OWNERS of DRAGON HALL: SITE & TRADING HALL

from 12th CENTURY to 2015 (HD14)

Dragon Hall HERITAGE DOCUMENTS

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EAA 112 = Andy Shelley (ed.): *Dragon Hall, King Street, Norwich: Excavation and Survey of a Late Medieval Merchant's Trading Complex* (East Anglian Archaeology Report No.112, 2005)

* = Translation/transcription available

Notes:

1) Definition of site and buildings

This document draws largely on the Archaeology Report referred to above (EAA 112). In addition to the archaeological sections of the Report, there are extensive sections of documentary research on which this document is largely based. The documentary research, especially in the earlier centuries, relates to the whole site extending from King St. to the river, i.e. it includes the land to the east of the current Dragon Hall complex (see Map 1). Over the centuries the site has been sub-divided a number of times, both east/west and north/south, in various permutations. When sub-divisions occurred they are shown in bold.

Due to the complexity of the site and the ownership records it is not always possible to be certain of exactly where the boundaries between sections and individual properties were and of who was the owner. This document may therefore not be definitive.

2) House numbers

Where known, the modern house numbers are used to indicate locations. It is uncertain as to exactly when the current house numbers began to be used. See Map 3 below for location of dwellings identified by house numbers. Number 111 was demolished by 1937; the current Dragon Hall building comprises nos. 113 to 123 on the map, but 113 was merged with 115 when it became a butcher's shop by 1952.

3) Owners

The record of owners is not continuous so that there are gaps in the dates given.

4) Occupants

Until the Census of 1841 – and after 1911 - our knowledge of the occupants, as opposed to the owners, is spasmodic; this document therefore concentrates on the owners but in some cases, where the occupants are known, it is indicated. For an analysis of the occupants as shown in the Census from 1841 to 1911 see another document in this series, *Residents of The Old Barge Building 1841 – 1969* (HD 7), also available on the website. The Archaeology report, EAA 112, also has additional information about occupants and the uses of, and changes to, the buildings.

Date	Owner/ Occupier	Notes	EAA 112 ref
975- 1025	Unknown	Three adjoining properties, small timber posted structures against King St	p.29
Late C11- late C12	Unknown	A mixed urban & agricultural site which included a number of timber buildings, with some development away from the street frontage.	p.43
Late C12- late C13	Hugh de Brunham, Clerk	Becoming a more truly urban property of probably two main holdings, a possible fish processing facility and a developing commercial waterfront. Hugh was one of the city elite (one of the four city bailiffs, six times between 1249 & 1261 - Le Strange 1890, 89-90). His daughters quitclaimed their rights in the property to John Page & the Abbot of Woburn between 1278 & 1286 (NRO NCR 1/1m. 1d, 2m.16).	p.43, 46, 56
	Simon le Palmer	EAA. p. 48 refers to a release of rights of 1286 which implies that Woburn Abbey (see below) did not acquire their holding until after the death of Simon le Palmer, a city bailiff & merchant in 1285/6 (NRO NCR 1/1m. d.) and previous owner of the Music House. This release included residential & leasehold units.	p.48
Late C13 - mid C14	Abbot of Woburn & John Page, clerk, (both by 1289)	The site was probably still divided into TWO main holdings , the boundary between them running west from the street to the river on the east. (See map 1 below). The principal properties were back from the street & smaller holdings along the street front which may have been let out. From 1285/86 the NORTHERN section belonged to the Bedfordshire Cistercian Abbey of Woburn who used it as a fish processing facility.	

		From 1289 the SOUTHERN section belonged to John Page (with the northern street frontage leased from Woburn (NRO NCR 1/2m. 17)) [contd.]. John Page, a clerk, son of Adam Page, was a member of the Norwich professional classes. He owned a number of properties, including tenements to the south of this holding & the manor of Bixley. He was still alive in 1312 but probably dead by 1332. (See also Harper – Bill p.96). Both Woburn and Page built substantial structures, partly stone: Woburn's included a gate house & a possible fish curing house & Page's an imposing hall house with a large garden & undercroft.	p.48,49
?	Nicholas Page of Bixley	He was the son of John Page and also had the manor of Bixley.	
?	Henry Page	Second son of John Page & parson of Bixley. (PRO E 179/1 49/9; NRO NCR 21f/20)	
By 1351/52	? John Page	Sold the property to Roger Midday. (This John Page was presumably a descendant of Nicholas or Henry Page. Described as 'of Bixley')	p.57
1314 - 1351/2	Northern part: Roger Midday, probably merchant, acquired Woburn site	Roger Midday, (perhaps a cloth merchant, like his father, Adam), owned a shop in the Overrowe in the market & had a number of properties in the street, being resident there in 1332 (1332 Subsidy) and 1355 (Conesford View of Arms). He is described as the current owner in an abuttal of 1332 & served as bailiff for the second time in 1355 (NRO NCR 21f/20; Le Strange 1890, 93-4; RCN I p.391; Le Strange p.96).	•
1351/2	Southern part: Peter de Bumpsted	Peter de Bumpsted, a member of a leading Norwich family, bought the Page holding from John Page of Bixley (NRO NCR 21f/20). Around this time, a brick flint boundary spine wall & access arch separating the property from the street tenements, was built.	p. 57

