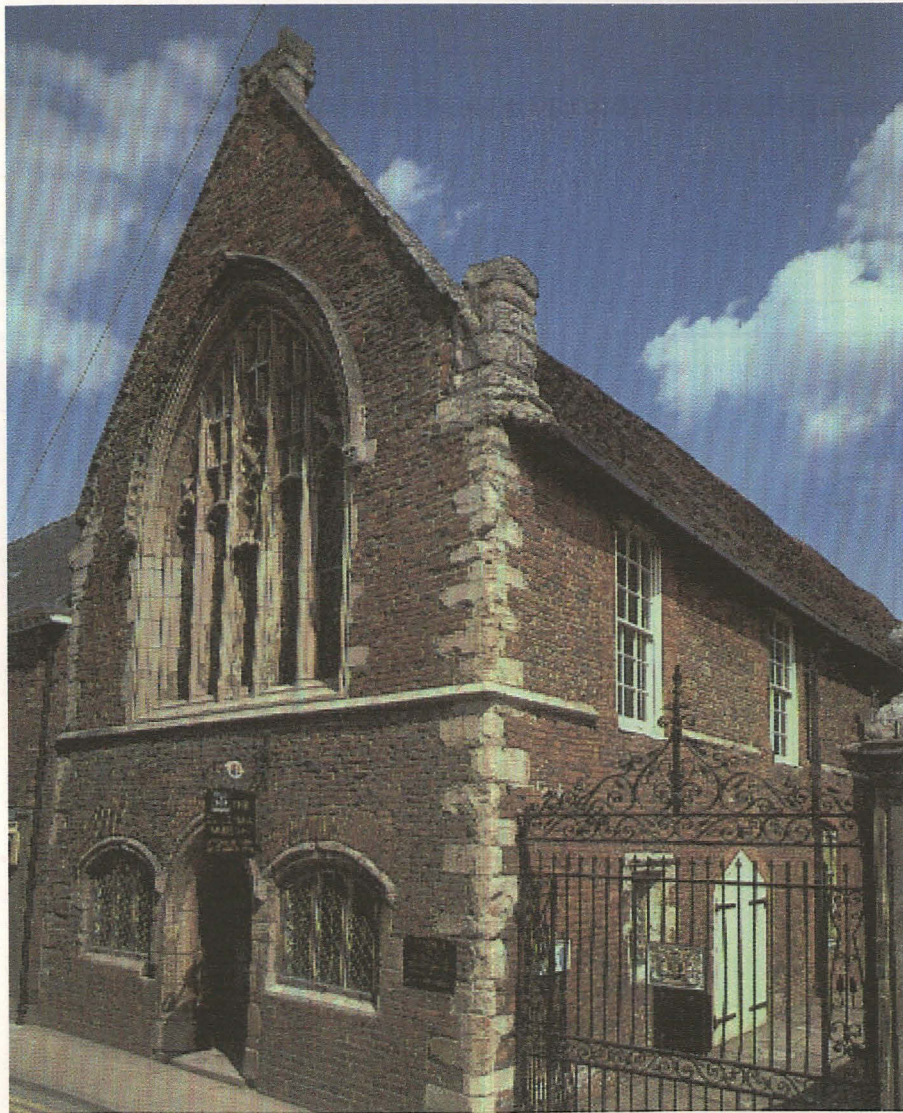


BOSTON GUILDHALL

ARCHAEOLOGICAL INVESTIGATION OF THE NORTH ELEVATION



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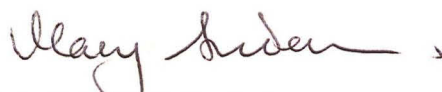
02 June 2001

Dear Beryl,

The Guildhall Boston

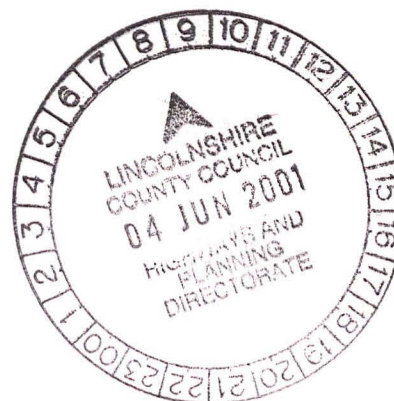
Please find enclosed the report prepared by Kate Giles on the north wall of the Guildhall at Boston.

Yours Sincerely,



MARY ANDERSON
For Anderson and Glenn

cc. Barrie Higham, Boston



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Contents

	Page
1.0 Project design	
1.1 Development proposal and conservation plan	2
1.2 Specification for archaeological survey	
1.3 Limitations of survey	
2.0 The Site	
2.1 Legislative status	4
2.2 Site description	
2.3 Historic context	
3.0 Archaeological survey	
3.1 Architectural description	6
3.2 Archaeological analysis: building structure and building materials	
3.3 Stratigraphic interpretation	
3.4 Phasing	
4.0 Conclusions and Recommendations	12
4.1 Conclusions	
4.2 Development proposals	
4.3 Recommendations	
Appendix 1. Project brief	
Appendix 2. Project specification	

1.0 Project design

1.1 Development proposal and conservation plan

1.1.1 This archaeological report must be understood within the context of development proposals for Boston Guildhall by Boston Borough Council. It must be consulted in conjunction with two other documents:

- Haley Sharpe report (02.99) *A Study into its Potential Future Uses, The Cultural Quarter and the Guildhall Story*
- Conservation Plan - commissioned by Boston Borough Council by order ED0042 (06.11.00) and produced by Anderson and Glenn Architectural and Landscape Consultancy (second draft version 2001)

A conservation audit was also commissioned by the Boston Council from Anderson and Glenn and the results of the audit are incorporated into the Conservation Plan.

1.1.2 These documents generated a series of design proposals for the development and expansion of the Guildhall Museum (Anderson and Glenn 2001, section **5.3 The Future**) which include the following proposals:

5.3.5 The proposal to utilise nos. 24-28 South Street as additional accommodation for museum collections and for facilities for staff and visitors. The possibility of constructing a new building to the area north of the Guildhall, at the rear of nos. 24-28 South Street - which would have serious archaeological implications and which would impinge on the north wall of the Guildhall.

5.3.6 The possibility of facilitating access between this new structure and the Guildhall through the creation of a new doorway through the north wall of the Guildhall. This would breach the apparently unbroken medieval brickwork which extends the full length of this elevation.

1.1.3 The archaeological analysis and interpretation presented in this report is a direct product of recommendation in the Conservation Plan (Anderson and Glenn 2001, 45):

6.2.3 a Any proposals for creating new openings through medieval brickwork shall be preceded by full archaeological assessment of the walling to be breached. The proposal shall not be pursued unless it is clear that there has previously been an opening, or the brickwork has clearly been rebuilt or disturbed.

The following recommendations or the scrutiny of proposed alterations which interfere with the pre-nineteenth-century elements of the buildings should also be noted:

6.2.3 b. Only undertake the reinstatement of lost features or elements when this can be fully justified by reference to earlier evidence as provided by documentary sources or archaeological investigation. Speculative and conjectural restoration should be avoided.

c. Any ground level alterations or works, which require excavations, must be carried out under approved archaeological supervision.

1.2 Brief and specification for archaeological survey

1.2.1 A brief for the archaeological investigation and recording of the north wall of the Guildhall was prepared by Mary Anderson, consultant architect of Anderson and Glenn in conjunction with Sue Smith, Community Archaeologist for Boston Borough Council. It is appended to this report.

The purpose of the brief was as follows (*The Guildhall: Boston, Brief 2.1-2.6*):

- To generate an archaeological assessment which might be used later in the development process to meet statutory requirements for listed building application.
- To generate targeted work which might form part of a comprehensive archaeological analysis of the building for which HLF funding would be sought.
- To evaluate the archaeological and historical significance of the brickwork of the north wall through detailed recording and analysis to identify phases and their likely dates.
- To guide the nature and extent of proposed development works, including the position and form of any new opening and thus the layout of the proposals. For example, if there are areas of recent brickwork or a former opening this might be capable of re-opening. Alternatively the work might confirm that the north elevation consists of original brickwork which should not be breached.
- To provide a record of the brickwork of the north wall should a new building be constructed adjacent to it.

1.2.2 A specification for the archaeological recording of the lower part of the north wall was produced by Kate Giles (Department of Archaeology, University of York) in the light of the archaeological brief. It is also appended to this report.

1.3 Limitations of survey

The following limitations were noted in the specification:

1.3.1 The lower part of the north wall is obscured in several places:

- Internally display boarding covers the north wall of the museum
- Externally the front section of the wall is covered by no. 28 South Street. However the walling can be seen from an attic window in the adjacent property which does not fully butt up to the Guildhall. The space between the two buildings is restricted and at present inaccessible.
- A further section of the wall is located within a ground floor room (G14) in no. 28 South Street. Here the brickwork is visible, but painted.

1.3.2 The main section of the wall requiring investigation (15.0m) is exposed within the garden to the rear of nos. 24-28 South Street. It can be accessed and recorded. However it is only possible to get back from the wall to a distance of 10m for 10.0m of its length and 5.0m for 5.0m of its length owing to the projection of adjacent buildings. The remainder of the north wall (extending to some 30.0m) is not required to be investigated at this time because it is located within garden areas and is located too far from the entrance to be of use in the light of the proposed building works.

1.3.3 A further serious limitation encountered upon visiting the site was the extent to which the lower part of the north elevation was covered in ivy. The area obscured is clearly marked on the survey drawings presented in this report. Unfortunately this area of the wall is also obscured internally by boarding, making the internal examination of the wall for openings also impossible.

1.3.4 Subsequent correspondence with English Heritage and the Boston Museum resulted in the following agreement:

- The ivy is to be cut back and weed killer applied to the roots. English Heritage is to be consulted regarding the removal of the ivy from the surface of the north wall in such a manner as to mitigate damage to the historic brickwork, mortar and plaster/render
- The future survey of this part of the elevation and its integration with the existing archaeological survey is to be recommended by this report.

2.0 The Site

2.1 Legislative status

The Guildhall is listed as Grade I and the adjacent structures Grade II.

