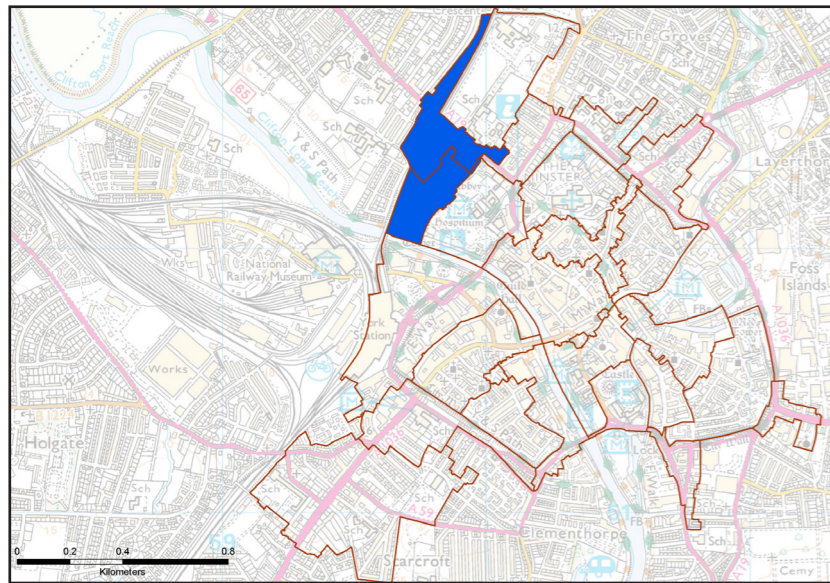


## Character area 2 & 3: Bootham & Marygate



### Description

Bootham, on the line of the Roman road north, is the finest of approaches to the city bars. Long an affluent residential suburb, grand Georgian houses give way to Victorian development further from the centre, and trees and cobbled margins decorate the length of the street. These margins replaced grass strips upon which cattle being driven to market would have grazed. Remarkably there is no modern development.

Marygate is a street of medieval origin which is now a part of the residential suburb of Bootham. The meandering buildings on one side and old Abbey wall and St Olave's Church on the other create a picturesque view down to the river. Behind this pretty scene, there is considerable modern development and a large car park, and backs of plots are cluttered with garages and concrete driveways.

*Historic Core Conservation Area Appraisal*

## Archaeological background

### Roman

Evidence for Roman activity is relatively common in the area surrounding Bootham and Marygate. Bootham itself follows the line of the main Roman road from York to Catterick that entered a gate (Porta Principalis Dextra) of Eboracum fortress where Bootham Bar is now. Cemeteries lining approach and access roads are well known throughout the Bootham and Clifton area. One large inhumation cemetery (MYO3620), dated to the 3rd-4th century, is located approximately between St. Mary's and the rear of Bootham Terrace. Many of the burials encountered in this area were excavated during 19th century residential and railway construction. Part of another 4th century inhumation cemetery is known close to St. Mary's Lane, probably forming part of a small burial ground (MYO3681). Further burials were located at 26-28 Marygate, here the depths of deposits were between 1.5m to 2m below ground level.

Evidence for a cobbled Roman road leading south-west from the line of Bootham was noted approximately 2m below ground level to the rear of the Bedford Hotel by York Archaeological Trust (YAT) in 2003. Cobbled surfaces were also noted at 52 Bootham along with a ditch including Roman pottery in its fill. Settlement evidence includes fragments of mid to late 2nd century daub, found at 26-28 Marygate in 1992, possibly suggestive of a structure, and evidence of timber buildings further afield on Gillygate, located in the 1970s. Excavations at 1a Grosvenor Terrace in 2000 revealed several phases of Roman activity with evidence including pits, post holes and a post-built structure consisting of a T-shaped alignment of six similarly-sized post holes (EYO4173).

### Anglian- Anglo-Scandinavian

Evidence for early medieval activity in this area is sparse and consists of a few coins and pottery finds. However, many historians and archaeologists strongly believe that land to the south of Bootham developed as an extra-mural Anglian royal residence the extent of which is unknown. St. Olaf's Church, rebuilt around the 15th century is on the site of an earlier church thought to be the burial place of Siward, an important earl of Scandinavian origin who ruled York from 1041-55.

Until the 18th century the area was known as 'Earlsburgh', or 'Earl's Residence'.

### Medieval

Bootham seems to have contained a number of gardens and tofts during the medieval period with properties limited close to Bootham Bar. These developed into large Georgian houses during the 18th century.

Further south in Marygate, houses are recorded in historic documents from the 12th century although the Abbey wall itself was not built until the 13th century. The Abbey was founded in 1089 possibly within an annexe to the Roman fortress and the site of the palace of Earlsburgh. Standing remains survive of the church, several buildings, including the Abbot's House (now King's Manor), boundary walls and towers (MYO1078-81). The Abbey closed in 1539. Archaeologically, material dating to this period is common particularly at the eastern end of Bootham. Evidence of medieval pits and post-medieval property boundaries were identified during development work at 1a Grosvenor Terrace.

Plot boundaries on Marygate may date to the medieval period. The urban grain of Bootham and Marygate is also likely to follow a medieval pattern of land use including the layout of burgage plots.

### Post-medieval to early modern

Ingram House (MYO1793), former almshouses, now flats were constructed in the early 1630s replacing earlier medieval examples. Wandesford's Hospital, also known as Old Maid's Hospital, dates to the late 1730s.

Plot boundaries to the south side of Bootham are partially preserved as Galmanhoe Lane and garden fence lines. These date to at least the 1730s as shown on Drake's map of York. St. Mary's Lane is also shown on the same plan as a boundary to Mary Garth.

By the 19th century several small scale industrial practices were operating in the Marygate area due to the proximity of the river. These included a tannery and coal yard. The Industrial Ragged School relocated to Marygate from College Street during the 1840s. The school eventually closed in 1921.