By 1378/9	William Clere the younger of Ormesby, M.P. & landowner	Clere purchased the property from the Midday family by 1378/9. By 1384 EAA says it is reasonably certain that both parts of the site were united (probably under Midday as later descriptions of the property refer to 'Middaies' or 'Meddeyz – Inn' (Blomefield 1805 -10, $1v$ 84). It is also suggested that the window glass noted by Blomefield in 1744 in the hall house was part of the Clere arms. (Reference for his will is given as NRO NCC Harysk 36-37)	p. 57 & 61 for land- gable chart & its refs.
1384- 1418	Dionysia de Clere	Widow of William, who inherited & was still alive in 1318, may have lived here. The property is to be disposed of in her will of 1418 (TNA E41/35 $*$)	p. 57
1418- 1426/7	John Splitte, woolman	EAA suggests his business did not flourish & that he may have owned only the northern block (Kirkpatrick 1889, 8), and gives other references for his activities in the city. The will of Robert Toppes calls his complex 'Splytts's'. (NCC Wills 1468 NRO NCC Jekkys 97-99 *)	p. 61
1427/ 30 - 1467	Robert Toppes mercer	Toppes paid landgable for the whole site. He had become a freeman of the city of Norwich in 1421, rapidly rising to prominence and occupying high office (mayor, sheriff, member of parliament. He extended & developed the property to become a trading complex with the great hall as its centre. (NRO NCR 8d assembly roll 1420-1426; Le Strange 1890, 100-102, 138; See also Matthew p.88 – 109). Robert Toppes died in1467. His will of 1468 indicates his non residence and specified that the trading complex, 'Splytts's, was to be sold (NRO NCC Wills Jekkys 97-99 * at dragonhallnorwich.org.uk). For further details on Toppes & disputes concerning his will see Matthew (2013). In the landgable entry for Robert Broun 1474 and for Seckford and Alicock 1488/89 Toppes is referred to as an earlier owner (NRO NCR: Domesday Bk. f.43)	p.61
By 1474	Robert Broun	The property reverted to a gentry townhouse & Broun was the first known owner after Toppes. He paid landgable of 2 ³ / ₄ d. (from EAA: NRO NCR 17b Domesday Book f.43; NRO NCR 7i landgable 1474; EAA also gives ref: NRO NCR 1/20m.9).	p.61
By 1488/ 89	Thomas Seckford, gent. of	Paid landgable of 1d. The Seckfords were an eminent Woodbridge gentry family. Alicock was a freeman 1449. He lived in St John Timberhill parish; d.1493. See Wallace	p.61