2.2 Site description

2.2.1 Boston Guildhall is situated in one of the earliest parts of the historic town of Boston. It fronts onto South Street, which is separated by a quay from the river Witham. To the north it is bounded by the former monastic site of Blackfriars and by Spain Lane. To the east it is bounded by Spain court and to the ~~north~~ ^{South} by Beadsman's Lane.

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2.2.2 The earliest map of Boston dates to 1741 (fig. 1) and shows the relationship between the Guildhall, Spain Lane and Beadsman's Lane. It is drawn schematically as a part of an undifferentiated block flanking a central open courtyard. More detail is provided by the early 1887 OS map (fig. 2), which contains important details about the tenements fronting Spain Lane and structures abutting the north wall of the Guildhall.

2.2.3 The site also comprises a range of three small shop units, nos. 24-28 South Street. These appear to abut the Guildhall but are actually separated from it by a gap of 0.30 m (fig.3). The present subdivision of the properties can be traced back to the early nineteenth century. It is shown on the OS plan of 1887. However, behind their eighteenth-century facade, the properties contain medieval fabric which is described and discussed in the Conservation Plan (3.5 Anderson and Glenn 2001, 29).

The area north of the elevation (fig. 4) is largely clear, except for extensive vegetation and the footings of former boundary walls and building structures. In the north-east corner of the plot is a brick shed with slate roof. This abuts a boundary wall which marks the limit of the survey.

The ground level has been raised historically in this area and the present ground level is that of the twentieth century.

2.3 Historic context

2.3.1 The Boston Guildhall was built as the hall for the religious guild of the Blessed Virgin Mary. According to a certificate of 1389 the guild was founded as early as 1260, but it was only incorporated in 1392. Historical studies of the guild have been carried out by Ormrod (1993) and a synthesis of historical accounts and studies, including extracts from the Boston Corporation Minute Books is included in the Conservation Plan (Anderson and Glenn 2001, 3.2.5).

2.3.2 Construction date. The date of construction of the Guildhall has been given as c.1450 (figs. 5 and 6). This is based on stylistic and historical grounds rather than archaeological or documentary evidence. The brickwork appears to parallel that used in contemporary buildings such as Tattershall Castle.

Research on other guildhalls carried out by the author of this reports suggests that the granting of a licence of incorporation often coincided with the decision to construct a guildhall. The possibility that the date of the Boston Guildhall could be pushed back to the first half of the fifteenth century is considered in the light of the archaeological evidence presented below.

2.2.4 Topographical context. Boston Guildhall must be understood in the context of its immediate topographical surroundings and the institutions associated historically with the area.

Blackfriars is a thirteenth-century foundation, rebuilt after a fire in the fourteenth century. Parts of the monastic complex survive and are incorporated into the Blackfriars Arts Centre on Spain Lane and nos. 10 and 12 Spain Lane. Spain Lane is named after the prominent medieval de Spayne family, one of whom is said to have been a founder of the guild.

This might suggest an intriguing relationship between the de Spayne family, Blackfriars and the Guildhall.

To the north it is bounded by the buildings and site of the Dominican friary and Spain Lane and to the east by Spain Court. Was this land originally the site of an urban residence, or *mansum* of de Spayne? Many guildhalls, including many of the London Livery Company halls were built on the sites of former prominent domestic residences (Schofield 1995, 44). Some, such as the mid fifteenth-century Guildhall in York, were also built adjacent to monastic institutions which had previously been the focus of patronage of the family. Indeed it is possible that prior to the mid fifteenth century the guild of St. Mary in Boston actually met in Blackfriars or in a de Spayne residence on the site.

2.2.5 Guildhalls: form and function. Guildhalls were both public and private buildings. They usually contained a meeting place, or open hall, in which the religious fraternity or craft mystery would meet to discuss business affairs and activities. Some also contained chapels, in which the guild might worship together, and in which guild members might found chantries and obits to speed the passage of their soul through purgatory. Many guildhalls also accommodated a form of hospital or *maison dieu*, in which the poor and/or infirm would be sheltered, in return for their prayers on behalf of the souls of guild members.

The internal arrangement and function of Boston Guildhall is, at present, unclear. Sixteenth-century inventories suggest that the Boston Guildhall contained a hall and chapel, kitchen and buttery at first floor level with cellars, a kitchen and contain references to a chantry house and chapel and bede house at ground floor level. However, it is also thought that bedesmen were accommodated in small structures to the south of the Guildhall proper, from which the name 'Beadsman's Lane' is presumed to originate. A detailed archaeological investigation of the Guildhall might test and refine these hypotheses.

3.0 Archaeological survey

3.1 Architectural description

3.1.1 Boston Guildhall is a two-storey building of eleven bays (figs. 8-9). The walls are of late medieval brick and are approximately 0.50 m thick. The floor and roof frames of the building are timber-framed. Although a number of the posts have been replaced at ground floor level, evidence for their former position can be reconstructed from surviving floor joists and beams. At first floor level there is a fine fifteenth-century crown post roof structure which retains a good sequence of carpenters' marks.

A detailed discussion of building materials, architectural features and a room by room description of the building is provided in the Conservation Plan (Anderson and Glenn 2001, 21-29).

3.1.2 The north elevation

The north elevation contrasts markedly with the west and south elevations of the building (figs. 5-7). These elevations consist of medieval brickwork with limestone dressings, particularly on the west elevation to South Street. The quoins, pinnacles, string course, gable and pinnacles here are of limestone, as are the embrasures, hood mouldings and label stops of the main doorway and the pair of four-centred arched windows which flank it at ground floor level. An early Perpendicular window retaining original tracery and fragments of stained glass dominates the upper part of the elevation. Externally and internally there is plinth at the base of its central light for a statue (probably of the Virgin Mary). A much-decayed piece of sculpture also acts as a corbel under the coping for the gable on the north side of the west elevation.

The south elevation also consists of brickwork with a limestone string course and stone surroundings to the ground floor window at the west end of the elevation. Fragments of two pairs of stone heads survive at string course level, indicating the position of former first floor window openings. This selective use of sculpture suggests that these may have been prominent windows, perhaps associated with the dais end of the hall internally. This elevation also contains a former doorway which is now blocked.

At present the north elevation appears to contrast with the west and south elevations since it does not appear to combine brickwork with masonry dressings. For example, the string course is comprised of cut and rubbed bricks rather than limestone. However, closer examination of surviving areas of the north elevation between the Guildhall and nos. 24-28 South Street reveals evidence for a limestone string course with the same moulding profile as that of its counterparts on the west and south elevations (fig. 10).

The absence of evidence for access routes or openings in the ground floor of the north elevation may still suggest that the north elevation may never have been a principal access route into the building. This hypothesis is supported by the fact that this area of the site was fairly built up by the later medieval period - by nos. 24-28 South Street to the west and the monastic complex of Blackfriars to the north. The OS map of 1887 shows only a narrow lane providing access to the north elevation from Spain Lane.

3.2 Archaeological analysis: building structure and building materials

3.2.1 Building structure

Although it has not been possible to examine the construction of the walls of Boston Guildhall in detail they appear to follow the convention of mass wall construction, common to masonry and brick buildings of the medieval period. The wall consists of two faces of brickwork between which is a rubble core matrix.

The bonding of the brickwork is characteristic of a late medieval date. Irregular shaped bricks are laid in a fairly thick mortar and in a haphazard bond consisting largely of rows of stretchers with the occasional header used to bond the two wall surfaces together. This construction technique pre-dated the widespread adoption of English bond (alternating courses of headers and stretchers) and Flemish bond (alternating headers and stretchers in each course) in England. The courses of brickwork are bonded together with a lime-based

'common mortar' which was originally pointed back flush with the wall face. It survives on the bedding planes and is exposed in several places on the north elevation.

The erection and subsequent demolition of structures abutting the north elevation means that at ground floor level the exterior has been badly damaged by construction cuts and by the addition of plaster and render to the surface of the brickwork. It has also been affected by insensitive and excessive re-pointing.

Although alterations, additions and repairs to the external surface of the north elevation may not be visible internally, any substantial opening, such as a window or doorway, should be visible both internally and externally.

3.2.2 Building materials

The bricks Boston Guildhall are characteristic of a late medieval date. The stretchers measure 2 - 2.25 inches x 8.5 - 10 inches and the headers 4 - 4.75 inches and contrast visually with later, larger bricks used in repairs and alterations to the north elevation. However, re-used medieval bricks are also employed in repairs to the north elevation.

The red-orange colour and texture of the Boston Guildhall bricks reflects the use of local clays. However the north elevation incorporates the occasional vitrified header. Although it is likely that the bricks used at Boston were produced using moulds, they are slightly irregular in shape. The mortar joints used to bed the brick courses tended to be fairly thick to accommodate this irregularity.

Later re-pointing has been carried out using a distinctive black slag mortar in several areas of the building and in cement based mortars elsewhere.

The term 'brick' only became common in the mid fifteenth century. Before this date bricks were known as 'wall tiles' - a term which reflects their small size - or 'Flemish tiles' - a term which indicates the influence of the brick industry in Flanders on the development of this building material.

Brick is a building material confined primarily to the east and south-east of the country. It was particularly popular in areas of denuded woodland. The east of England was a centre for the import of Flemish tiles throughout the later medieval period. However from the fourteenth century onwards towns such as Hull had their own tile kilns (Salzman 1952, 141). The closest parallel for the bricks used at Boston is nearby Tattershall Castle, built c.1435-1445 for Lord Ralph Cromwell, Treasurer to Henry VI. The Conservation Plan notes that the bricks for Tattershall appear to have been made locally on the Edlington Estate by Flemish brickmakers (Anderson and Glenn 2001, 21). However Salzman (1952, 141) notes that the bricks for Tattershall came from both Edlington and Boston and it is also known that Cromwell also had a brick kiln in Boston from which 8000 bricks were delivered to the Abbot of Bardney in 1434/5.

It is therefore possible that the brickwork used in Boston Guildhall dates to the earlier part of the fifteenth century. Future research might compare the composition of the clay in Tattershall with that at Boston Guildhall.