## Visible character

The majority of buildings date to the 19th century and are two to three storeys in height

St. Mary's Abbey precinct walls are prominent on Marygate

Bootham is of Roman origin

Marygate is of medieval origin

Concentration of listed buildings and structures clustered on Marygate, Bootham and Bootham Terrace

Several boundaries, shown on the 1852 ordnance survey plan, remain readable within this character area

## Sub surface character

### Ove Arup Development & Archaeology Study Research Zones: 18 and 20

**Deposit Depth (where known):** Cobbled Roman road leading from Bootham was noted approximately 2metres below ground level to the rear of the Bedford Hotel. Deposits on Marygate noted at 1.5 to 2m below ground level. Ove Arup (1992) also suggests deposits at relatively shallow depths of up to 2m.

**Period Survival:** Large amounts of Roman funerary and limited occupational deposits survive throughout Bootham and Clifton. Evidence for early medieval activity is sparse while medieval deposits, particularly at the eastern end of Bootham are common. The main medieval features of this area are St. Mary's Abbey and Precinct. Post-medieval and early modern evidence for small scale industrial practices and buildings such as the Industrial Ragged School are likely to be present, possibly truncating earlier deposits.

**Interventions (recorded on HER April 2013):** There are approximately 12 interventions in Bootham and 11 in Marygate recorded on the City of York Historic Environment Record (HER). Few of the interventions are recorded in any detail and a brief examination of some grey literature suggests several interventions are yet to be recorded in the HER. See Appendix 1 for brief summary.

## Significance

**Overview:** Bootham lies on a ridge of higher ground and is likely to be the line of a principle Roman (or earlier) route leading to the legionary fortress of Eboracum. The topography of the area slopes away towards the river to the south. As with other Roman roads into York, funerary deposits are known in the area. Limited evidence of probable occupation and settlement activity exists on Grosvenor Terrace. Anglo-Scandinavian evidence is sparse although part of this character area (to the south and see also Character Area 4)) may have developed during this period as an extra-mural royal residence.

During the medieval period the Bootham area appears to have contained a few burgage plots or the more rural toft and croft, while the area of St. Mary's was probably more developed. Plot boundaries on Marygate may date to the 12th century at least.

Many archaeological discoveries presumably went unrecorded during the construction of the railways and terraced housing in the mid 19th century. The one excavation recorded in any detail on the HER (EYO4173) revealed several phases of Roman and medieval activity as well as post-medieval property boundaries. This indicates that substantial stratified deposits can survive despite the impact of 19th and 20th century development.

**Designations:** The site falls within the Central Area of Archaeological Importance and the Historic Core Conservation Area.

Bootham and St. Mary's contain or share a border with a high number of architecturally or historically significant buildings. Several Grade II\* listed buildings as well as 67 Grade II buildings are located in this character area as well as many streets containing Buildings of Merit (as defined in the Historic Core Conservation Area Appraisal). The remains of St. Mary's Abbey and its precinct walls which border onto Marygate are also Scheduled Ancient Monuments (12 and 12A). These remains form part of a cluster of sizeable extant medieval remains which form recognisable landmarks. They are part of the medieval fabric of York, which makes it attractive to visitors and residents alike.

**Streetscape components:** The Bootham area is a mixture of predominantly affluent housing, 'high end' commercial businesses (lawyers etc) and hotels. Many houses on Bootham, Bootham Terrace and Grosvenor Terrace contain original cast iron work such as boot scrapers, doorbells and railings. Original tiling and decorative brickwork is also evident. Paving within the Bootham vicinity is a mixture of riven English Pennine Sandstone flags (e.g. Bootham Terrace, St. Mary's, and Bootham) and pre-cast material, for example on Bootham, and several areas of asphalt and concrete (e.g. rear of Grosvenor Terrace). Other streetscape components on Bootham include red K6 phone boxes, Edward VII post box, bollards and areas of cobbled verges (replacing earlier grass verges).

The buildings surrounding Marygate are more residential. Houses on Marygate contain decorative ironwork with original fenestration. Paving includes concrete flagging (e.g. St. Mary's Terrace and Hetherton Street), Yorkstone and cobbling on Marygate, stone setts on Marygate Lane, cobbling on Frederic Street as well as the use of tarmac. Other streetscape components include historic signage, iron tethering rings and concrete and black iron bollards. The riverside area contains a mixture of riven English Pennine Sandstone, pre-cast flags and cobbles.

