is by no means unusual for no title deeds to have survived for Middle Row property, it is odd that the references to it as an abuttal to no.6 cannot be substantiated from such sources as chief rents, Poor Rate and Land Tax returns. The assumption must be that it was demolished at an early date or was in some way combined with no.6 from about 1749.

The names of the owners or occupiers mentioned in these abuttals are Richard Colchester in 1621 (who also occurs in a poor rate of 1618), and a relation of whose might be the George Colchester who occurs in Bridge Street in a manorial rental of 1637; Christopher Smith, who occurs in 1657 and 1660, and William Walford, a shoemaker, mentioned in 1720. In 1744 the property is described simply as late belonging to William Walford.

see
his
will

[No.6 Middle Row]

No.6 Middle Row was one of the properties of the mediaeval Guild of the Holy Cross and was thus owned by the Stratford Corporation from 1553. The earliest known Guild tenant was Giles Jones, paying rent on the property from 1530 to 1548, and whose widow was still living there, as a tenant of the new Corporation, in 1560. In 1572 the Corporation leased the property to Adrian Guiney, whose son Richard took a new lease in 1596 and continued to pay rent to the Corporation until his death in 1602. His widow, Elizabeth, then became principal tenant, securing a new lease in 1616. The family, however, did not live there, sub-letting to Richard Colchester who occurs in 1582, John Yates (1605-15) and Nicholas Jevyns (1616).

The new lessee in 1621 was William Smith, a haberdasher, who was still paying rent on the property in 1648 after he had moved to Balsall. The house was, in fact, burnt down in the fire of 1641, but it is not known for certain whether William Smith lived there prior to that date or whether he sub-let. In 1657 the Corporation let the piece of ground to John Hemmings, a mason, on the understanding that he would rebuild the property. This he must have done for in 1660 the same house was let to Christopher Wareing, a blacksmith. Wareing is unlikely to have lived there as they were substantial property owners elsewhere in the street, and between 1663 and 1677 at least, we know that their sub-tenant was William Horne. Wareing died in 1699 and rent was next paid to the Corporation by Richard Walton, who was Wareing's son-in-law and sub-tenant in 1694. He does not appear to have lived there much after 1704, however, sub-letting to a variety of people shown in the list below. He may have moved back, however, in about 1730, until his death ten years later. Alice, presumably his widow, occurs in 1742, but in 1744 the property was leased to William Southam, another carpenter, who lived there until 1766. In 1767 Robert Horseman was the new tenant, and he was followed by Thomas Edwards, first recorded in 1777 and still living there in 1785. In 1787, John Cooper, a shoemaker, had set up business there and he was still living there in 1830, when the tenancy was surrendered and the building soon afterwards demolished.

Occupiers

1530-48	Giles Jones	
1560	Widow Jones	Widow
1582	Richard Colchester	
c.1595	Michael Molte	
1605-15	John Yates	
1616	Nicholas Jevyns	
1621-42	William Smith	Haberdasher
1643-57	Burnt Ground	
1663-1667	William Horne	
1694-1704	Richard Walton	Carpenter
1710	Joseph Aston	
1716	John Lea	
1719	Joseph Smith	
1721	William Southam	Carpenter

[No.6 Middle Row] - Occupiers (cont'd)

1728-9	John Lacy	
1730-40	Richard Walton	Carpenter
1742	Alice Walton	Widow
1744-66	William Southam	Carpenter
1767-72	Robert Horseman	
1775-76	Mr. Richardson	
1777-85	Thomas Edwards	?Shoemaker
1787-1830	John Cooper	Shoemaker

[No.7 Middle Row]

Like the adjoining property on the east, no.7 was also part of the Guild Estate and therefore Corporation property since 1553. Prior to the dissolution of the Guild, James Hawkes was their tenant, and he was granted a new lease by the Corporation in 1555. Thomas West, like Hawkes, a shoemaker, was his successor, securing a new lease in 1590. He died in 1614 and was followed by his son, Abraham. He renewed his lease in 1648, and was succeeded by another member of the family, Isaac, living there from 1660 to 1672. In 1677 Christopher Wareing took a lease of the property but as with no. 6 adjoining, it is doubtful that he ever lived there. His son, Christopher, who took over the lease on his father's death in 1699, certainly sub-let, to a Henry Smith in 1704, and to Benjamin White from 1710-21. By 1734 Joseph Timms was living there and he remained as tenant until 1766. His successor was Thomas Dadley, a cutler, still living there in 1797. The subsequent tenants, down to 1831 when the house was demolished are given in the list below.