Brick was also a building material confined socially to buildings of status. Sometimes it was plastered to imitate masonry (Brunskill 1990, 115) but elsewhere it was left visible with masonry dressings. This appears to have been the case at Boston, where the lavish use of brick in the Guildhall must have contrasted markedly with the timber-framed hall of the guild of Corpus Christi which dates to c.1400 and with the halls of the other major guilds in medieval Boston - Holy Trinity, SS Peter and Paul and St. George (Ormrod 1993).

3.3 Stratigraphic analysis

The archaeological analysis which follows commences with a description of the architectural features and archaeological contexts at the west end of the building and moves eastwards. It relates to CAD drawings (figs 13, 14, 19) and photographs (figs. 15-18; 20-22).

3.3.1 The north elevation is abutted at its western end by nos. 24-28 South Street.

At the west end of the elevation it is impossible to access the lower part of the elevation except for an oblique view through an attic window in nos. 24-28 South Street (fig. 10). Visual analysis of this area suggests that there are no openings or doorways at ground floor level. This interpretation is also supported by the relative proximity of this area to the principal doorway of the Guildhall in the west elevation and the absence of evidence for internal partitioning in this area of the ground floor.

This area of the elevation also contains evidence of a substantial chimney stack abutting the north wall of the Guildhall (figs. 10-11). The stack is supported by two sets of limestone corbels; one of which is visible only within the out-shut to nos. 24-28 South Street. The stack has a straight joint running down its west face. This may indicate that it is an earlier stack, rebuilt during the eighteenth century with tumbled brickwork. Documentary sources suggest a date of 1717 for its construction.

3.3.2 The stack certainly pre-dates the construction of an out-shut to nos. 24-28 South Street which abuts both it and a more substantial stack of corbelled brickwork further east (fig. 12). This structure is visible at first floor level. Its construction is particularly interesting, consisting of courses of headers and stretchers interspersed with much more substantial courses, either of bricks on edge, or tiles (fig. 12). It appears to be part of the original structure of the Guildhall. Medieval chimney stack are usually positioned in relation to areas of high status. The archaeological interpretation of this feature therefore has important implications for the interpretation of the first floor of the Guildhall.

3.3.3 To the east of the out-shut is an area of brickwork obscured currently by a buddleia tree (fig. 15). However behind the vegetation the surface of the wall is covered in plaster and red paint. This area of render continues eastwards and is exposed in the interior of the surviving brick privy and on the surface of the north wall exposed to the east (004; fig. 15-16). It is a relatively recent feature which indicates some common use or maintenance of a series of small privies and out-shuts abutting this area of the north elevation.

Above it is another area of plaster (007; fig. 15-16) which does not appear to have been painted. It may relate to the pitch of the roof of the buildings in this area; a hypothesis which is supported by evidence of the remains of metal brackets still protruding from the surface of the wall at this level.

Evidence for small internal partitions within this range survives in the form of the present wall of the privy and in cuts and areas of re-pointing (002; 003) in the surviving medieval brickwork (001) further east.

The wall here does not appear to have been plastered or painted in this area. This may be explained by the presence of a toilet and cistern – the base of which survives (fig. 16). Alternatively it may be explained by a difference in ownership or maintenance of this out-shut.

3.3.4 Sadly the area east of these features is largely obscured by vegetation, in the form of a buddleia tree and ivy covering the surface of the wall itself. Internally these bays are also obscured by boards (fig. 17). Although an attempt was made to establish the possible presence of former openings, the only archaeological features visible were an area of plaster (008) and a straight joint (009, 010) to the west of the drainpipe.

The area of plaster (008) appeared to extend underneath the ivy for some distance. It terminates in a clearly defined line (fig. 18) which corresponds almost exactly with the position of the footings of boundary wall running north of the elevation towards Spain Lane. This appears to represent the boundary line of an historic passage through to the Guildhall from Spain Lane which is visible on Hall's map of 1741 and the OS map of 1887. It has subsequently been in-filled.

The OS map of 1887 shows a range of buildings abutting the north elevation of the Guildhall. The first of these extends from the out-shut of nos. 28 South Street to a partition wall in line with the rear elevations of nos. 26-28 South Street. The second abuts the boundary wall discussed above. Contexts 002 and 008 appear to correspond with this cartographic evidence exactly.

3.3.5 The straight joint (009, 010) appears to continue up the surface of the elevation (fig. 18). However, it does not appear to reflect the position of a former opening since there is no corresponding straight joint immediately to the east or west. The most likely explanation for this feature appears to be the position of an earlier drainpipe slightly to the west of the present feature.

3.3.6 A small eighteenth-century chimney stack emerges at eaves level in the upper part of this area of the elevation. It is associated with a fireplace at first floor level only and documentary evidence suggests that it dates to 1747.

3.3.7 To the east of the drainpipe at ground floor level are two large areas of exposed plaster (012; 013; fig. 20). They are associated with cuts and fills (014, 015; 016, 017) relating to the roof line of a structure abutting the medieval brickwork (001) in this area. Their position – halfway up the wall – may reflect the addition of boarding or render to the upper part of the wall surface or alternatively, the presence of features such as sinks or cupboard units, attached to the wall.

3.3.8 To the east of these features are two quite distinct areas of plaster (fig. 20). The first (019) appears to have been applied as a general render, perhaps to consolidate the surface of the brickwork. The second (018) is clearly rectangular in form and gives a visual impression of a straight joint running down the surface of the elevation. However, closer examination reveals that the brickwork courses through underneath the plaster. It is therefore a later addition to the surface of the wall.

3.3.9 Further east again is another area of surface render (026; fig. 21) which appears consistent with 019. Above it are two cuts and fills (027, 028; 029, 030) which indicate the position and pitch of a former roof line.

All of the features discussed above relate to the building abutting this area of the elevation shown on the 1887 OS map. However they indicate that there may have been internal divisions and features within this structure. In this light it is particularly interesting to note that the area of plaster (018) corresponds almost exactly with the position of two small structures and a boundary wall located in the centre of the courtyard north of the Guildhall.

3.3.10 Between the areas of plaster 018, 019 and 026 is an archaeological feature which at first might be interpreted as some form of fixture or fitting within the building discussed above (fig. 22). However, closer examination of the stratigraphic relationships within the brickwork reveals evidence of straight joints relating to cuts and fills (020, 021; 022, 023) of the medieval brickwork in this area (001). 020 and 021 can therefore be interpreted as evidence of the blocking of a former opening. The form of this opening appears consistent in size and shape with two-centred arched late medieval doorway.

Evidence to support this interpretation can be found on the interior of the building, where straight joints are also visible in an exposed section of the wall (fig. 23). The narrower width of this feature suggests that the doorway was rebated internally. The visual difference in the level of the two openings can be explained by the raising of the external ground surface over time on the north side of the building.

Immediately to the west of the doorway internally is a blocked aumbry which may originally have been designed to hold a light, a holy water stoup or a dish for charitable offerings (fig. 23).

3.3.11 In the upper part of the medieval brickwork (001), to the west of the present eighteenth-century sash window is an area of re-pointed brickwork (024, 025; figs. 20-21). This appears to be a cut and fill which consists of a mix of re-used medieval and later brickwork. A small area of the fill has subsequently been replaced with modern brickwork (035, 036). The interpretation of this feature is problematic. It may be associated with the upper part or roof of a former building.

3.3.12 The string course which runs along the north elevation at the level of the base of the eighteenth-century sash windows has been cut back (031) and replaced by a brick string course (033) for most of the elevation but by cement render (032) in bays four and five (fig. 7). This may relate to historic repairs and the robbing of limestone from this elevation for use elsewhere in the building. The buildings abutting bays four and five must have extended above this level and were probably still standing when this event occurred.

3.3.13 A boundary wall abuts the exterior wall of the fifth bay of the building and east of this are a series of gardens associated with tenements fronting onto Spain Lane. The analysis of the area east of this boundary lies beyond the scope of this analysis but it is worth highlighting the very clear archaeological evidence which exists for two major gabled structures abutting the wall in this area (fig.24). The surface of the elevation has been re-pointed excessively following their demolition.

3.3.14 At first floor level the north elevation is also comprised of mainly fifteenth-century brickwork, although there have been several phases of repair and re-pointing (fig.7). The elevation has also been pierced by the insertion of a series of nine-over-nine eighteenth-century sash windows in bays 3, 4, 5, 6 and 7. The wall contains clear archaeological evidence for the cuts and fills associated with their insertion. It is likely that all archaeological evidence for the original fenestration of this elevation was destroyed in this process. However it supports documentary evidence which suggests that the positions of the eighteenth-century windows reflect that of their medieval predecessors.

3.4 Sequence and phasing

3.4.1 Medieval.

The principal phase of construction of the north elevation (001) can be dated to the early-mid fifteenth century. This is based on stylistic and structural evidence of the medieval brickwork and on the form of the doorway indicated by the cut and fill (020, 021). The large redundant chimney stack towards the west end of the elevation is also medieval in date.

3.4.2 Post-medieval.

The doorway discussed above appears to have been blocked in the immediate post-medieval period. It is blocked using re-used medieval brickwork and the fill has been subsequently plastered by later structures built up against this section of the north wall.

The blocking may tentatively be dated to the post-Reformation period (mid sixteenth century) on functional grounds. It reflects a change in the provision of access into and the use of the ground floor which may relate to the adaptation of the building after the suppression of the religious guild of St. Mary.

3.4.3 Eighteenth- and Nineteenth-century alterations.

Two chimney stacks on the north elevation can be dated on stylistic grounds to the early eighteenth century. The stack with tumbled brickwork at the west end of the building can be dated to 1717 and the smaller stack emerging half-way along the north wall to 1747 from documentary sources.

3.4.4 The insertion of the nine-over-nine sash windows in this elevation can be dated stylistically and from documentary evidence to 1730.

3.4.5 The replacement of the limestone string course along the north elevation may well date to the eighteenth century and be associated with the robbing of masonry for repairs elsewhere in the building at a date when

the aesthetic importance of the north elevation was not a primary consideration. The form of the string course appears consistent with such a date.