	Suffolk and Thomas Alicock, fuller	for more about Alicock, incl. his second will: " my house by the Kinge's Ryver in the parysse of St Julyan" to be sold (Wallace 1992 pp.32 – 34, or Wallace 2015, pp.33 - 37:) & for the original will (NCC Wolman MF32*). He may have used part of the property and the river for his fulling business. The property was possibly divided into two parts, part owned by Seckford and part by Alicock although we can't say if the split was north/south or east/west.	
After 1493	Unknown		none
First half of C16	James Marsham, grocer	James Marsham was sheriff of Norwich in 1539 and constable and city councillor for the area, also Collector for S. Conesford of the subsidy of 1535. He was resident in the property as in his will of 1544 he leaves ' my capital messuage called Myddays wherein I now dwell' to his wife, Cecily (NRO NCC wills Hyll 186).	p.62
By 1549	Cecylye Marsham, widow, and John Marsham	James Marsham was dead by 1547. Cecylye Marsham paid landgable 1549.	p.68, p.61, 62
1552	John Barney of Langley, esquire	John Marsham, son of James, who presumably inherited the property, sold 'Myddayes' to John Barney, esquire of Langley (NRO NCR1/23m.27). Barney was probably the last person to use it as a gentry townhouse. (See also St Julian Enrolled Deeds: 1552/53 XXVII 1d 23). It is possible that the Alicock holding (see 1488/89) had been reunited with the Seckford holding.	p. 61, 69
1568- 70	John Noller	Noller's holding included property to the south of Old Barge Yard; he paid landgable of 2 ³ / ₄ d in 1568-1570 for both properties. (Rogers & Wallace p.33 cited in EAA)	p.61, 69
By 1592	Thomas Gleane, alderman	Gleane was Sheriff 1570, Mayor 1583,1592 & 1602. Died 1602. He was possibly the Thomas Gleane, draper of St Peter Mancroft in bond of 1569 (NRO PD/26/131) who was fined 12d. in 1584 for deception in the weight of cloths for the poor (Hudson – Leet Jurisdiction p. 63-4) He was also involved in bringing a Londoner to	p.69

		Norwich to teach 'the true and perfect mysteries of dyeing in green'. (Hudson & Tingey, Vol II, p.337 – City Record CCCCXXIX)	
1592- 1603	John Wytfield, keelman &Margaret, his wife	Wytfield is named as a former owner in the 1619 sale by Christofer Marshall to Nicholas Ellyott (NRO NCR1/35m.34). (Court Rolls record 32 AD 1597-1604, NRO NCR 1/m.54 refers to them as owners in 1603)	p.69
1603	William Fecke, gentleman	See court rolls record above. (His name also given in research by Chris Barringer, CB/1).	none
By 1619	Christopher Marshall draper & Ann, his wife, of Wenhaston, Suffolk.	(NRO NCR1/32m.54, 35m.33). At this time, if not earlier, part was let to tenants. Around this time too (late C16 – early C17), the block was remodelled: attic & ground floors inserted, cellars dug out & 2 chimneys & fireplaces installed.	
1619, Aug.	Lionel Claxton of Norwich, gent and William Loveland, hosier.	Christofer and Ann Marshall and Margaret Bradford, late wife of John Bradford and previously wife of John Wytfield, and Nicholas Bradford, son of John Bradford, sold to Claxton and Loveland 'a messuage called Middaies' (St Julian's deed of 12 Aug, 1619, NRO NCR 1/35 m.33r).	none
1619, Aug.	Christopher Marshall draper & Ann, his wife, of Wenhaston, Suffolk.	It is possible that, following the purchase by Claxton and Loveland on 12 th August, the properties - or part of them- were sold the next day, 13 th Sept, 1619, back to the Marshalls (Note in transcription of NRO NCR 1/35 m.34).	none

1619, Sept.	Christofer and Ann Marshall	The Marshalls split the property into a Northern and Southern section, selling the southern section to Nicholas Ellyet, beer brewer. From this date the term 'Middays' was used for the southern section until 1771.	p.69
1619, Sept.	Nicholas Ellyett beer brewer & Hester, his wife	Southern Section – from King St to the river (later incl.nos. 121 & 123 King St) The Marshalls sold the southern section with the property to the south to Nicholas Ellyet, beer brewer, and Hester Ellyett on 7/11 th September 1619 (NRO NCR 1/35m.34). Blomefield says: 'In 1626, Nic. Elliet had it, and it after came to the Cooks; Thomas Cooke, Esq. being the present owner. (Blomefield IV, p.76). See 1730 for Thomas Cooke.	p.68, Fig. 51; p.69, 187
		The site was now in two parts again. Two tenements on the street frontage were probably let out. The rest of the southern section may have been used as an alehouse. Ellyet may have founded the "Three Merry Wherrymen" by this date - later the 'Old Barge Inn'. Ellyet is a witness to John Lulman's will of 1637. After the division of 1619 the term 'Middays' was only applied to this southern section, being used up to 1771.	
1628	Peter Withericke innholder & Brigit, his wife	Northern Section – from King St to the river (later incl. nos. 111 to 123 King St) Sold by the Marshalls to Peter Withericke. Although he only owned the site for a short time, he was also an occupier & may have been running what was later to become 'The Black Horse', situated in the middle of the King St. frontage.	p.69, 187
1628- Sept.	William Peachye, grocer	Northern Section Withericke sold to Peachye (NRO NCR 1/37m.16).	p.69
By 1664, March	Mary Mingay, widow & Roger Mingay of London, woollen draper	Northern Section.	p.69