Occupiers

1548-55	James Hawkes	Shoemaker
1582-1614	Thomas West	"
1615-57 ⁶²	Abraham West	"
1663-72 ⁶⁹	Isaac West	"
1694	Joshua Edwards	"
1704	Henry Smith	"
1710-21	Benjamin White	
1734-66	Joseph Timms	
1775-77	Thomas Dadley	Cutler
1784-88	William Judd	
1791-92	George Franckton	Carpenter
1796	William Wilkins	Tailor
	Edward Luft	
1799	Mr. Astley	
	William Dadley	
1801	Thomas Smith	Tailor
	Miss Sproston	Mantua Maker
1807-10	William Alcock	
1811	Mr. Chetland	
1812	George King	
1813-18	Robert Such	Shoemaker
1819-31	Goodwin Easthope	

[No.8 Middle Row]

The first record of this property occurs in 1616, when it belonged to Alice Young, a widow. In 1636, Alice Smith, her two sons, and son-in-law, Edward Rogers, sold it, then occupied by a barber, John Nason, to John Eston. Philip Budd was his tenant in 1648 but by 1657 he had been succeeded by William Horne. John Eston remained the owner until his death in the early 1670s, following which his son Richard sold the house, then occupied by Adam Edkins, to John Millward. He may have lived there briefly (he occurs in the 1697 Poor Rate) but by 1704 he had let the property to a butcher, Thomas Mills, to whom he sold the freehold the following year. In 1716, Thomas Bott, an apothecary, was living there, but by 1720, when Mills sold the house to Thomas Turner of Snitterfield, he was back in residence.

2, when it was bequeathed to her daughter Alice: the tenant was by John Smith.

[No.8 Middle Row] - cont'd.

Under his will, it passed the following year to his niece, Anne, who later married John Gibbs of Bearley. In 1726 they sold it, then occupied by Edward Pittaway, to Nicholas Farmer, who in turn conveyed it, three years later, to William Hornby, the new tenant, on his marriage to Elizabeth Nason. In 1763 he and his wife sold the house to a relative, Stephen Nason, who evidently allowed Elizabeth to remain as tenant after her husband's death in 1765. A new tenant, William Blunn is recorded between 1766 and 1775, followed by Thomas Blunn from 1781 to 1805. Meanwhile Nason had died leaving the house in 1785 to his widow Alice and his son Edward. The latter sold the house in 1801 to Thomas Smith, a tailor, who set up business there in 1810. His son, John, sold the house to the Bridge Commissioners in 1830, after which it was demolished.

Occupiers

1615	Alice Young	Widow
1636	John Nason	Barber
1648	Philip Budd	
1657	William Horne	
1675	Adam Edkins	
1697	John Millward	Skinner
1704-10	Thomas Mills	Butcher
1716	Thomas Bott	Apothecary
1720	Thomas Mills	Butcher
1721-26	Edward Pittaway	Saddler
c.1727	Nicholas Farmer	Mason
1729-63	William Hornby	
1765	Elizabeth Hornby	Widow
1766-75	William Blunn	
1781-1805	Thomas Blunn	Collar-maker
1810-25	Thomas Smith	Tailor
1827-28	Ann Smith	Widow
1830	John Smith	Tailor

[No.9 Middle Row]

This property formed part of the Guild estate but none of their tenants can be identified with any certainty. But in 1556, three years after the property was granted to the newly formed Stratford Corporation, the house was let to John Kyng. He had been succeeded as tenant by Richard Baylies by 1560. His widow continued to rent the house after his death in 1605, but in 1615 a new lease was granted to Abraham Fisher, who lived there until his death in 1639. His widow, Joyce, lived on until 1660, and then her daughter secured a new lease the following year. On her death in 1665, the lease was surrendered and a new one granted to Samuel Scriven, a glazier and plumber. He was there, however, for only a few years, a new lease being granted to Christopher Wareing in 1670. He died in 1699 leaving it (in 1694 in the tenure of Henry Davis, shoemaker) to his daughter Susannah. By 1707 when the property was let to Thomas Evetts, William Eades was the tenant. In 1732 William Hurdis makes a fleeting appearance, but he died in that year and his widow remained tenant until 1750. In 1751, a new lease was granted to William Miles, a maltster, and his widow, Elizabeth, continued to live there after his death in 1758. She was paying rent on the property until 1784, but as she was also a tenant of no. 10 adjoining, she may not have always lived there. Subsequent tenants are given in the list below, including Thomas Blunn, the collar-maker, from 1802, who had previously occupied no.8. The tenancy was surrendered in 1832 for demolition to take place.