3.4.6 During the eighteenth and nineteenth centuries a series of structures were erected adjacent to and abutting the north elevation. These certainly pre-date the OS map of 1887 but are probably earlier in origin. The earliest of these may well be the structures indicated by the roof line 029, 030 and 027, 028 and with plaster at 018, 019 and 026. It is unclear whether the plastering of the surface of the building dates to the period during which the structure was in use or to attempts to consolidate the wall surface after its removal. However, the area of plaster (018) corresponds almost exactly with the position of two small buildings and a boundary wall located in the centre of the courtyard north of the Guildhall.

The building which abutted the area of the north elevation associated with contexts 012 - 017 may have been contemporary. Here it seems likely that the exposed plaster is related to the internal fixtures and fittings of the building rather than being an attempt to consolidate the wall surface following its demolition.

The property boundary and building structure associated with plaster at 008 survive as footings of a boundary wall running north of the elevation towards Spain Lane and is visible on both Hall's map of 1741 and the OS map of 1887. This may also be an eighteenth-century structure extending to a partition with another building in line with the rear elevations of nos. 26-28 South Street.

The final building structure associated with contexts 003, 002, 004 and 007 appears, in its present form, to date from the early-mid nineteenth century. It extends from the out-shut of nos. 28 South Street to the partition with the building discussed immediately above. However it is possible that this is also eighteenth century in origin and that the different areas of paint and plaster within it relate to subsequent changes in ownership and management.

3.4.7 The replacement of the drainpipe indicated by the straight joint 009, 010 is probably a relatively recent feature, dating to the latter part of the nineteenth or early part of the twentieth century.

3.4.8 The demolition of the structures abutting the north wall of the Guildhall appears to have occurred during the latter part of the twentieth century. The replacement of a small area of brickwork in the blocking of the medieval doorway (022, 023) and the attempt to consolidate wall surfaces after the removal of building structures may be associated with this activity. Further documentary research would shed light on the exact dates and sequence of this clearance and demolition programme.

4.0 Conclusion and Recommendations

4.1 Conclusion

4.1.1 The analysis presented above suggests that apart from the blocking of the medieval doorway, the north elevation has been altered gradually over time by the accretion of building structures abutting the north elevation. Archaeological analysis of the cuts, fills, roof lines, plaster and render associated with these buildings suggests that they date to the eighteenth and nineteenth centuries. However the nature of these structures - out-shuts and privies - means that it is difficult to assign an absolute date to them.

4.1.2 Further archaeological investigation of the footings of walls which survive at ground level might refine these interpretations. Archaeological excavation of the area is likely to reveal a series of re-buildings and alterations which are likely to date back to the sixteenth and seventeenth centuries.

4.1.3 Further documentary and cartographic research would shed light on the demolition and clearance of these structures in the twentieth century.

4.2 Development proposals

4.2.1 The archaeological analysis presented above *has* identified evidence of one former opening in the north wall. However it is *not* recommended that this former doorway be re-opened for the following reasons:

- The blocking of this doorway is of historic significance. The blocking contains re-used medieval brickwork and is part of the structural development of the building.
- The retention of this feature is central to the historical narrative of the Guildhall. Together with the blocking of the aumbry on the interior of the north elevation it indicates an important change in access routes into and use of the ground floor of the building. It may well relate to the adaptation of the building after the suppression of the religious guild of St. Mary.
- The raising of the ground surface north of the building means that at present the doorway is not at a suitable height to be re-used. Lowering of the ground surface to facilitate access would have significant archaeological implications.

It is unlikely that listed building consent would be granted for the unblocking of this feature.

4.2.2 A substantial section of the north elevation has not been recorded for the purposes of this report. Once the ivy has been cleared from this area the fabric should be examined closely for any further evidence of openings which might meet the criteria outlined in section 1.1.

4.3 Recommendations

4.3.1 The archaeological analysis carried out for this report has highlighted the value and research potential of Boston Guildhall. All future work to the building should be preceded by archaeological investigation of the fabric and, where relevant, excavation of earlier floor levels.

This should include the archaeological investigation of that section of the north wall currently obscured by ivy.

4.3.2 A total archaeological investigation and record of the Guildhall should be made. This will answer important questions about the original structural and spatial organisation of the building and its alteration and development over time.

4.3.3 The archaeological analysis should be accompanied by the targeted dating of medieval timber by dendrochronology and brickwork by thermoluminescent analysis.

4.3.4 An extensive programme of historical research should accompany this archaeological survey. Primary and secondary sources including guild records, property deeds, probate inventories and cartographic and pictorial sources should be consulted.

Areas of research potential include:

- The structural development of the Guildhall during the medieval period. The alteration of the building, including the suppression of the chantries and bedesmen after the Reformation. The adaptation of the Guildhall as a Town Hall during the seventeenth and eighteenth centuries.
- The topographical and morphological development of the area surrounding it including Beadsman's Lane, Spain Lane, Spain Court and Blackfriars during the medieval and post-medieval periods.
- The construction and function of nos. 24-28 South Street.
- The nature of the structures built up against the north wall of the Guildhall and their relationship with tenements fronting onto South Street and Spain Lane.

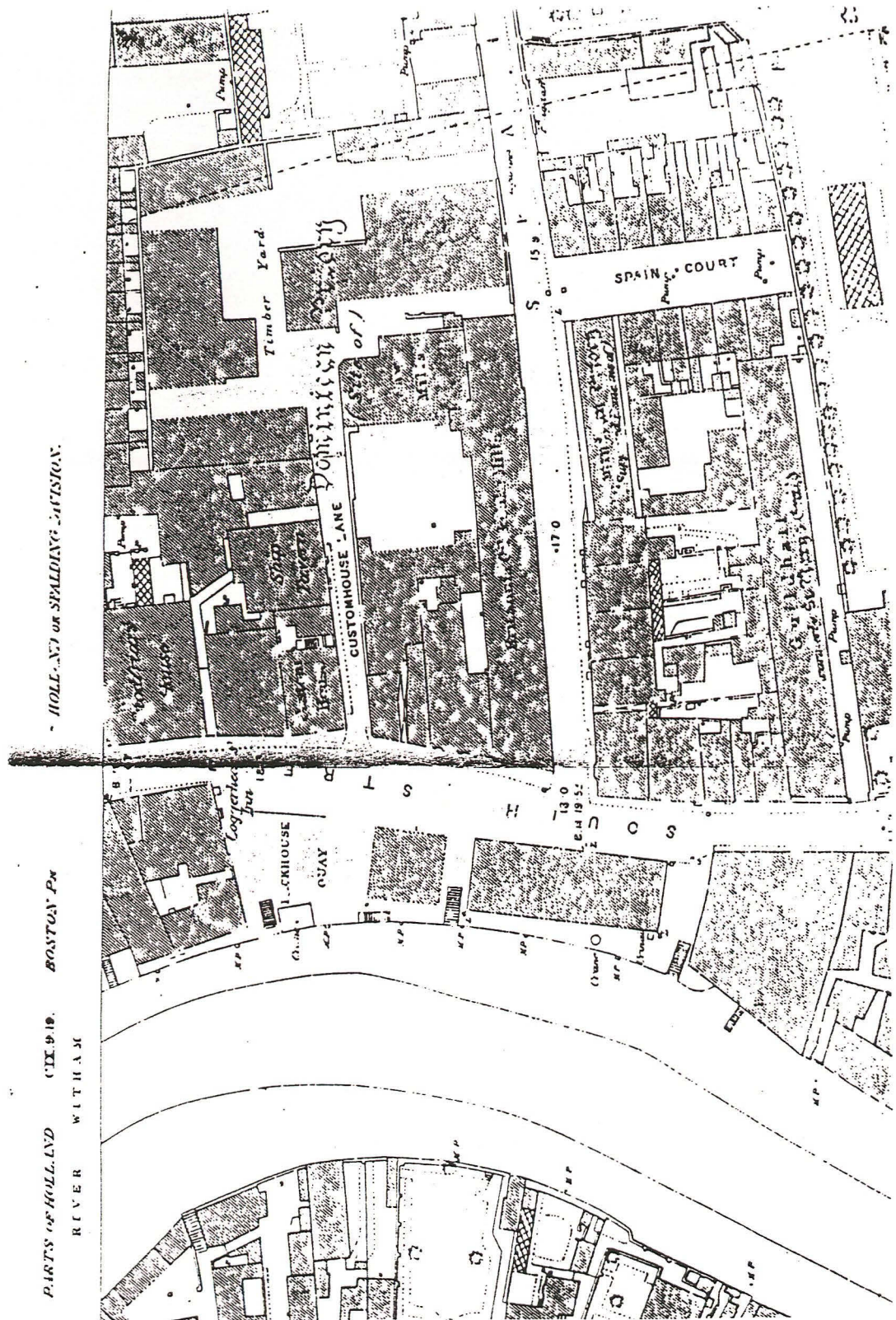


Fig. 2 O.S. Map of Boston, 1877.



Fig. 3 The relationship between nos. 24-28 South Street and the Guildhall.



Fig. 4 The area north of the Guildhall, looking south (above) and looking north (below).