1664 - May	John Phillips, butcher	Northern section Phillips immediately split the northern section further in two, selling the western part to John Mottram and the eastern part, between the present Dragon Hall site and the river, to Robert Clayton, ironmonger. See Map 2 below. (NRO COL/1/115)	p.68, Fig. 51, & p.69
1664- 12 th May	John Mottram Worsted weaver	Northern section, western part (A Chris Barringer note, CB/1, refers to a Thomas Mottram, gent, as owner in 1664 & to Isaac Cooper, roughmason, as owner in 1664/5).	p.68 Fig. 51; p.69
1664 - 12 th May	Robert Clayton, iron monger	Northern section, eastern part Clayton was in occupation of the site before he bought this part in May 1664.	p.68, Fig.51; p.69
1668	Mary Morse, the elder & Mary Morse, the younger	Northern section: western part John Mottram sold to the Morses, a widow & a spinster. They were not resident & let the site out to tenants (NRO NCR 1/41m.86).	p.69
Until 1671	Nicholas, Job & John Ellyet	Southern section , This section, including the property to the south of Dragon Hall, was still in the hands of the Ellyets or 'Elliots'. (NRO NCR 1/39m.60, 13a/48). John paid tax for six hearths in 1671 (NRO NCR 13a/48). Nicholas Elliot's will is dated 1651 (NRO ANW, will register, 1648-1652, fo. 429, no. 416).It refers to Job Elliot (elder brother of John) as owner in 1665 and names him as next heir after his widow.	p.69
1720	Susan Mickle- Burgh, widow	Northern section passed as a single unit until mid C19 but sub division & development had taken, & was to continue, to take place. Susan Mickleburgh was a former tenant & paid tax on 12 windows (NRO NRS 27108-268x3; NRO NCR 23/19/1), but is described as having had undertenants (names given) in a sale deed of 1771 (Norwich City Deeds package 413 in Bundle 12189A, Bullards deeds YCY/NCH/39).	p.76

1730 (?)	Thomas Cooke Esq.(?)	Southern section Chris Barringer note (CB/1 p.2) contains a reference to Cooke in connection with The 3 Merry Wherrymen PH. See also Blomefield ref. for Nicholas Ellyet, 1619 and Thomas Cooke. He was assessed on property worth £50 in the Land Tax Register for St Julian in 1728 (NCR 23b(2).	none
By 1744		Southern section Three Merry Wherrymen PH in existence, assumed to be what became The Old Barge, mentioned (Blomefield 1805-10, IV 84, 103). But p.80 states that The Old Barge was also in existence by 1744, occupying the whole of the 1330 hall house, with the exception of the rooms to the west of the screens passage, now known as 'The Old Barge Room'.	p.76, 80
1748	Weldon? Page?	Southern section These two referred to as possible owner /occupants in Chris Barringer note (CB/1 p.2.).	none
By 1755	Francis Watson, Robert Turner, cordwainer, licensee of The Black Horse	Northern section Watson, noted as the current owner (& still resident in 1761) was a deal merchant & with Turner, paid tax on a total of 18 windows (occupying 117 & 119 King St & certainly established by 1760). (NRO NCR 23/19/1,2 ; NRO NCR 14e 23/19/2; Chase 1761)	•
Mid – late C18	Page Family & others (?)	Southern section Chris Barringer note (CB/1 p.2) refers to these occupants or owners: Weldon in 1748; Page in 1748; Robert Page to 1774; Edmund Page 1774 – 1783 (will); Benjamin Leeder 1783-1786.	none
By 1774		1771 – latest use of the word 'Middaies' or 'Middays' to describe this part. 3 Merry Wherrymen PH. (No. 123 King St) became the Barge PH.	p.76