Occupiers

1556	John Kyng	
1560-1605	Richard Baylies	
1606-15	Widow Baylies	Widow
1615-39	Abraham Fisher	Cordwainer
1639-60	Joyce Fisher	Widow
1660-65	Mary Fisher	Spinster
1665-69	Samuel Scriven	Plumber and glazier

[No.9 Middle Row] - Occupiers (cont'd)

1694	Henry Davis	Shoemaker
1707-32	William Eades	
1733	William Hurdis	
1733-50	Mrs. Hurdis	Widow
1751-58	William Miles	Maltster
1759-77	Elizabeth Miles	Widow
1778-80	Thomas Taylor	Joiner
1781-84	Elizabeth Miles	Widow
1788-91	Samuel Hemmings	
1794-95	Mr. Rowley	
1796-99	John Malines	
1801-15	Thomas Blunn	Collar-maker
1817-25	William Blunn	"
1826-32	John Hopcroft	

[No.10 Middle Row]

Like no. 9, no.10 Middle Row was also ancient Guild property, but with no identifiable tenants until after it had passed to the Stratford Corporation in 1553. In 1560, it was let to Thomas Buntyn (described then as late in the tenure of Roger Cooley), followed by Thomas Knyghton before 1572. In 1582 Thomas Swanne was tenant, but by 1598 he had been replaced by Humphrey Wheeler. Described in 1600 as a yeoman, he later devoted himself mainly to shoemaking. He died in 1621 and was succeeded by his son John. A John Wheeler continued to pay rent to the Corporation until 1671, more probably a father and son of the same name as John, son of Humphrey, was born in 1597. From 1672 to 1706 the tenancy is uncertain. A Samuel Philips was apparently in occupation in 1672 and from 1685 to 1700 Christopher Wareing paid the rent on the property, but subletting to Farr, an apothecary. Under Wareing's will the lease passed to his son-in-law, Thomas Smith, but from 1707 to 1732 William Eades was the tenant. As he was also in occupation of no. 10 from 1706 to 1726 it is possible that the two houses were combined during this period. In 1727, however, the house was let separately to Samuel Abbots, a cooper and he remained in occupation until 1769. Elizabeth Miles, also the Corporation tenant at both nos. 9 and 11, took on the lease of no.10 in 1770, sub-letting to John Nichols (1774-77), Joseph Chambers (1781-85) and Thomas Smith (1787-1800). The tenants from 1800 are given in the table below.

Occupiers

1560	Thomas Bunting	
c. 1570	Thomas Knighton	
1582	Thomas Swanne	
1598-1621	Humphrey Wheeler	Shoemaker
1621-71	John Wheeler	"
1673	Samuel Phillips	
1694 Farr	Apothecary
1701-04	Thomas Smith	
1706-26	William Eades	
1727-69	Samuel Abbots	Cooper
1774-77	John Nicholls	
1781-85	Joseph Chambers	
1789-1800	Thomas Smith	Tailor
1801-07	William Dudley	Cutler
1809 Palmer	
1810	Thomas Elvins	
1811-27	Sarah Parsons	
1828	Elizabeth Robbins	
1829-31	Anne Robbins	Milliner

[11] Middle Row

Like nos. 9 and 10 adjoining, 11 Middle Row belonged to the Stratford Corporation but not as part of the Guild Estate. It first appears as a tenement with a tavern, sold in 1572 by John Taylor to Thomas Atford, a Stratford shoemaker, when it was described as late in the tenure of Thomas Burbage. In 1583 Atford, then of Henley, sold the property to Christopher Smith, alias Court. On his death his widow, Margery, married Ralph Lord, but the house, still described as a tenement with a tavern, was settled, after their deaths, on Richard Smith, alias Court, her son by her first marriage. In 1593, John, Richard Smith's brother, was living there, but in that year both he and his step-father renounced any claim on the building to Richard. In 1610 Margery was still alive and running the tavern, Richard Smith living in the adjoining tenement. In that year she and her son sold the property to the Corporation, receiving it back on lease for 21 years. On Richard's death, the property was taken over by his widow, who, in about 1635, assigned the term to Elizabeth George. She was followed by another widow, Margaret Horne (1651-64) and she by Samuel Phillips (1666-73). Following the tenancy of Michael and Mary Johnson (1677-96) the Corporation leased the property to Stephen Nason, a barber. He paid rent on it until 1727, when he was succeeded by William Miles, a shoemaker, who lived there until his death in 1757. From this point the history of no. 11 becomes tied up with no. 12, which, although freehold and belonging to a different member of the family, was occupied with no. 11 as part of an inn known as the Coffee House. The history of this is therefore dealt with below.

Occupiers

1593	John Smith, alias Court	Butcher
* 1593-1623	Richard Smith, alias Court	Butcher
1626-35	Alice Smith, alias Court	Widow
1635-44	Elizabeth George	Widow
1651-64	Margaret Horne	Widow, Chandler
1666-73	Samuel Phillips	
1677-84	Michael Johnson	
1685-96	Mary Johnson	Widow
1696-1727	Stephen Nason	Barber
1728-57	William Miles	Shoemaker