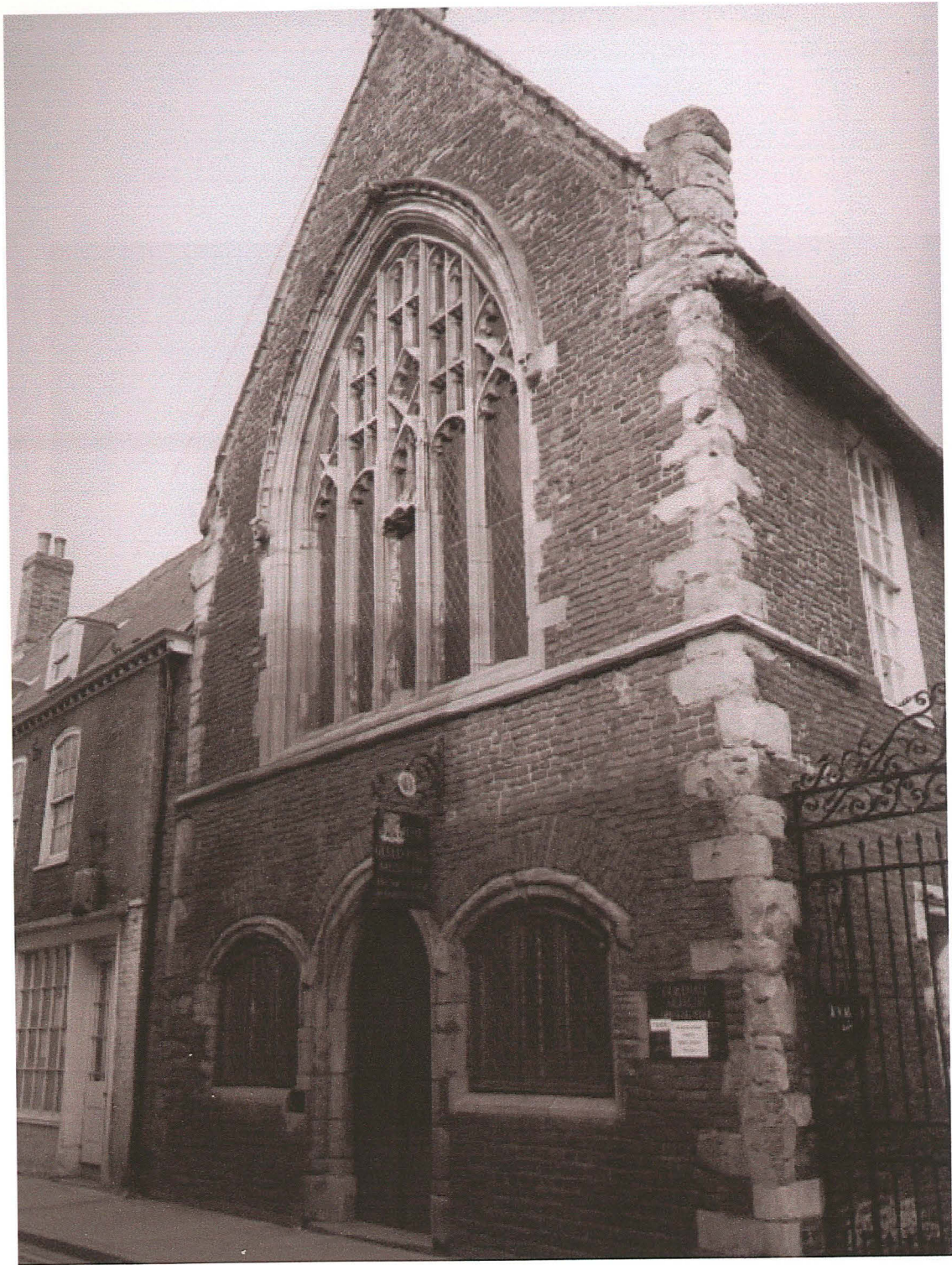


Fig. 5 The Boston Guildhall, West Elevation.



Fig. 6 The Boston Guildhall, South Elevation.



Fig. 7 The Boston Guildhall, North Elevation, looking west (above) and looking east (below).

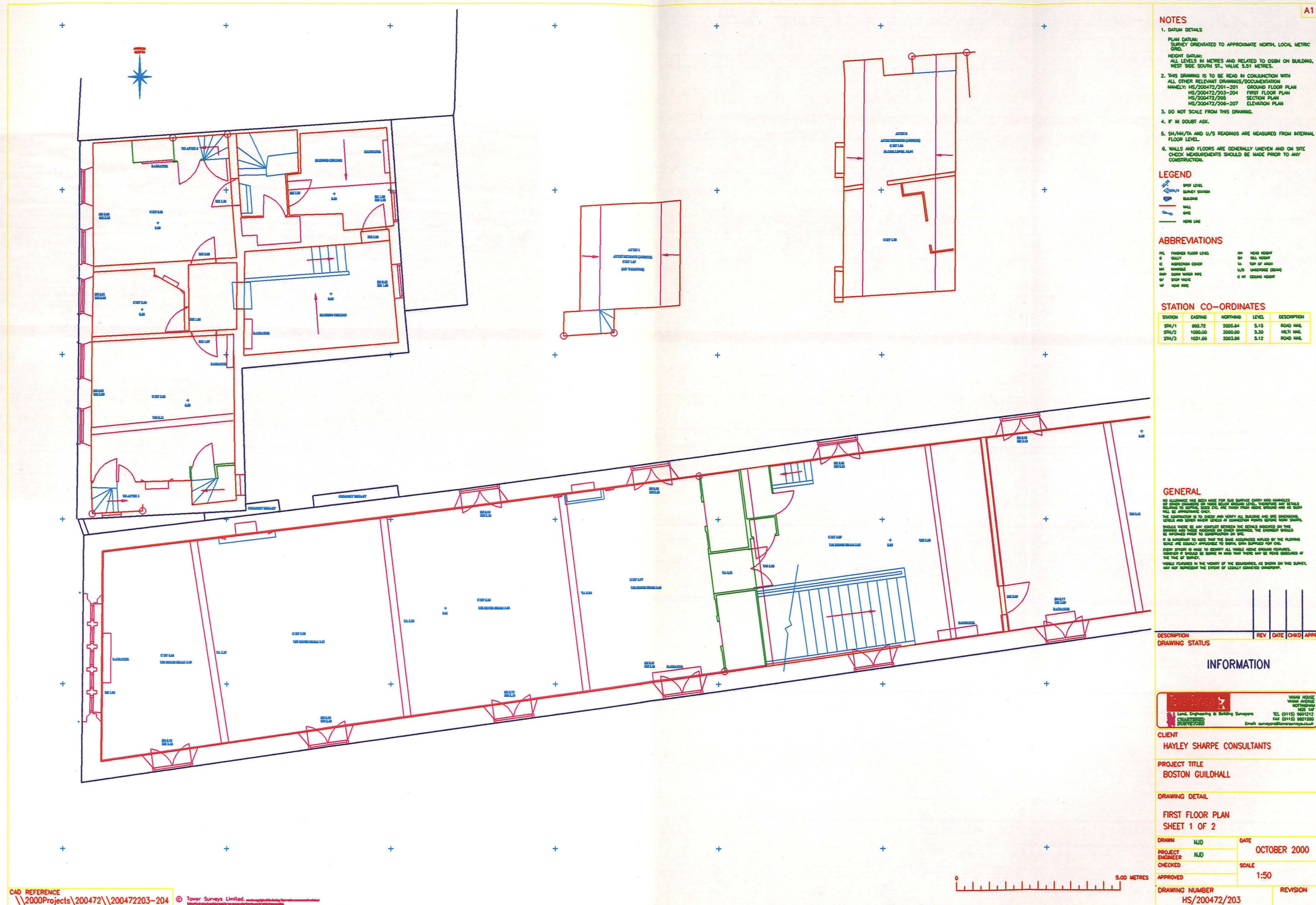




Fig. 10 North Elevation. Detail of string course from nos. 24-28 South Street.

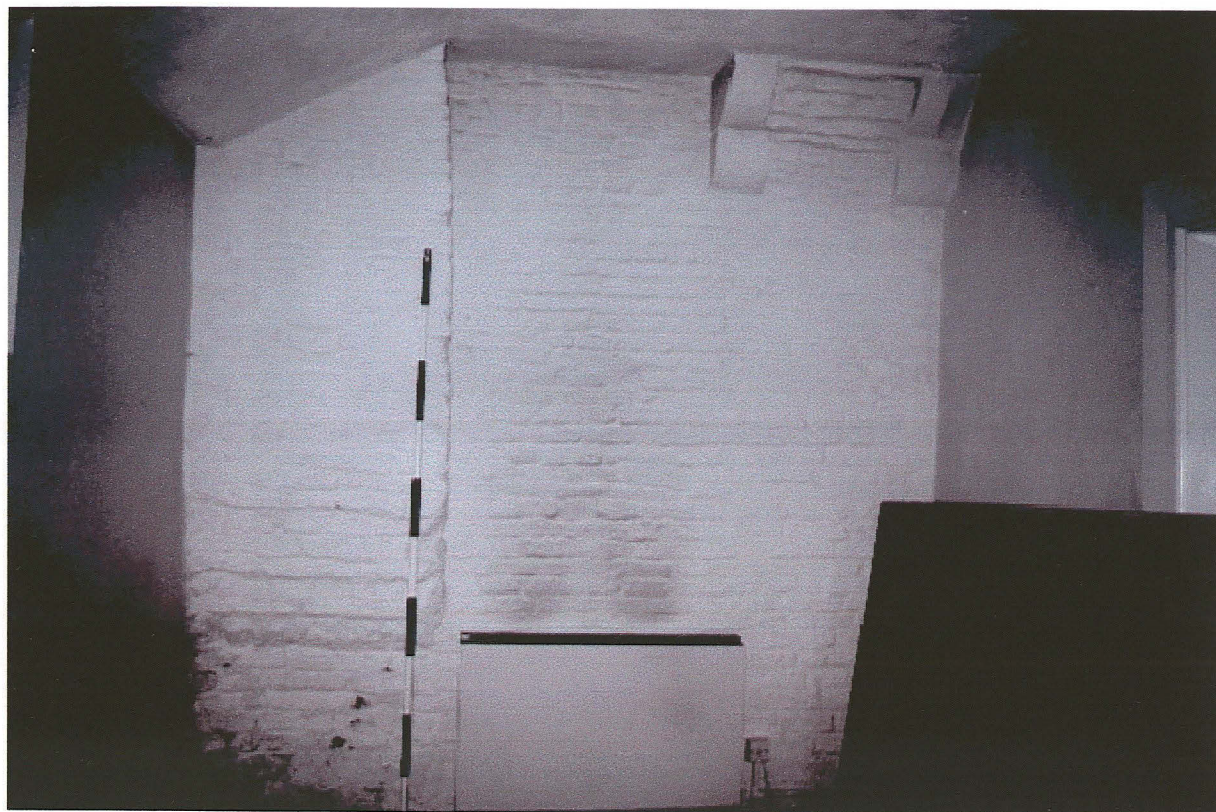


Fig. 11 North Elevation. Interior of no. 28 South Street.