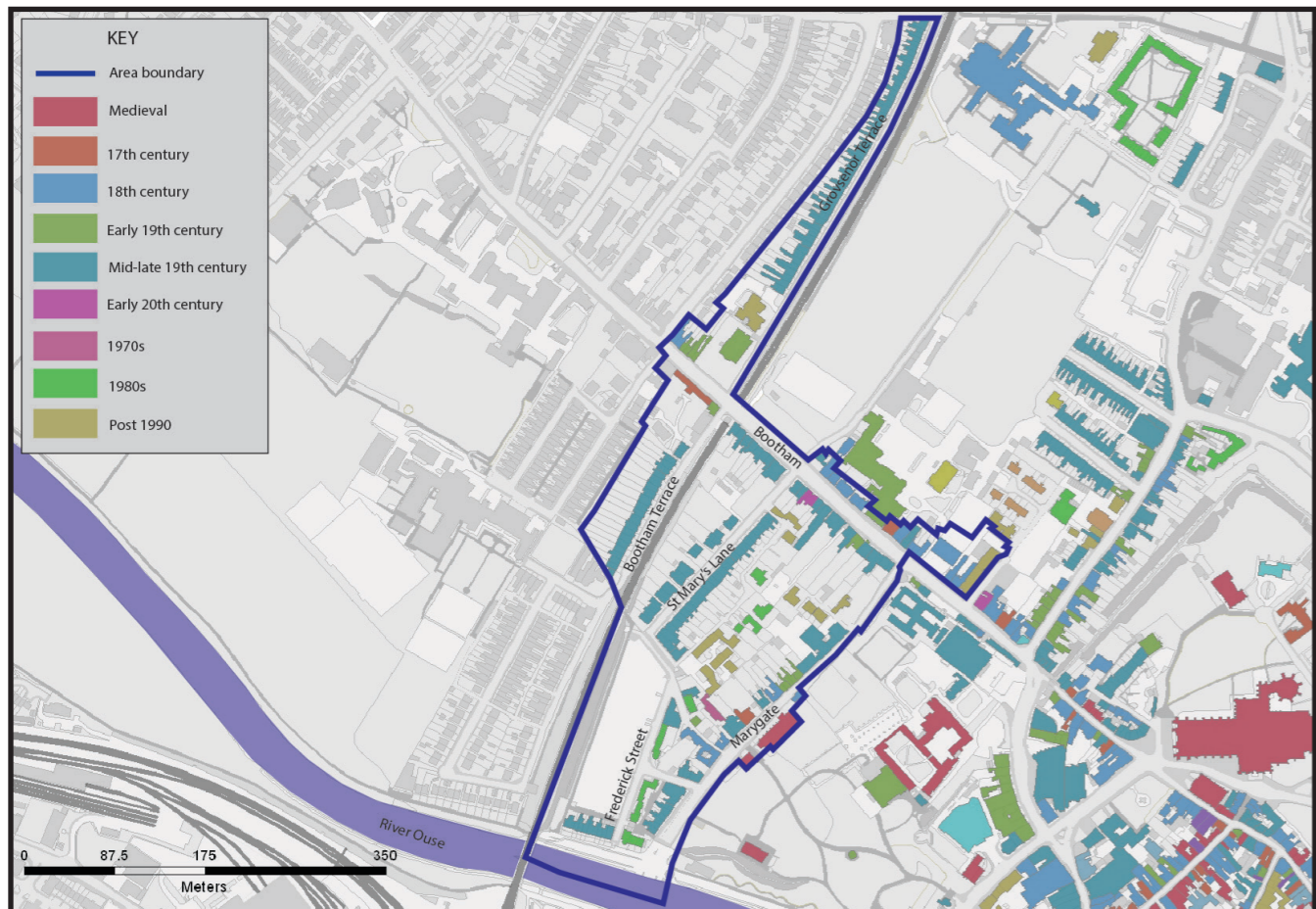
Street lighting is made up of a mixture of 1930s to early 21st century units throughout the whole area including period style lighting on St. Mary's.



© Crown copyright and database rights 2014 Ordnance Survey 100020818

Above: Plan showing the heights of the buildings within this character area.

Below: Plan showing the construction dates of the buildings within the area.



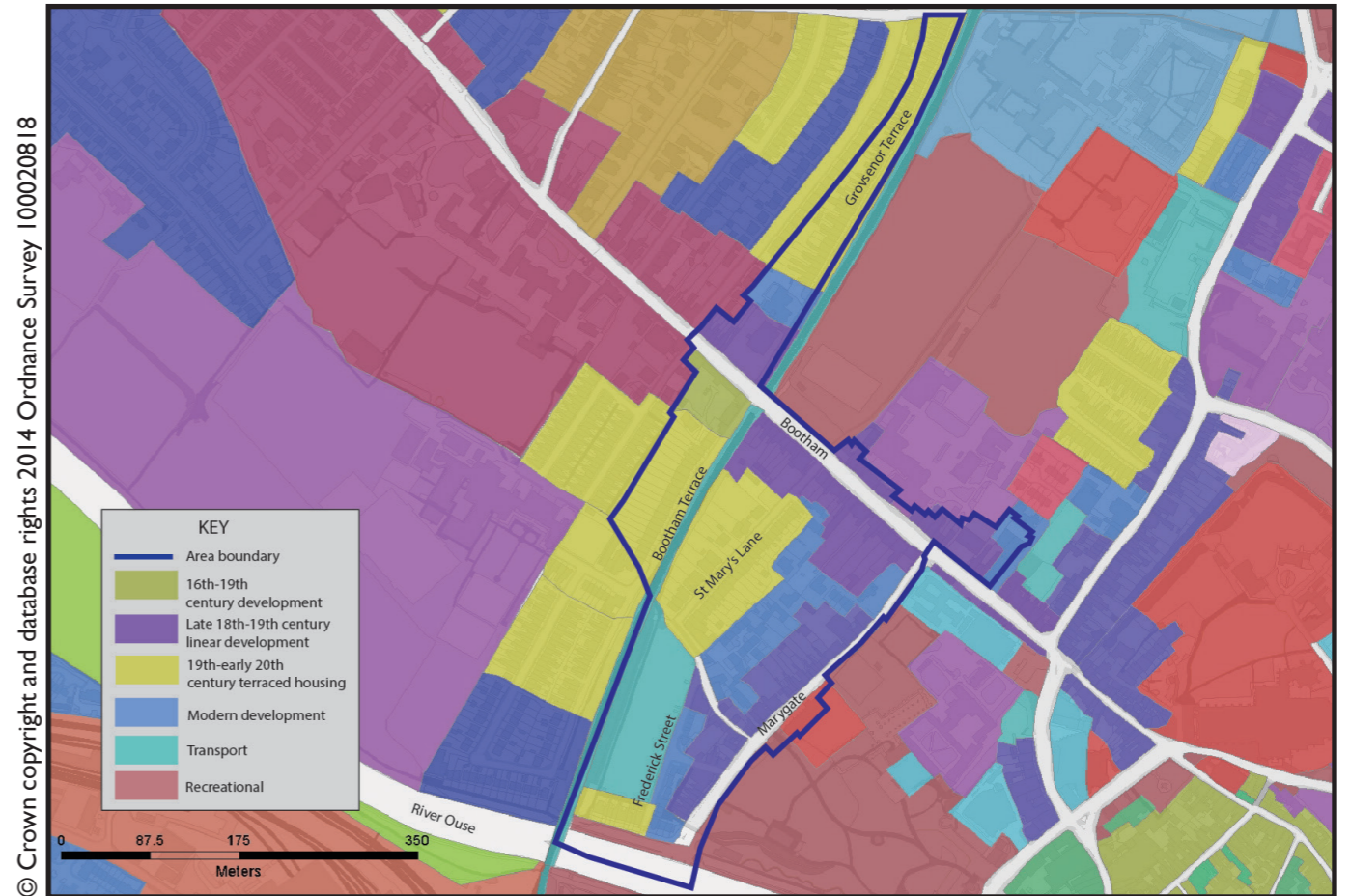
© Crown copyright and database rights 2014 Ordnance Survey 100020818