[12] Middle Row

Little is known about the property here referred to as no. 12 before the 18th century, the only evidence until 1697 being its description as an abuttal to no. 11. From 1572 to 1635 the house is described as belonging to John Lord, although, strangely, Richard Smith's name occurs in 1610. Smith, it will be remembered, was occupier of no. 11 adjoining and, as the two houses were later linked in a single occupancy, it is possible that this may have been the case in 1610. If so, it was only temporary for John Lord re-appears as owner or occupier in 1613, 1626 and 1635, and in 1673 there were clearly two houses when John Millward, a barber, appears as the first named occupant of no. 12. He was still living there in 1690 when he made his will, leaving it to his wife Ann. By 1697 her tenant was Stephen Nason, also a barber and also occupying no. 11 and the two properties may again have been united. The owner from 1692 under the terms of Anne Millward's will, was her brother Charles Miles, who in 1714 settled it on Sarah Miles, daughter of a relative, William Miles. In 1724 Nason was still living there but, as with no. 11, he had been succeeded by William Miles by 1729. This William was not apparently the father of Sarah, mentioned in 1714, but must have been related in some way. By his death in 1757 Miles had converted both properties into an inn known as the Coffee House but he still did not own the freehold of no. 12. This had passed to Sarah Miles as arranged in 1714, and from her to her sister, Mary Gundrey who sold it in 1761 to Thomas Carter. By then William Miles, the tenant, had been succeeded by his widow, Elizabeth, but by 1765, John Lancaster, victualler, was the new landlord. Elizabeth resumed occupation in about 1781, but had been succeeded by her son Washbourn Miles by 1796 when Thomas Carter, the owner of no. 12, died and left it to trustees for sale. In 1800 the landlord of the Coffee House was Mrs. Izod but in 1805, when the

[12] Middle Row (cont'd)

freehold was eventually put up for sale under the terms of Carter's will, the buyer was the current tenant, Thomas Elvins. From 1810 Elvins was also the landlord of an inn at no. 23 Bridge Street (almost opposite) so it seems that from 1810 the Coffee House was located on both sides of Back Bridge Street. As with no. 23, Elvins remained the owner until 1827, but whereas no. 23 passed to Thomas Jelphs to be subsequently run as the Maltshovel, nos. 11 and 12 Middle Row passed to Joseph Barnes who had also bought 21a and 22 Bridge Street. In the same year he sold the Coffee House to the Bridge Commissioners who demolished it two years later. Barnes, it will be remembered, rebuilt no. 22 Bridge Street, renaming part of it the Old Coffee House.

Occupiers

1673-90	John Millward	Barber
1690-92	Anne Millward	Widow
1697-1724	Stephen Nason	Barber
1720-57	William Miles	Shoemaker (later innkeeper)
1757-c.1760	Elizabeth Miles	Innkeeper
1764-76	John Lancaster	Innkeeper
1781-89	Elizabeth Miles	Victualler
1795	Washbourn Miles	
1800-03	Mrs. Izod	Victualler
+1804-27	Thomas Elvins	Innkeeper
+1828-30	Joseph Barnes	Innkeeper

[13] Middle Row

From about 1795, no. 13 was combined with no. 14 Middle Row to form one property, part freehold and part leasehold. The earliest references to no. 13 are merely its description as the house abutting on to no. 14, occupied, between 1618 and 1621, by William Ainge, a butcher, in 1639 by Alexander Hornby and in 1649 by Henry Harrington. By 1704 it was in the hands of Henry Turbitt, tailor, and he was still living there in 1725 when he settled it, subject to a life tenancy for himself, on his son, also Henry, on his marriage to Elizabeth Hathaway. Henry the father appears to have died in the late 1730s, but his son, who apparently lived next door at no. 14, remained there and leased no. 13 first to Samuel Tissell and then to Thomas Cleaver, a stationer. The latter was still living there when Henry Turbitt the younger sold the house to William Lord in 1776, but by 1785 Thomas Walford was the new tenant. Walford was also a printer and stationer and his widow, Elizabeth, took over the business on his death. Her successor in the house, James Ward, also followed the same trade and later moved to High Street. He was still living there in 1807, when the owner, Lord, was declared bankrupt, but in 1813, when the house was eventually sold, Benjamin Bayliss, a draper, was the tenant. By 1819 Bayliss, who had bought the property in 1813, was also declared bankrupt, and the property passed to the principal mortgagee, William Bartlam. In 1831 his widow sold the property to the Bridge Commissioners for demolition.

Occupiers

1618-21	William Ainge	Butcher
1639	Alexander Hornby	Butcher
1649	Henry Harrington	
+1697-1734	Henry Turbitt	Tailor
+1742-56	Samuel Tissell	Saddler
1769-81	Thomas Cleaver	Stationer
1785-96	Thomas Walford	Printer
1796-1801	Elizabeth Walford	"
1805-07	James Ward	Printer
+1813-15	Benjamin Bayliss	Draper
1820-31	John Wilson	Hairdresser

Lincoln
Ballard

[14] Middle Row

14 Middle Row apparently stood on an L-shaped piece of land to the west and north of no. 13 and was combined with it from about 1795. It formed part of the Guild Estate and has therefore been owned since 1553 by the Stratford Corporation.