Late C18	Watson, Peck & others (?)	 Northern section A note by Chris Barringer (CB/1 p.2) refers to these owners: Susan Watson by 1765; Simon Watson 1765 (will); Nicholas Peck et al. 1765-1771; J.Wright 1771-1786; George Webster 1786-1791; James Kettle & Nicholas Galey 1791- 1823. In another document (C/B4) the sources for this information are given as Norwich City Deeds Package 413 / Bundle 12189A & Bullards Deeds YCY/ NCH/39 Bundle 2 . The deeds relate to 117-119 King St, the central part of the current building, & do not include 115. Wright paid £620 in 1771 & Webster £262-10s in 1786, presumably for only part of the property. This sale was followed by a 'chaos of mortgages'. The 1791 sale gives occupiers' names. 	none
1802 (April)	John Martin to John Steward of Norwich, gentleman	 Southern section To distinguish it from the 'New Barge', the 'Barge' became the 'Old Barge'. It occupied the eastern half of No.123 (NRO: COL 5/16 NCR 14e11). Sold by Martin to Steward: Old Barge PH and small garden; the adjoining property on King St. next to the entrance to the yard; another dwelling house adjoining the Old Barge on the north side of the yard and all remaining land down to the water. The sale included rights of access along Old Barge Yard as far as the river. (NCHD abstract of title 1748-1802) (The business records for the Thompson Brewery show that John Steward of Norwich, gentleman, sold to the Rev. James Brown of Cambridge"binns and building in Old Barge Yard now used as a coal bin." for £52. Presumably a large coal depot was involved (BR 159/3). Skelton, a worsted weaver was one of the tenants of the western half of No.123 (Bacon 1802).(Chris Barringer note (CB/1) has Henry Moore resident in 1809 & Thomas Lovick, thatcher in 1811. 	p.76
1833-5 (?)	James Kettle, Richard & Mary Ann Galey	Northern section Kettle, a mahogany merchant, bequeathed the property (consisting of 7 houses separately occupied) to Mary Ann, his niece and her husband Richard Galey, a weaver. (NCHD Sales Harrington and Broughton 1854). Richard Galey, weaver, occupied part of the site which was sold in 1854. (Chris Barringer notes CB/1 & CB/4 connect George Galey & Thomas Wilson to the Black Horse & the latter lists other occupiers).	p.76

1841	Occupants	The 1841 Census gives 29 families/128 people in the whole Dragon Hall block, living in cramped, overcrowded conditions. David Harmer was licensee of the 'Old Barge' & had 8 people apart from his family in his property. Norwich Rate Books, available from 1840-5, can be consulted & cross referenced with the Census returns (see for example 1885 NRO NT 23/398a, 1890 NRO N/T 23/455 & 1891 NRO N/T 23/467, which have been transcribed). St Julian Baptismal Register may also be cross referenced. (All the census returns 1841-1911 for the Dragon Hall block have been transcribed. For an analysis of the residents of the Old Barge Building, aka 'Dragon Hall', see <i>Residents of The Old Barge Building 1841–1969</i> (HD 7), available on the website: dragonhallnorwich.org.uk).	none
1854		Northern section Sold by auction. It comprised: Black Horse pub (comprising what became Nos. 117 & 119) with large stable, four dwelling houses, one of which was divided into two tenements, and three other cottages. (NRO accn. Basil Cozens-Hardy 21/3/75). www.norfolkpubs.co.uk can be consulted for licensees	p.76
From 1854	Charles Crawshay & John Youngs,	 Northern section This section was divided into 3 after the 1854 sale: SW portion: Black Horse and stable to Charles Crawshay & Youngs - Brewers. (Closed by 1885: Jarrold 1885; Kelly 1952). [contd.] 	p.76
	Gilbert Pickering Watson	2. NW portion: 3 dwelling houses, one subdivided and 3 cottages to Gilbert Pickering Watson, druggist. No. 111 was part of this portion. (See Map 3 below).	p.82
	Samuel Mitson	3. Remaining dwelling house to Samuel Mitson – labourer. (NCHD sales by Harrington & Broughton 1854). This was probably the house shown in Fig.56, to the east of the present Dragon Hall boundary and therefore not part of the present complex.	
From 1868	Crawshays & Youngs, brewers	Southern section Charles Crawshay, John Youngs and Robert Carrs Youngs bought the Old Barge with 4 other houses in Old Barge Yard. (<u>www.norfolkpubs.co.uk</u>). Crawshay and Youngs thus now owned the southern section: The Old Barge, plus the SW part of the northern section, i.e.	p.81