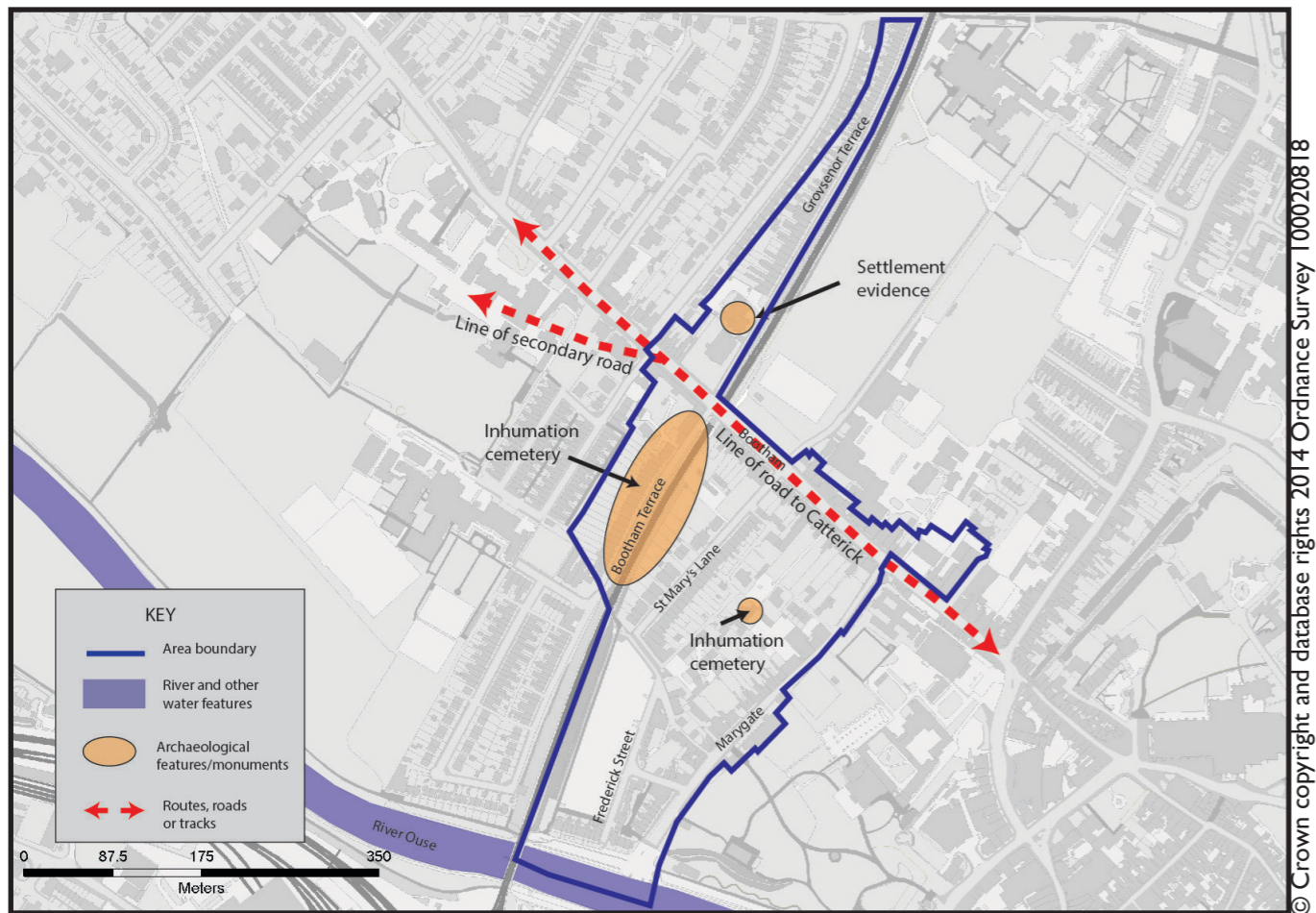
© Crown copyright and database rights 2014 Ordnance Survey 100020818

Above: Figure ground map with built environment shown as white on black.