The earliest reference to the site mentions two shops occupied in 1561 by George Pynder and John Jameson, but in 1574 by George Pynder only. From 1579 to 1602, William Greenway, a woollen draper, was the tenant and his widow succeeded him from 1603 to 1609. The house was evidently of some character for it was let in 1677 to Benjamin Jones, described as a gentleman. Like no. 13 adjoining, it also housed a stationer for a while, James Keating, who lived there from about 1751 to 1756 before moving to High Street. The later tenants are shown in the Table. In the 1790s the building seems to have been combined with no. 13 and by 1816 had been demolished, leaving only a yard at the rear (north) of no. 13.

Occupiers

1561	George Pynder and John Jameson	
1574	George Pynder	
1579-1602	William Greenway	Woollen draper
1610-17	Henry Kightley	Mercer
1637-39	Elbright Lea	
1649	John Brookes	Mercer
1660-68	Widow Brookes	Widow
1677	Benjamin Jones	Gentleman
1697	Mary Izod	
1716	Henry Turbitt	Mercer
1725	John Whitehead	
1751-56	John Keating	Bookseller
1765-81	Mary Miles	Milliner
1785	Ann Turner	
1787	Miss Williams	

[15] Middle Row

This property, the last in Middle Row, was the home of the Smith family in the latter half of the 17th century. The freehold, however, belonged to the Stratford Corporation, who remained the owners until the demolition of the property in about 1815.

The first known tenant was William Smith, haberdasher (possibly Shakespeare's godfather) who died in 1600, but whose son, Francis, had succeeded him in the tenancy by 1597. He in turn died in 1625, having enjoyed a distinguished career in the service of the Corporation. In the early leases the property is described as two shops (made into one by 1612) and William Smith himself apparently lived in Henley Street, the first house of which was then nearly opposite the top of Middle Row (see Introduction). His widow was still paying rent on the property in 1630, but by 1639 another mercer, John Brookes, was in occupation and remained so until at least 1649. A Mrs. Mills appears briefly in 1663 but by 1670 Henry Izod, mercer, was granted a new lease of the property on the surrender of one granted to Francis Smith over 50 years before. Izod paid rent on the property until 1679 and his widow until 1715. It is doubtful, however, that she lived there. Richard Izod, presumably a son, occurs as occupier in 1697, but when a new lease was granted to Anne in 1707, the actual tenant was Richard Burman. He was followed by Samuel Walford, a tobacconist (1729-42) and he by another tobacconist, Richard Smith (1742-72). The subsequent tenants are given in the list below. The property had been demolished by 1816, together with no. 14, as the first stage in the improvements to Bridge Street.

15- Middle Row (cont'd)Occupiers

1560-c.1590	William Smith	Haberdasher
1597-1625	Francis Smith	Mercer
1630	Mrs. Smith	Widow
1635	Mr. Willes	
1637-1649	John Brookes	Mercer
1663	Mrs. Mills	
1670-1679	Henry Izod	Mercer
1697	Richard Izod	
1707-21	Richard Burman	Mercer
1729-1742	Samuel Walford	Tobacconist
1742-1772	Richard Smith	Tobacconist
1774-81	George Millward	
1784	Mrs. Millward	Widow
1787	Mrs. Kite	Widow
1788-92	... Mander	
1799	... Paine	
1800-04	William Puncker	Glazier
1809-10	Sarah Parsons	

HISTORY OF BRIDGE STREET

Street analysis at 25 year intervals: occupiers and occupations. Some of the occupiers, especially in the early period, are only known to have been in residence at approximately the date given.

	1425 OCCUPIER OCCUPATION	1450 OCCUPIER OCCUPATION	1475 OCCUPIER OCCUPATION	1500 OCCUPIER OCCUPATION
1				
3-5				
6-7				
8-10				
11				
12-14		Richard Friend Miller	Richard Stowe	Richard Bentley
15-16				
17				
18-19				
20	Richard Iremonger	Richard Iremonger	John Brecknock Tailor	Henry Monkyn Hosier
21	Henry Smith			
21a		John Payne Butcher	Thomas Greene Butcher	Thomas Greene Butcher
22				
23				
24				
25				
26				
27				
28				
28a				
29				
30				
31				
32				
33				
34				

	OCCUPIER 1525 OCCUPATION	OCCUPIER 1550 OCCUPATION	OCCUPIER 1575 OCCUPATION	OCCUPIER 1600 OCCUPATION
1 3-5 6-7 8-10 11			John Sadler Richard Goodwin Richard Dyson	Thomas Barber Thomas Goodwin
12-14 15-16 17 18-19 20	John Jefferys Yeoman	Oliver Lightfoot	Richard Spooner Innkeeper	Robert Wilson Victualler
21 21a 22 23 24	Elizabeth Harcourt William Clopton Thomas Weythenall Gentleman	William Bill John Nevill	Ralph Cawdry Butcher	Arthur Cawdry Woollen Draper
25 26 27 28 28a	Richard Monyngton Thomas Parnell	Edmund Roberds William Robins	Thomas Roberts Henry Field	Robert Butler Whittawer
29 30 31 32 33		Thomas Dixon Victualler	Thomas Dixon Victualler	Richard Byfield Clerk
				Thomas Dixon Victualler