Fig. 12 North Elevation. Detail of chimney stack at first floor level.

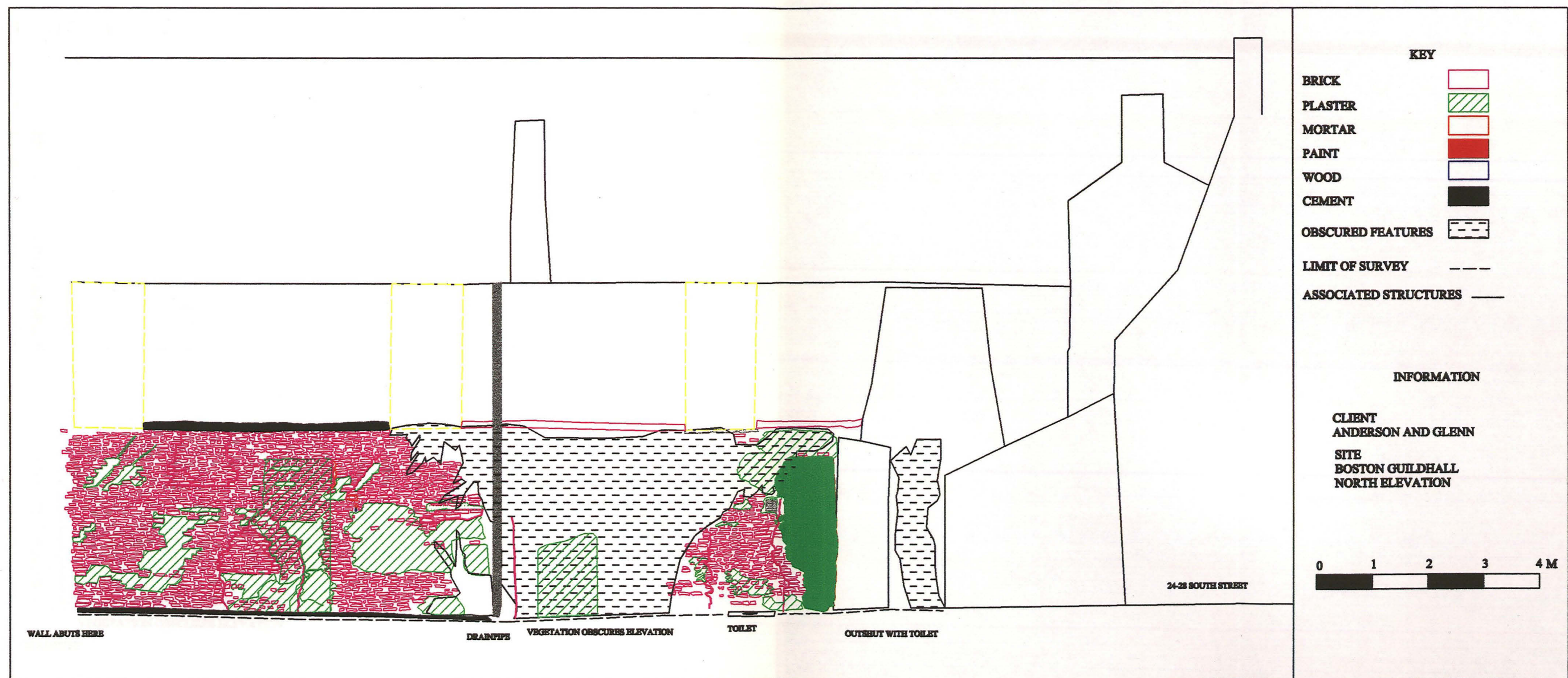


Fig. 13. CAD plot of north elevation of Boston Guildhall

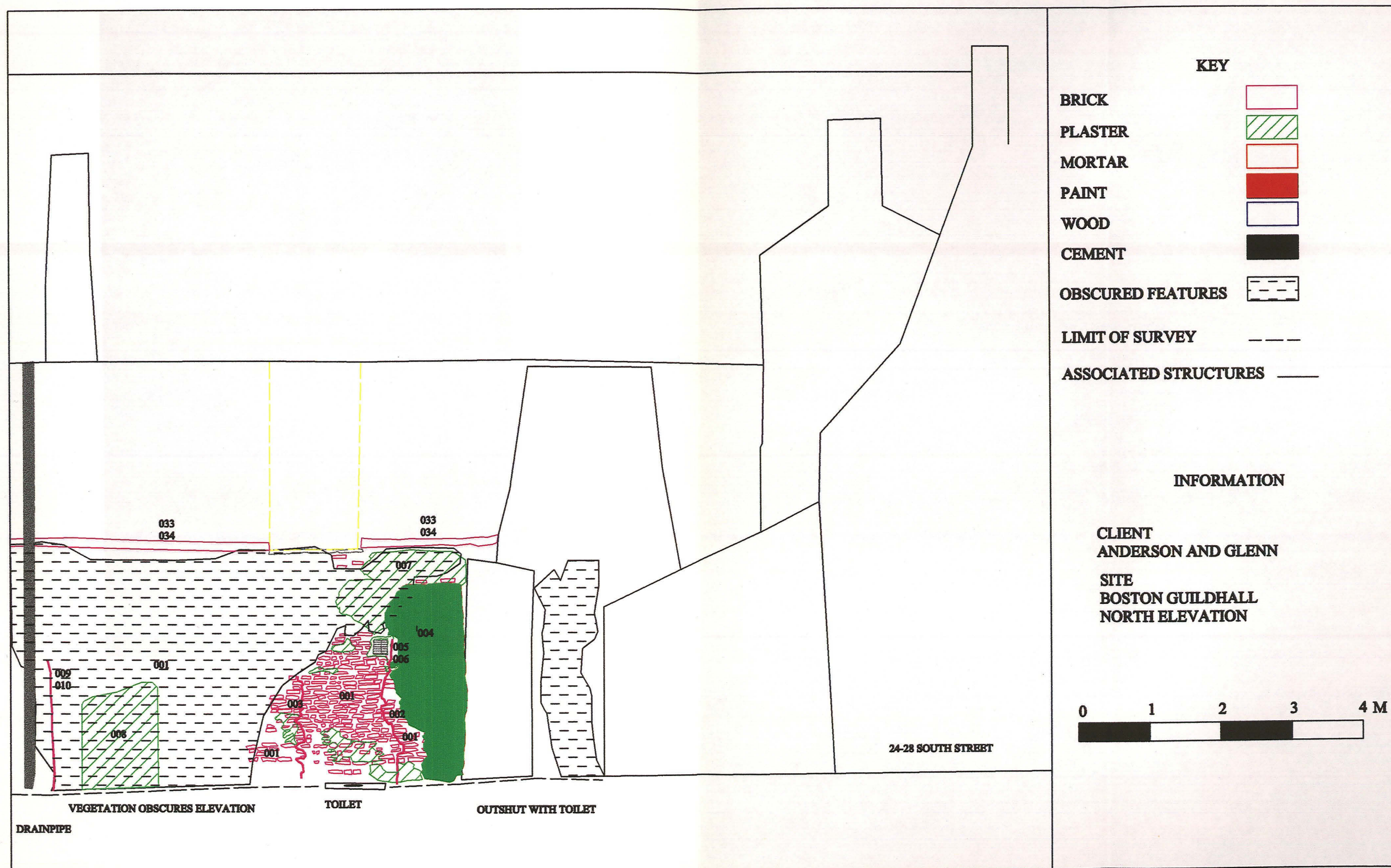


Fig. 14 North elevation; west section



Fig. 15. North Elevation, West Section.



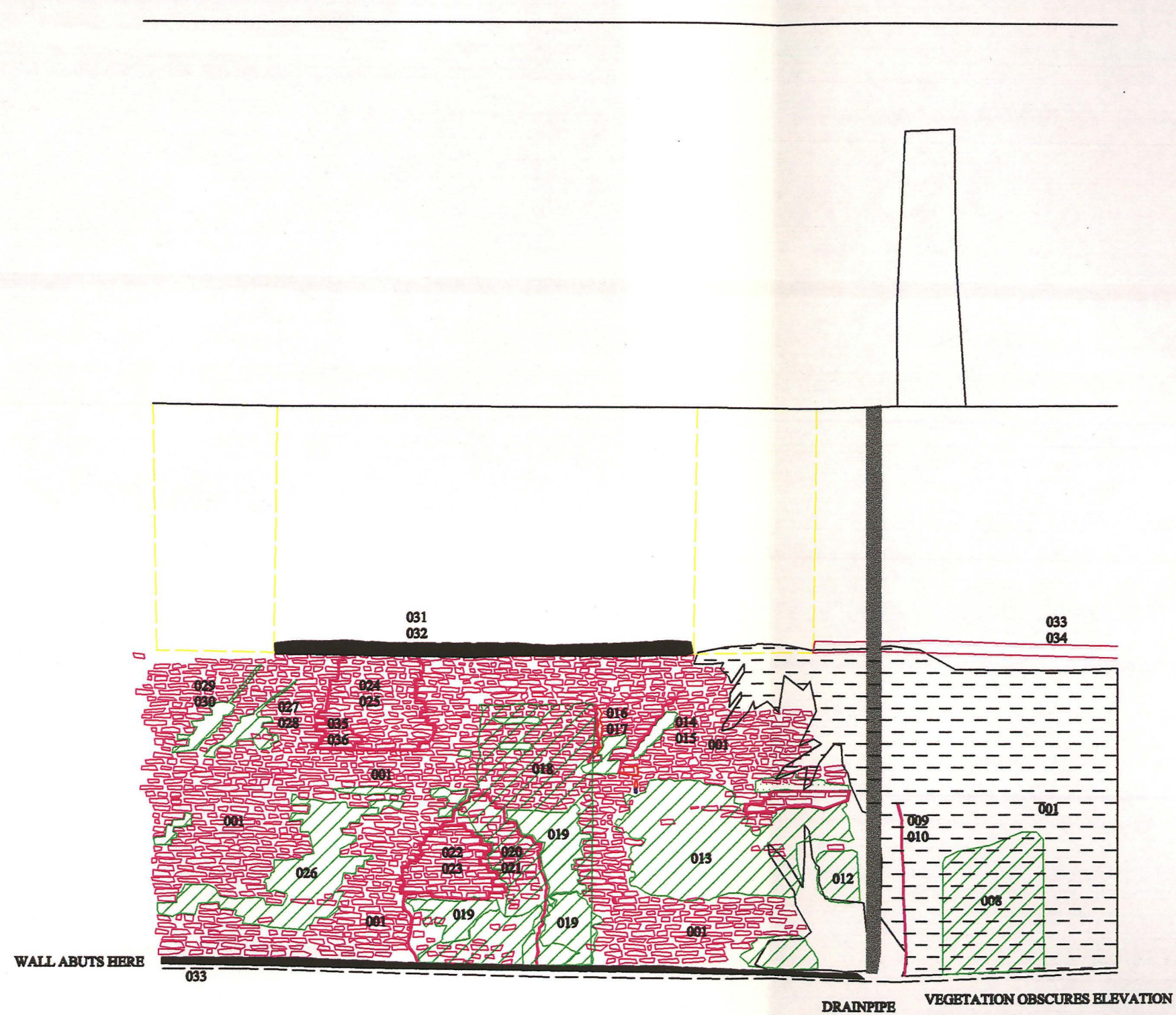
Fig. 16 North Elevation, West Section.