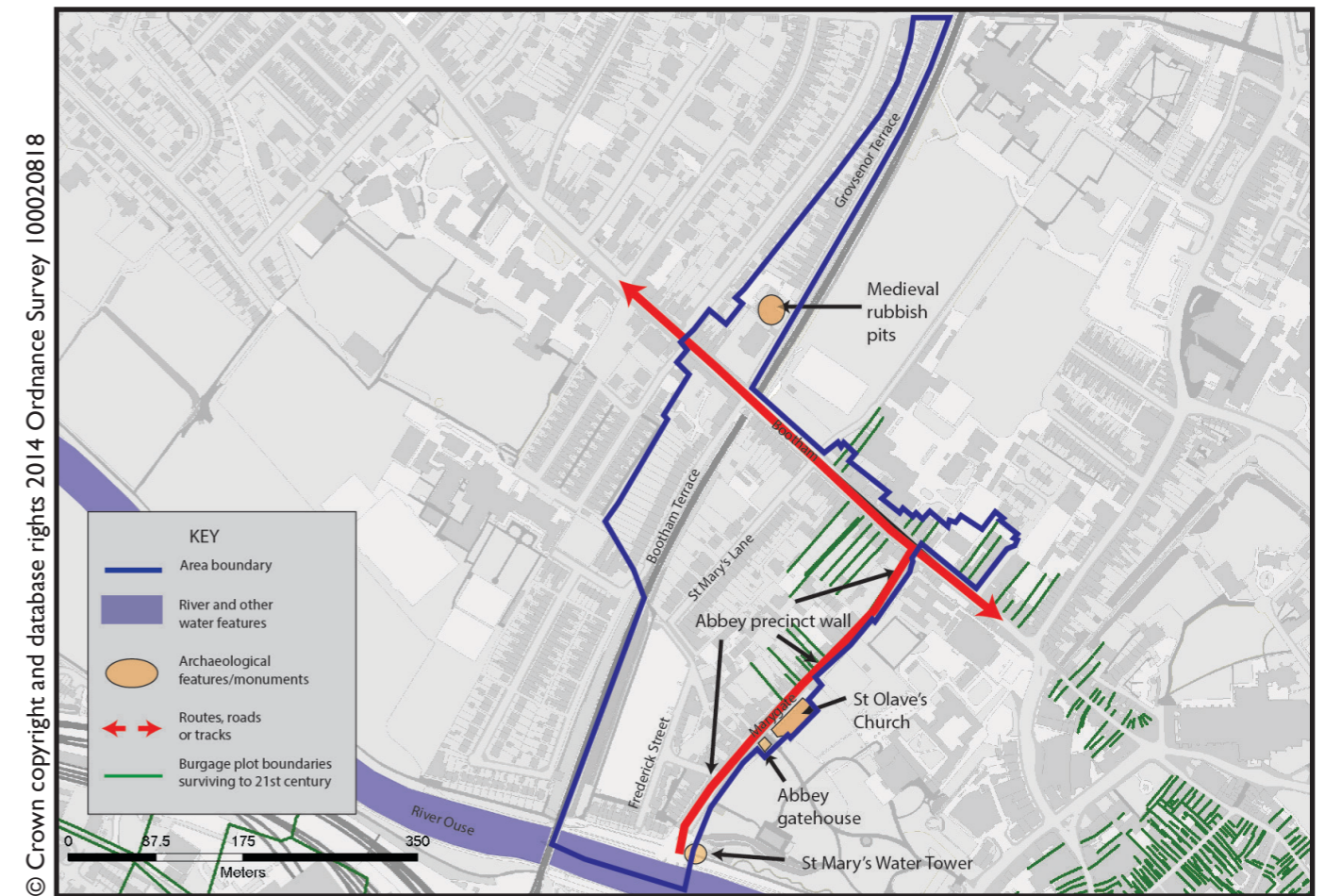
Below: Plan showing the Broad Type characterisation of the area.



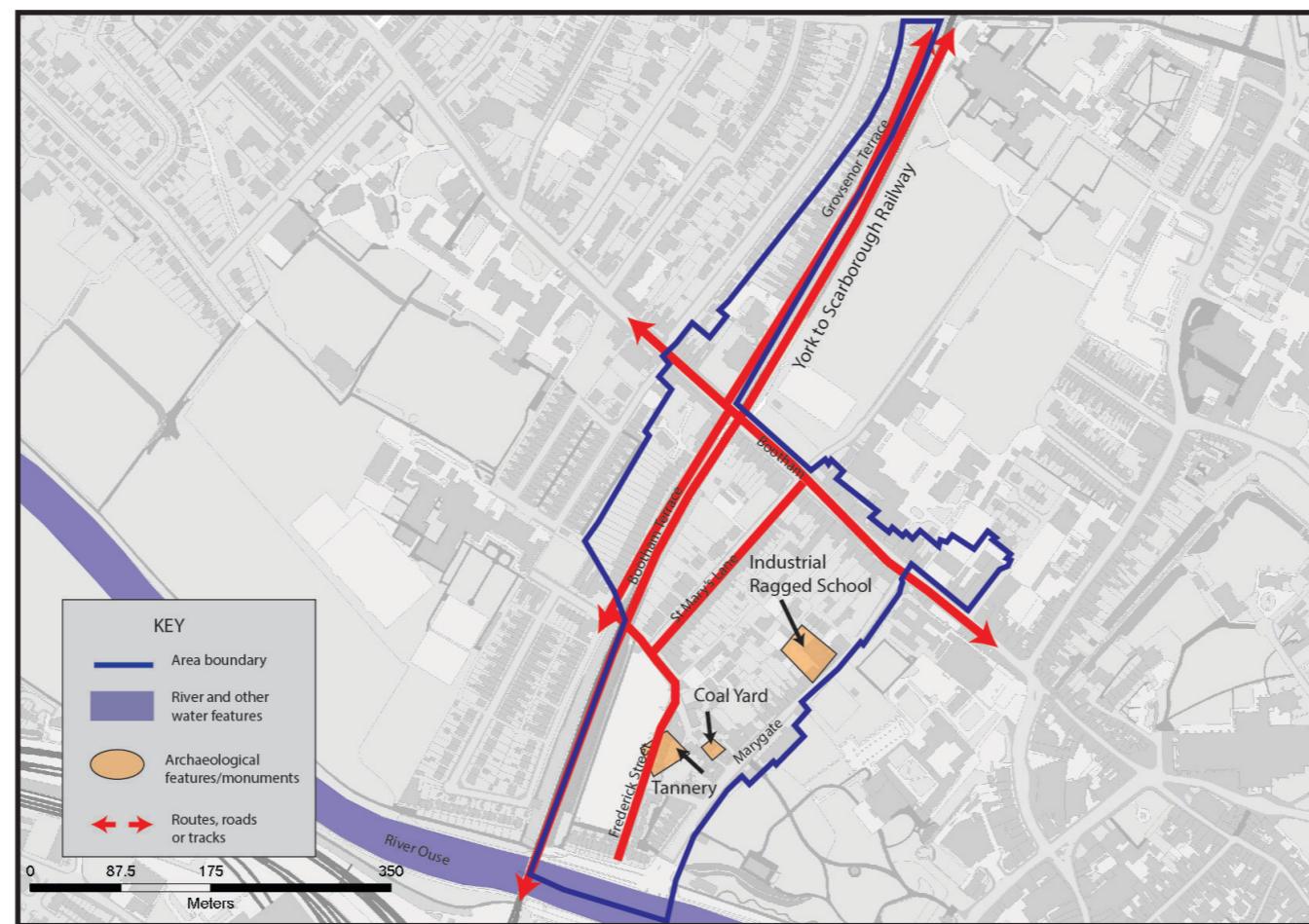
© Crown copyright and database rights 2014 Ordnance Survey 100020818