	1625 OCCUPIER OCCUPATION	1650 OCCUPIER OCCUPATION	1675 OCCUPIER OCCUPATION	1700 OCCUPIER OCCUPATION
1		Hugh Taylor	Sarah Cole	John Harrison
3	Simon Goodwin	Simon Goodwin	John Austin	Robert Davis
4-5				Robert Dalloway
6-7	John Sutton	Thomas Hemmings	Charles Hopkins	Christopher Wareing
8-9			Fulk Sellers	Fulk Sellers
10			Edward Pittaway	
11	John Yeate		William Horne	William Horne
12-14	Richard Hathaway	Mrs Hathaway	Richard Wake	John Wake
15	John Lupton			Thomas Woodley
16				Thomas Warner
17				
18				John Hornby
19				
20	Arthur Cawdry	Elizabeth Cawdry		Jonathan Southam
21		Simon Horne	Anne Ashfield	Henry Churchill
21a	Francis Ainge	Francis Ainge	Francis Halford	
22				Robert Davis
23			Thomas Long	Thomas Marshall
24	Margery Wilson			
25	Robert Butler			Mrs. Dickons
26				
27	William Higgins	William Higgins	Arthur Lane	Mrs. Lane
28	Edmund Townsend	Edward Lord	William Higgins	Hannah Higgins
28a	Richard Ingram	Joan Smith	Mathew Collett	Mathew Collett
29			Michael Palmer Isaac West Blacksmith Victualler	John Hanley
30		William Newberry	Francis Cleaver	William Pemberton
31			Richard Hall	Samuel Holtham
32		John Smith	John Cleaver	Thomas Evetts
33			Thomas Ludyate	Simon Ludyate
				John Wareing

	1725		1750		1775		1800	
	OCCUPIER	OCCUPATION	OCCUPIER	OCCUPATION	OCCUPIER	OCCUPATION	OCCUPIER	OCCUPATION
1.	John Harrison	Wheelwright	Thomas Harrison	Woolwinder	Thomas Harrison	Woolwinder	Richard Dyer	Whitesmith
2								
3	Thomas Cleaver	Glazier	Samuel Arnold	Farrier	Samuel Arnold	Farrier	Samuel Arnold	Farrier
4	} Francis Collins		Catherine Hartland	Widow	Mrs. Canning	Widow	} William Halford	Victualler
5								
6			Hugh Burman	Dyer	} Richard Allen	Grocer	} Miss Hitchman	Schoolmistress
7								
8	} John Ingram	Cooper	Charles Ingram	Cooper	} Charles Ingram	Cooper	} Martha & Ann Ingram	
9								
10			Benjamin Howton	Victualler	George Frankton	Joiner	George Frankton	Joiner
11.	William Walford	Wine-merchant	Thomas Brigham	Esquire	Thomas Brigham	Esquire	William Kite	
12.	} John Wake	Joiner	Anthony Wake	Flaxdresser	} Clement Paine		} Robert & Nathaniel Cooper	Flaxdressers
13								
14								
15	Thomas Lea	Blacksmith	Henry Lea	Blacksmith	Henry Lea	Blacksmith	Miss Harrison	
16	Thomas Warner	Cooper	Stephen Warner	Cooper	Philip Moss	Shoemaker	Philip Moss	Shoemaker
17			Richard Lord		John Lord		Samuel Hemmings	
18	William Halford	Gentleman	Widow Jeacocks	Widow	Widow Jarrett	Widow	Thomas Dadley	Cutler
19	William Walford	Draper	Nathaniel Cookes	Mercer	Nathaniel Cookes	Mercer	William Chattaway	Mercer
20	Richard Burman	Mercer	Mr. Preston	Minister	John Payton	Retired Innkeeper	Walter Stubbs	Esquire
21	Henry Churchill	Gentleman	William Dyde	Baker	Mr. Taylor		Mary Wells	Spinster
21a	} Thomas George						John Dugliss	Baker
22a			William Evetts	Baker	} George Millward		} John Barnhurst	Attorney
22b								
23	Abel Moore		Thomas Hunt	Pedlar	Charles Stephens		Richard Purser	
24			Moses Banester	Tailor	Moses Banester	Tailor	William Wheeler	
25	John Huckell	Chandler	Michael Evetts	Yeoman	Mr. Thompson		Joseph Warrilow	Cabinet-maker
26	Samuel Walford	Victualler	Richard Smith		William Ingram	Cooper	John King	
27	Mrs Capp	Widow	Clement Paine		George Wills	Joiner	Richard Newland	Saddler
28	Mathew Collett	Baker	Mrs Collett	Widow	John Roberts	Maltster	John Roberts	Maltster
28a	John Leaver	Victualler	Widow Leaver	Widow	John Savage		} John Gardner	Victualler
29	Jonathan Southam		Josiah Smith	Ironmonger	Isaac Gardner	Ironmonger		Victualler
30	Samuel Holtham	Cooper			William Price			Butcher
31	Ephraim Wilmot		Joseph Woolmer	Dyer	Lawronce Douglas	Baker	John Edwards	Cooper
32	John Cole	Blacksmith	John Jarrett		Michael Edwards		Sarah Smith	Widow
33a	} Widow Wareing	Widow					} Mary Halford	Widow
33b(i)			Michael Evetts	Victualler	} Richard Smith	Tobacconist		
33b(ii)								