Fig. 17 North Elevation. Vegetation and detail of drainpipe.



Fig. 18 North Elevation, showing property boundary and building line running north-south.



KEY	
BRICK	
PLASTER	
MORTAR	
PAINT	
WOOD	
CEMENT	
OBSCURED FEATURES	
LIMIT OF SURVEY	
ASSOCIATED STRUCTURES	

INFORMATION

CLIENT
ANDERSON AND GLENN

SITE
BOSTON GUILDHALL
NORTH ELEVATION

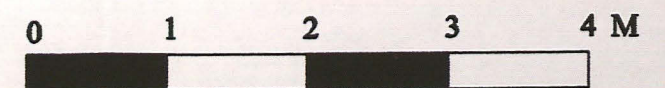


Fig. 19 North elevation; east section



Fig. 20 North Elevation, East Section.



Fig. 21 North Elevation, East Section.

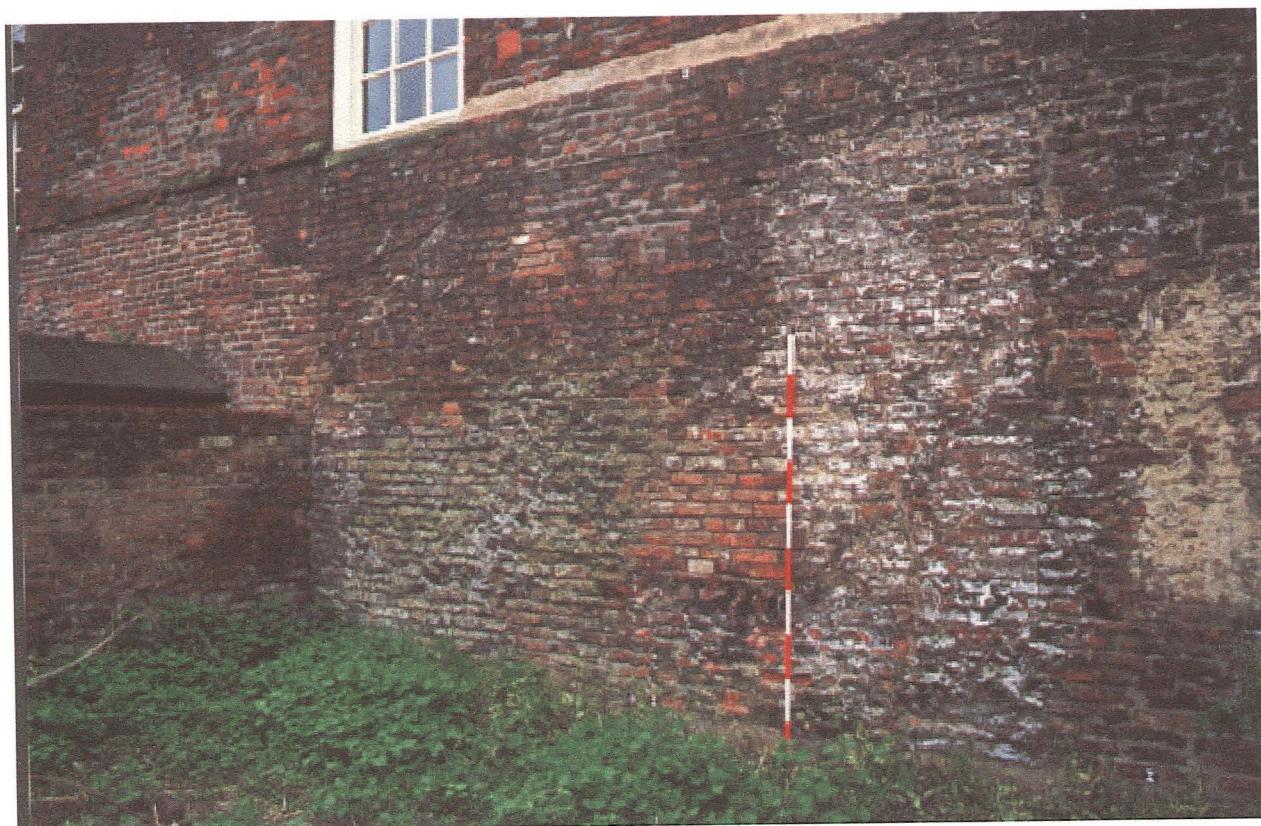


Fig. 22 North Elevation, showing doorway.

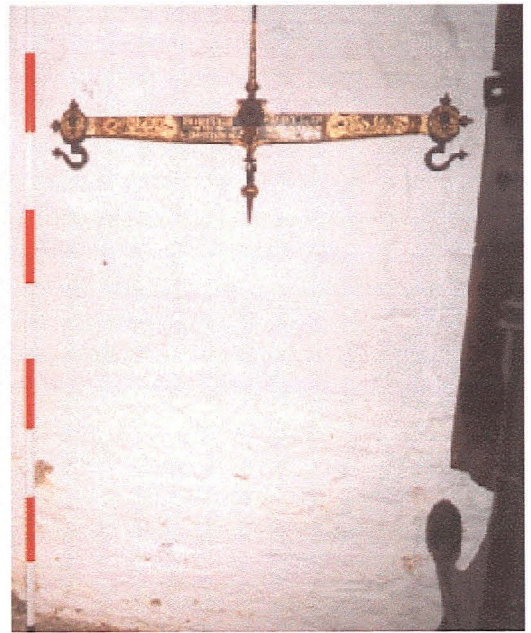


Fig. 23 North Elevation, interior, showing doorway and aumbry.



Fig. 24 North Elevation, East Section.

THE GUILDHALL: BOSTON

BRIEF FOR ARCHAEOLOGICAL INVESTIGATION AND RECORDING OF THE NORTH WALL OF THE GUILDHALL

1.0 INTRODUCTION

1.1 This brief has been prepared by Mary Anderson, consultant architect, of Anderson and Glenn, Boston, in conjunction with Sue Smith, Community Archaeologist for Boston Borough Council.

1.2 The purpose of the brief is to set out the requirements for an archaeological investigation and recording of the north wall of the Guildhall in Boston. This work is required as part of a feasibility study into a re-ordering and possible extension of the Guildhall Museum.

1.3 The Guildhall Museum is currently at the development planning stage of proposals to achieve the following;

- The development of the Guildhall as a heritage visitor attraction rather than a traditional museum experience
- A focus on the architectural features of the building and the story of Boston
- Improvement of the public entrance into the building
- A relocation of part of the museum collection and improvement of storage, possibly in the adjacent numbers 24 - 28 South Street, and associated land.
- An enhancement of the cultural quarter of Boston

1.4 A Conservation Plan, currently in its second draft stage, has been prepared by Anderson & Glenn for the site, which also includes the adjacent buildings, numbers 24 - 28 South Street. The policies set out in the Plan require that any proposals for creating openings through medieval brickwork shall be preceded by a full archaeological assessment of the walling to be breached.

THE GUILDHALL: BOSTON

2.0 PURPOSE

- 2.1** The assessment may be used later in the development process to meet statutory requirements for a listed building application.
- 2.2** The archaeological and historical significance of the brickwork on the north wall, which is currently without any ground floor openings, needs to be evaluated.
- 2.3** The investigation will help to guide the nature and extent of the proposed works. Should any areas be found which are disturbed or where a previous opening may have existed, this will dictate the position and form of any new opening and thus the layout of the proposals.
- 2.4** Should a new building be constructed adjacent to the Guildhall without a connecting doorway, although the brickwork of the north wall will therefore be left undisturbed it will no longer be visible externally and so the exercise will provide a record of that area of walling before it is covered over.
- 2.5** The archaeological investigation will be submitted, along with other documents as part of the Council's bid for grant aid from the Heritage Lottery Fund.

3.0 SITE LOCATION

- 3.1** The Guildhall Museum is located in the centre of Boston in South Street, close to the Market Place. It sits on a long mediaeval burgage plot and fronts onto South Street. There is no vehicular access to the site.
- 3.2** The building is owned by Boston Borough Council and is currently used as the town's museum.
- 3.3** The adjacent properties numbers 24 - 28 South Street are currently leased by the Council and are empty. Access to the north wall is from these buildings.
- 3.4** Internally display boarding covers the north wall of the museum.
- 3.5** Externally the front part of the north wall is covered by the adjacent property number No 28 South Street. However the walling can be seen from an attic

THE GUILDHALL: BOSTON

window in the adjacent property, which does not fully butt up to the Guildhall. The space between the two buildings is not large enough to access and is full of pigeons.

3.6 A further part of the north wall is within a ground floor room (G14) in number 28 South Street. The brickwork is visible although it is painted.

3.7 The remainder of the wall (some 15m) requiring investigation is exposed within the garden area to the rear of numbers 24 - 28 South Street. This area is not cultivated and is overgrown, although it is accessible at present. It is possible to get back from the wall to a distance of 10m for about two thirds of its length and then only 5m back because of the projection of the adjacent buildings. The remainder of the north wall, approximately 30m is not required to be investigated at this time, because it is within garden areas and also too far from the front entrance for an opening to be of any use.