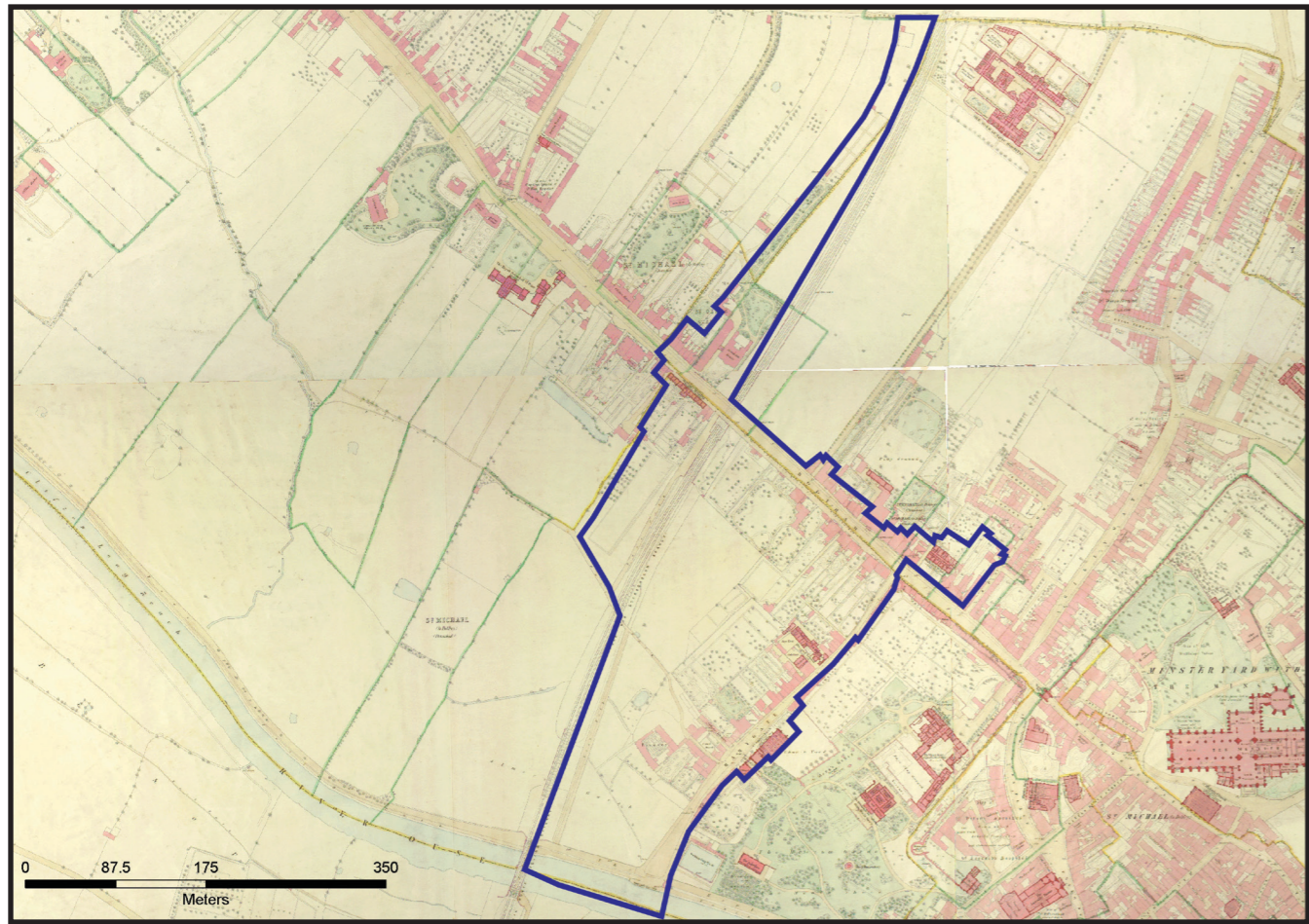
The Roman landscape.



The medieval landscape showing surviving burgage plots.