	1825		1850		1875		1900	
	OCCUPIER	OCCUPATION	OCCUPIER	OCCUPATION	OCCUPIER	OCCUPATION	OCCUPIER	OCCUPATION
1	John Savage	Victualler	William Cook	Victualler	Jane Ford	Victualler	William Boote	Victualler
2	William Harrison	Carpenter	Charles Cranmer	Upholsterer	Frederick Martin	Plumber	Thomas Sargesson	Plumber
3	William Kitchen	Confectioner	William Kitchen	Confectioner	Alfred Stanley	Postmaster	Thomas Pargetter	Baker
4	John Hiron	Victualler	William Lowe	Victualler	William Cooke	Victualler	George Bennett	Victualler
5			William Wyatt	Saddler	Constance Patterson	Draper	Frederick Land	Tobacconist
6	William Barke	Grocer	Robert & Thomas Such	Shoemakers	William Pearce	Watchmaker	William Pearce	Watchmaker
7	William Smallwood	Upholsterer	Thomas Barnacle	Draper	George Edkins	Grocer	Thomas Jellyman	Ropemaker
8	William Barke	Grocer	John Gillies	Grocer	John Such	Hosier	Frank Stephens	Baker
9			Arabella Reason	Seed Merchant	John Bunn	Cutler	Edward Tyler	Photographer
10	William Dadley	Cutler	John Dadley	Cutler	John J. Nason	Surgeon	Thomas Norbury	Surgeon
11	Mrs Kite		Frederick Pritchard	Surgeon	Thomas Twamley	Chemist	Francis Cole	Chemist
12	Robert & Nathaniel		William Coles	Baker	John White	Saddlemaker	William White	Saddlemaker
13	Cooper	Flaxdressers	Richard Wyatt	Tailor	Thomas Baseley	Butcher	James Henson	Butcher
14			Mary Waitt	Baker	Thomas Gopsill	Hosier	Joseph Hewins	Art dealer
15	William Guy		Joseph Hewins		Edward Weyman	Fishmonger	Herbert Casswell	Fishmonger
16	William Blunn	Saddler	George Sproston	Fishmonger	Edmund Tompkins	Shoemaker	Alice Graham	Nailmaker
17	Joseph Branson	Worsted manufacturer	Edmund Tompkins	Shoemaker	Georgiana Samman	Mercer	Edward Fox	Printer
18	Henry Hyde	Butcher	A. & H. Samman	Drapers	Henry Samman	Draper	Arthur Pearson	Draper
19	William Chattaway	Mercer	Richard Chattaway	Draper	Henry Downing	Draper	Edward Parkhouse	Draper
20	Edward Field	Mercer	Misses C & H Field	Drapers	Sarah Wells	Draper	Valentine & Freeman	Drapers
21	Mary Hitchcox	Spinster	Richard Chattaway	Draper				
21a	William Coles	Baker			Lloyds Bank		Lloyds Bank	
22a	Robert J. Barnhurst	Attorney	Warwick & Leamington Bank					
22b			Mary Moore	China shop				
23	Thomas Elvins	Victualler	John Turner	Victualler	Charles Greene	Victualler	William Buckingham	Victualler
24	Susanna Rice	Widow	Charles Thomas	Saddler	Charles Thomas	Saddler	Charles H. Thomas	Saddler
25	Joseph Warrilow	Cabinet maker	Richard Swaine	Furniture Broker	Robert Guy	Tailor	Samuel Williams	Tailor
26	John Sproston	Poulterer	Lucy Salmon	Boarding School	John Gibbs	Auctioneer	Arthur Badley	Tailor
27	Richard Newland	Saddler	Richard Newland	Saddler	J. Luce	Surgeon	William Brown	Dentist
28	Mrs Roberts	Widow	John Brookes	Clockmaker	William Hobbes	Attorney	William Wilson	Temperance Hotel
29	Isaac Gardner	Victualler	John Gardner	Victualler	William Colbourne	Victualler	William Colbourne	Victualler
30	William Gibbs	Victualler	Henry Hartley	Victualler	William Taylor	Victualler	John Fry	Victualler
31	Sarah Dester	Widow	Elizabeth Medlicott	Widow	Charles Loggin	Chemist	Joseph Clayton	Tailor
32	Michael Edwards		William Court	Victualler	Elizabeth Pratt	Victualler	George Bird	Victualler
33a	John Gill	Wine merchant	Richard Bird	Wine merchant	Richard Bird	Wine merchant	Richard Bird	Wine merchant
33b(i)	Major Higginson	Retired	Thomas Hutchings	Iron Merchant	Thomas Hutchings	Iron merchant	John Greenway	Builder
33b(ii)	William Paine	Stone-cutter	Misses Hobbins		William Kitchen	Millwright	Thomas Kitchen	Agent