		The Black Horse, bought in 1854. In 1914 they bought 121 King St, adjoining The Old Barge on the King St frontage. By 1885 The Old Barge extended from the eastern half of No. 123 (previously part of the 1330 hall house) to King St. and by 1952 it incorporated No. 121, the northern part of today's 'Old Barge Room'.	
1911	Occupants	Census gives 37 families/143 people resident in the 'Dragon Hall block', i.e. the 'Old Barge Building', as it was known to residents, plus the various tenements to the rear. Street & Trade Directories, e.g. Kelly's & Whites can be used for cross referencing.	none
By 1935	The Sick Man's Friend Lodge	Northern section The trustees of this Lodge held most of the 1854 holding of Watson (111 King St - occupied by shopkeepers and 9,10,10a St Ann's Lane).	p.81, 82
1936	Youngs Crawshay and Youngs	Southern Section (NCHD;NRO N/TC54/28) 111 King St and buildings behind frontage in St Ann's Clearance Area (see Map 3) housed 24 adults and 10 children.	p.81, 83
1937	Youngs Crawshay Youngs	Whole Site Buildings in St Ann's Clearance Area (see Map 3) demolished and land on which No. 111 stood was sold to widen St Anne's Lane. The site had grown (from C17 to C20) into a warren of interconnected dwellings. Remaining land on demolished site & remaining properties sold to Youngs, Crawshay, Youngs. St Ann's cottage remained in private ownership until 1983.	p.81,82 ,84
1967	Watney Mann	Youngs, Crawshay, Youngs sold to Watney Mann	
Aug. 1969	Youngs Crawshay Youngs	Old Barge pub closed temporarily, became permanent 1970 (<u>www.norfolkpubs.co.uk</u>). The last occupants in the remaining two properties on the King St. frontage were the rector of St Julian's in Nos. 117 & 119 & a butcher, Swatmans, in No. 115.	p.82
1979	Norwich City Council	Bought the site from from Grand Metropolitan Hotels, previously Watneys, previously Youngs, Crawshay, Youngs .	p.84

- **1987** Norwich Formation of Norfolk & Norwich Heritage Trust to manage the site and building as tenants, City Council now called Dragon Hall. Further conservation and restoration work by the Trust.
- **2015** Norwich Writers' Centre Norwich take over lease. NNH Trust is wound up. City Council

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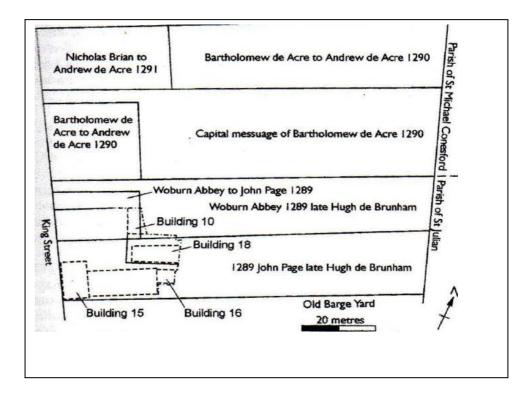
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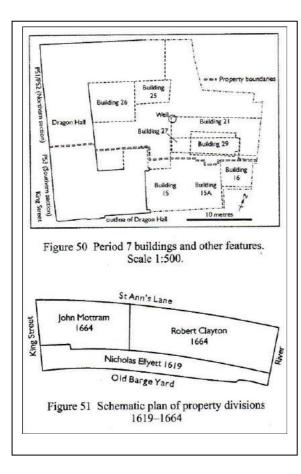
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- NCC Norwich Consistory Court
- NCR Norwich City Records
- NCHD Norwich City Housing Department
- NCR Norwich City Records
- NRO(CAT) Norfolk Record Office (Catalogue)
- NRS Norfolk Record Society
- Pound John Pound: Norwich Census of the Poor, 1570, (1971) NRS Vol.XL
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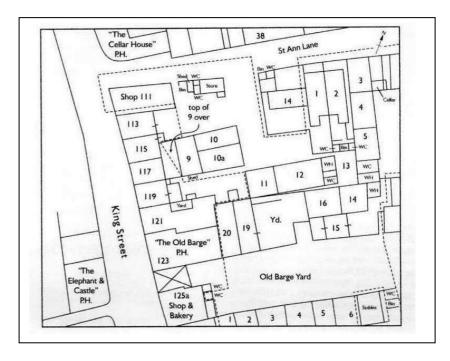
MAPS

Map 1: Ownership c. 1290: the Dragon Hall complex is located in the two southern property strips, on the boundary of St Julian's and St Michael's parishes. (from EAA 112, p.49)





Map 2: Fig. 51 shows division c.1619 of the site, which ran from King St. to the river, into northern and southern sections, and also the division of the northern section into western and eastern parts. (from EAA 112, p.68)



Map 3: King St. Clearance Area 1935: dashed line shows proposed demolition area (from EAA 112, p.82).