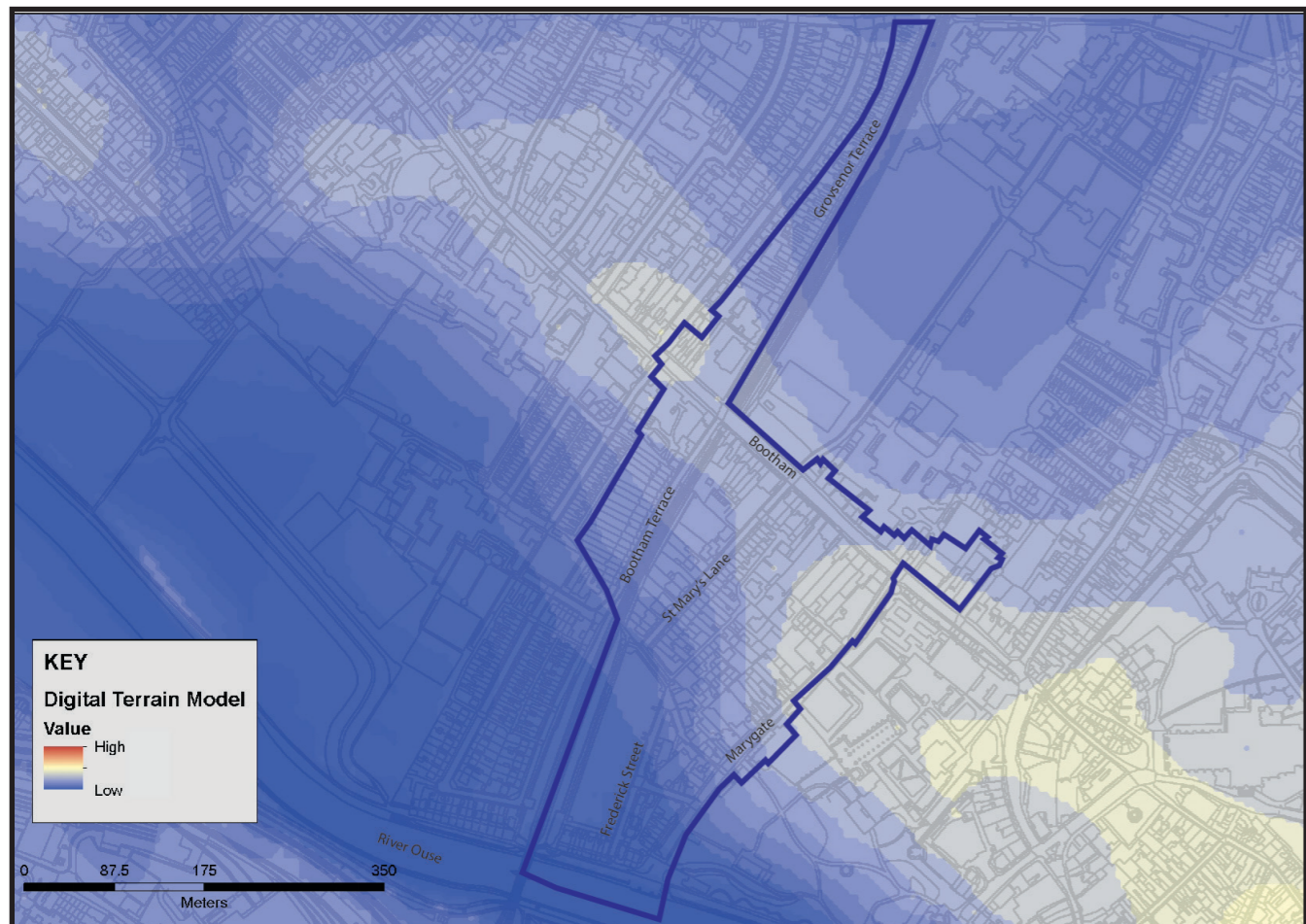
The post-medieval landscape and monuments.



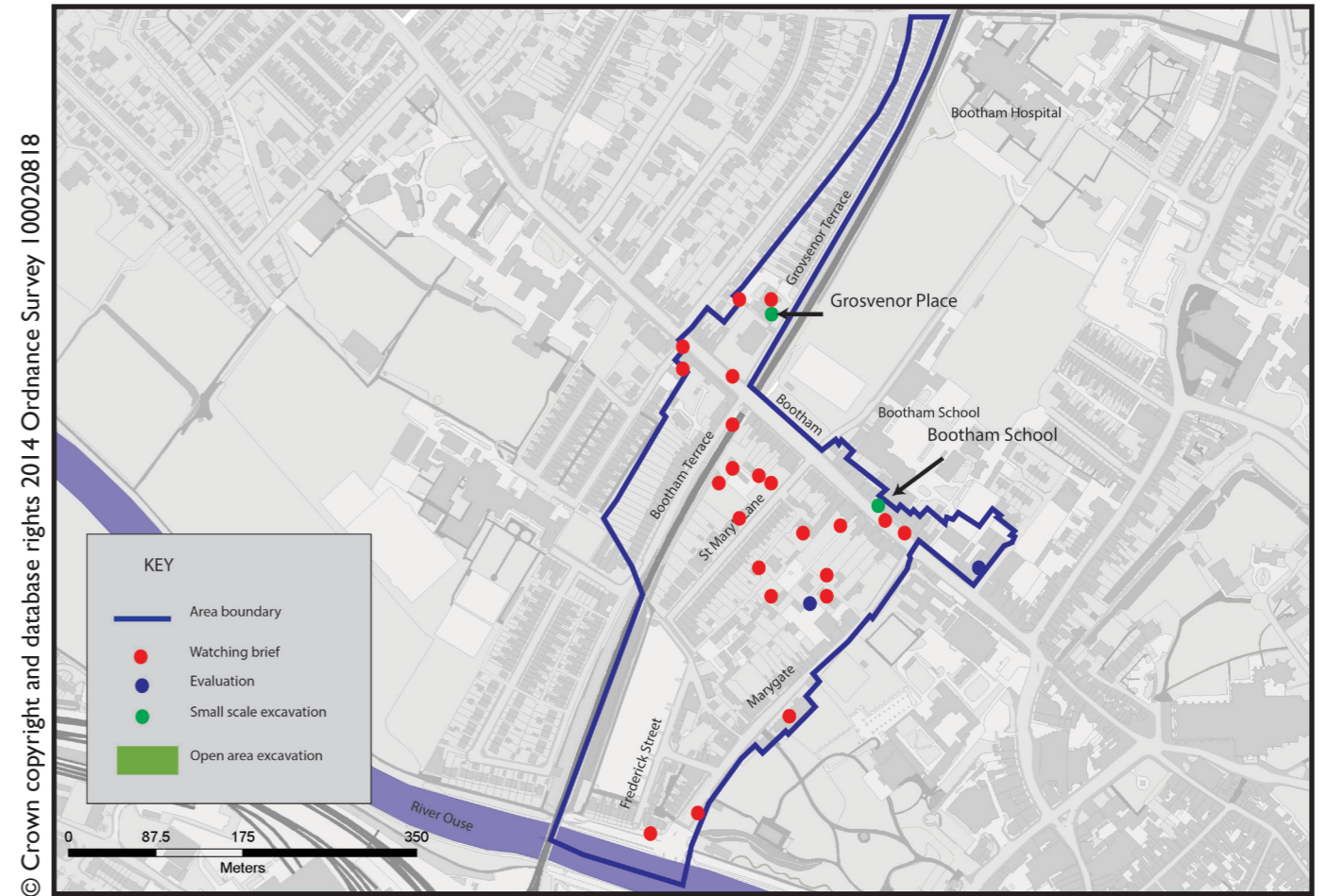
© Crown copyright and database rights 2014 Ordnance Survey 100020818