3.8 The investigation is to be confined to the ground floor storey only.

3.9 The area occupied by the garden is adjacent to the site of the medieval monastery of Blackfriars, part of which remains today and is in use as an Arts Centre.

4.0 PLANNING BACKGROUND

4.1 There is no current application on the site. The Guildhall is listed grade I and the adjacent structures are Grade II. The Council's development control section is aware that this investigative work is to take place.

5.0 DESCRIPTION OF BUILDING

5.1 The Guildhall was constructed in c. 1450 for the Guild of St. Mary. It is a two storey building in solid masonry brickwork with the ground floor walls being some 750mm in width and the first floor walls 550mm. The internal dimensions are approximately 6m by 47m and it is trapezoidal in plan. The north wall is in plain

THE GUILDHALL: BOSTON

brickwork with no dressings. There are no obvious openings on the ground floor. First floor openings are sash windows dating from the early eighteenth century.

- 5.2 On the north wall are a number of chimney stacks either contained within the wall thickness or corbelled out. None appear to be original to the building although there is an area of projection on the north wall, without a stack, that could relate to an earlier fireplace feature.
- 5.3 The bricks are small in size and there is no regular bonding. The building has had a number of campaigns of repair, using unsuitable mortars and tile repairs. There is also extensive nineteenth century repointing in a black slag mortar.
- 5.4 On the north wall there are scars visible where former buildings were butted up to the Guildhall. Within these areas the earlier lime mortar can be seen. Early maps show the extent of these now vanished out-buildings, which were presumably built in conjunction with the residential properties on the adjacent Spain Lane.
- 5.5 There is no known opening in the north wall. Local historians have however suggested an opening in hypothetical illustrations produced of the building.

6.0 REQUIREMENT FOR WORK

- 6.1 The work is required to enable the Council to decide how best to proceed with the proposed reallocation of storage areas and facilities for the Guildhall.
- 6.2 If the investigation establishes that the north wall brickwork is undisturbed medieval brickwork it is most unlikely that the possibility of an opening through the north wall will be pursued.
- 6.3 If however it is established that there has previously been an opening, or that the brickwork has been rebuilt at a later date, or significantly disturbed an opening through may be possible.
- 6.4 The investigation may prove inconclusive and if is the case recommendations, if any, for alternative investigations should be made.

THE GUILDHALL: BOSTON

7.0 RECORDING AND DRAWING METHODOLOGIES

- 7.1 As existing survey plans and elevations have been prepared by Tower Surveys of Nottingham. These can be available in printed or disk form to enable information to be transferred onto these drawings.
- 7.2 An ordnance Survey plan of the site can also be made available from the Borough Council.
- 7.3 Drawing conventions should be based upon those given in the RCHME's *Recording Historic Buildings, a Descriptive Specification*.
- 7.4 The use of rectified photography, together with annotated drawings and sketches can form the basis of the recording.

8.0 THE REPORT

- 8.1 The report can be produced in conjunction with the council's consultant architect who will be available to assist as appropriate in the assessment exercise. The findings and archaeological conclusions however will be those of the archaeological consultant.
- 8.2 The report, which is to include any drawings and photographs needed to support the evidence, should be prepared in a bound form. Initially ten copies should be allowed for to include one for the Community Archaeologist and one to deposit at the County Council's Sites and Monuments Record. Additional copies of the report may be required later, at an agreed cost.
- 8.3 The work should generally be carried out in accordance with the Association of Local Government Archaeological Officers '*Analysis and Recording for the Conservation and Control of Works to Historic Buildings*.' (1997)
- 8.4 The report is required to be completed by the end of April 2001. The specification for the works is to be approved by the Council's Community Archaeologist prior to work commencing. The address of the community archaeologist is;

THE GUILDHALL: BOSTON

Sue Smith, Heritage Lincolnshire, The Old School, Cameron Street,
Heckington, SLEAFORD, Lincolnshire NG34 9RW. (sues@lincsheritage.org)

This is a draft Brief for discussion and approval.

Mary Anderson, Anderson & Glenn.

March 22nd 2001

Boston Guildhall, Boston, Lincs.
Specification for Building Recording: North Wall
Kate Giles, Department of Archaeology, University of York

1. Summary

1.1 This specification relates to the archaeological brief for the investigation and recording of the north wall of the Guildhall, Boston, Lincs. produced by Mary Anderson, consultant architect of Anderson and Glennn and Sue Smith, Community Archaeologist for Boston Borough Council.

The work forms part of a feasibility study into the re-ordering and possible extension of the Guildhall Museum being carried out by Anderson and Glennn, Boston.

1.2 A building survey of the north wall of the Guildhall is required to establish its archaeological and historic significance. In particular it seeks to identify phases of construction and repair, including former openings. The archaeological record will be used to guide the nature and extent of future building work and may therefore be used later in the development proposals to meet the statutory requirements for a listed building application. These works might include the re-use of former openings to create an access to extant adjacent or future buildings on the site.

1.3 The proposed survey will be designed to be incorporated into future archaeological survey and analysis of the building.

2. Site location and description of building

2.1 The Guildhall of the guild of St. Mary appears to date from c. 1450 and is located in South Street [grid ref?], close to the market place in the centre of Boston. It fronts onto South street. The survey will focus on the north wall of this building.

2.2 The north wall is obscured in several places:

- Internally display boarding covers the north wall of the museum
- Externally the front section of the wall is covered by no. 28 South Street. However the walling can be seen from an attic window in the adjacent property which does not fully butt up to the Guildhall. the space between the two buildings is restricted and at present inaccessible due to the presence of pigeons.
- A further section of the wall is located within a ground floor room (G14) in no. 28 South Street. Here the brickwork is visible, but painted.

2.3 The main section of the wall requiring investigation (15.0m) is exposed within the garden to the rear of nos. 24-28 South Street. It can be accessed and recorded. However it is only possible to get back from the wall to a distance of 10m for 10.0m of its length and 5.0m for 5.0m of its length owing to the projection of adjacent buildings.

2.4 The remainder of the north wall (extending to some 30.0m) is not required to be investigated at this time because a) it is located within garden areas and b) is located too far from the entrance to be of use in the light of the proposed building works.

2.5 The north wall consists of plain brickwork with no dressings. There appear to be a number of chimney stacks contained within the wall or corbelled out. None appear to be original features although one projection without an associated stack may well relate to an earlier fireplace feature.

The brickwork is not of a regular bond and has undergone a number of phases of repair. There has been extensive nineteenth century repointing in a black slag mortar.

The north wall contains a series of scars which appear to relate to the position of former out-buildings associated with properties in Spen Lane which butted up against the Guildhall. The position of these is shown on earlier historic maps. At present there seems to be no clear evidence of a former opening in the north wall. However, an hypothetical opening has been incorporated into reconstruction drawings of the building.

3. Planning Background

3.1 The Guildhall is listed as Grade I and the adjacent structures Grade II.

3.2 There are no current listed building applications for this site.

3.3 A Conservation Plan has been produced by Anderson & Glenn for the Guildhall and for the adjacent properties of nos. 24-28 South street. This specification and the brief to which it relates follow their recommendations of that Conservation Plan.

4. Specification for recording

Existing survey plans and elevations have been produced by Tower Surveys, Nottingham. These may be consulted in printed or disk form.

OS maps of the site will be obtained from the Borough Council. Archaeological information will be added to these.

Recording will consist of the following:

4.1 Detailed elevation drawings of the section of 15.0m of the north wall exposed within the garden area to the rear of nos. 24-28 South street. This will consist, as far as possible of a 'stone by stone' record of the elevation. Data will be captured using a combination of rectified photography (where the distance between the wall and adjacent buildings facilitates this) and TST survey. Some hand survey may also be used.

Data will be processed and plotted digitally on AutoCad (version 14). Layer conventions will be those recommended by English Heritage's 1999 *The Presentation of Historic Buildings Survey in CAD*.

4.2 Detailed examination of areas of brickwork within 24-28 South street to establish presence of former openings. Photographic records to be made of as much of these elevations as is possible.

4.3 Photographic records, together with annotated sketches, will be made of all elevations including the remaining sections of the north wall. These will be black and white scaled, record photographs. However where access is limited, or where the wall is obscured by paintwork, oblique and colour photographs may also be used.

4.4 Recording conventions will be those recommended in the RCHME's 1996 *Recording Historic Buildings. A Descriptive Specification* whilst recording pro formas will be those developed by CAS for English Heritage's draft 1998 *Recording Manual*.

4.5 The recording will not include the production of plans or sections of the wall. However, the location of stations created for the purposes of the survey will be recorded to facilitate the incorporation of survey data into future archaeological work.

5. Written and drawn reports

5.1 A written evaluation and interpretation of the north wall of the Guildhall will be produced. The drawn and photographic record of the building will conform to a level 3 RCHME record.

5.2 Although the written account will seek to understand the north wall within its architectural and functional context it will not aim to (re)consider the structural development of the building complex as a whole. Rather, attention will focus on the relative chronology and phasing of the north wall and its stylistic parallels with contemporary brick-built fifteenth century structures.

5.3 The report will be produced in both hard copy and in digital format (WordPerfect and AutoCad). Photographs will be scanned into the text. Ten copies will be bound and produced, to include copies for the SMR and the Community Archaeologist.

6. Site Archive

6.1 The site archive will be deposited with an appropriate authority designated by the Community Archaeologist. It will consist of digital data derived from TST and rectified photographic survey, photographs and negatives.

7. Health and Safety

Health and safety regulations will be observed.

8. Timetable of work

The timetable of work will be agreed by the archaeologist in consultation with Anderson & Glenn.
At present the following timetable is envisaged:

1. Data capture (Boston - on site TST survey) 2nd April.
2. Processing (York - CAD)
3. Enhancement (Boston - on site and York - CAD)
4. Draft report - for comment
5. Final report submitted

Total no. of days and cost:

3 days @ £150 per day

Petrol expenses York-Boston x2