MIDDLE ROW

	1500 OCCUPIER OCCUPATION	1525 OCCUPIER OCCUPATION	1550 OCCUPIER OCCUPATION
1	Richard Stowe	Richard Bromley	Richard Bromley
2		Robert Sanderson	Geoffrey Mayo
3		Glover	Fletcher
4			
5			
6		Giles Jones	Giles Jones
7			James Hawkes
8			Shoemaker
9			John Kyng
10			Thomas Bunting
11			
12			
13			
14			
15			

	1575 OCCUPIER OCCUPATION	1600 OCCUPIER OCCUPATION	1625 OCCUPIER OCCUPATION	1650 OCCUPIER OCCUPATION
1			Edward Noble	
2			Oliver Hickox	
3				
4				
5			Richard Colchester	Christopher Smith
6	Richard Colchester	John Yates	William Smith	Burnt Ground
7	Thomas West	Thomas West	Abraham West	Abraham West
8				Shoemaker
9	Richard Baylies	Richard Baylies	Abraham Fisher	Philip Budd
10	Thomas Knighton	Humphrey Wheeler	John Wheeler	Joyce Fisher
11		Richard Smith	Alice Smith	Margaret Horne
12				Widow, Chandle
13			William Ainge	Henry Harrington
14	George Pynder	William Greenway		John Brookes
15	William Smith	Francis Smith	Francis Smith	John Brookes
				Mercer
				Mercer

	1675	1700	1725	1750
	OCCUPIER OCCUPATION	OCCUPIER OCCUPATION	OCCUPIER OCCUPATION	OCCUPIER OCCUPATION
1		? Hugh Clopton Esquire	? Joseph Freeman Innkeeper	Hugh Burman Woolmerchant
2		John Southam Barber	Widow Evetts Widow	Mr. Whiston
3		Josiah Freeman	Edward Hathaway	John Ingram Cooper
4	Richard Smith Yeoman	Peter Frencham Innkeeper	Edward Dickens Innkeeper	Isaac Rowe Innkeeper
5			William Walford Shoemaker	
6	William Horne	Richard Walton Carpenter	John Lacy	William Southam Carpenter
7	Isaac West Shoemaker	Henry Smith Shoemaker	Benjamin White	Joseph Timms
8	Adam Edkins	John Millward Skinner	Edward Pittaway Saddler	William Hornby
9	Samuel Scriven	Henry Davis Shoemaker	William Eades	Mrs. Hurdie Widow
10	Samuel Phillips	Thomas Smith	William Eades	Samuel Abbots Cooper
11	Michael Johnson	Stephen Nason Barber	Stephen Nason Barber	William Miles Shoemaker
12	John Millward Barber	Stephen Nason Barber	William Miles Shoemaker	William Miles Shoemaker
13		Henry Turbitt Tailor	Henry Turbitt Tailor	Samuel Tissell Saddler
14	Benjamin Jones Gentleman	Mary Izod	John Whitehead	John Keating Bookseller
15	Henry Izod Mercer	Richard Izod	Richard Burman Mercer	Richard Smith Tobacconist

	1775	1800	1825	1850
	OCCUPIER OCCUPATION	OCCUPIER OCCUPATION	OCCUPIER OCCUPATION	OCCUPIER OCCUPATION
1	John Nickals Innkeeper	Thomas Millard Barber	Thomas Harkwell	
2	Thomas Nicholls	Thomas Alcock Blacksmith	Thomas Hutchings Blacksmith	
3	Charles Ingram Cooper	John Hitchman Currier	John Hitchman Currier	Mary Wootten Pastrycook
4	Hester Murphy Innkeeper	Thomas Swaine Innkeeper	Thomas Swaine Innkeeper	Sarah Harper Innkeeper
5				
6	Mr. Richardson	John Cooper Shoemaker	John Cooper Shoemaker	
7	Thomas Dadley Cutler	Thomas Smith and Tailor	Goodwin Easthope	
8		Miss Sproston Mantua maker		
9	William Blunn	Thomas Blunn Collar-maker	Thomas Smith Tailor	
10	Elizabeth Miles Widow	John Malines	William Blunn Collarmaker	
11	John Lancaster Innkeeper	Thomas Smith Tailor	Sarah Parsons	
12		Mrs. Izod Innkeeper	Thomas Elvins Innkeeper	
13	Thomas Cleaver Stationer	Elizabeth Walford Printer	John Wilson Hairdresser	
14	Mary Miles Milliner			
15	George Millward	William Puncker Glazier		

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