Above: The 1852 landscape.

Below: The general topography showing the higher land towards Bootham.



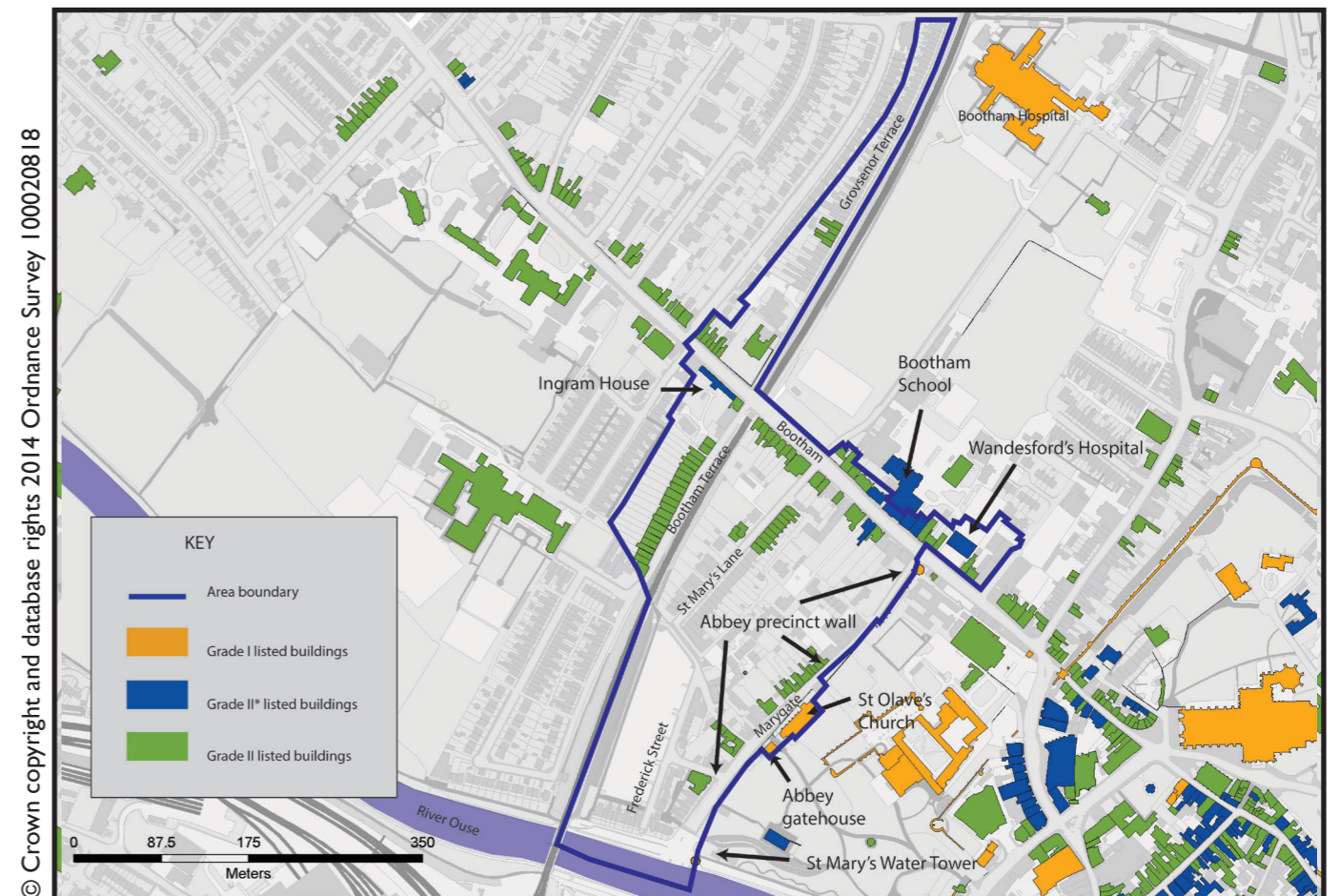
© Crown copyright and database rights 2014 Ordnance Survey 100020818



© Crown copyright and database rights 2014 Ordnance Survey 100020818

Above: The location of archaeological interventions recorded on the City of York Historic Environment Record.

Below: Location of listed buildings.



© Crown copyright and database rights 2014 Ordnance Survey 100020818

## Main Sources

Ottaway, P. 2011, Archaeology in the Environs of Roman York, CBA, York

Ove Arup, 1991, York Development and Archaeology Study, York

York City Council Historic Environment Record (and grey literature report EYO755)

York City Historic Core Conservation Area Appraisal- 2: Bootham and 3: Marygate

**Researched and written by:** Claire MacRae

**Graphics:** Bob Sydes and Claire MacRae

**Edited by:** Bob Sydes

**Funded by:** English Heritage

**Issued:** November 2013

© **City of York Council 2013**

