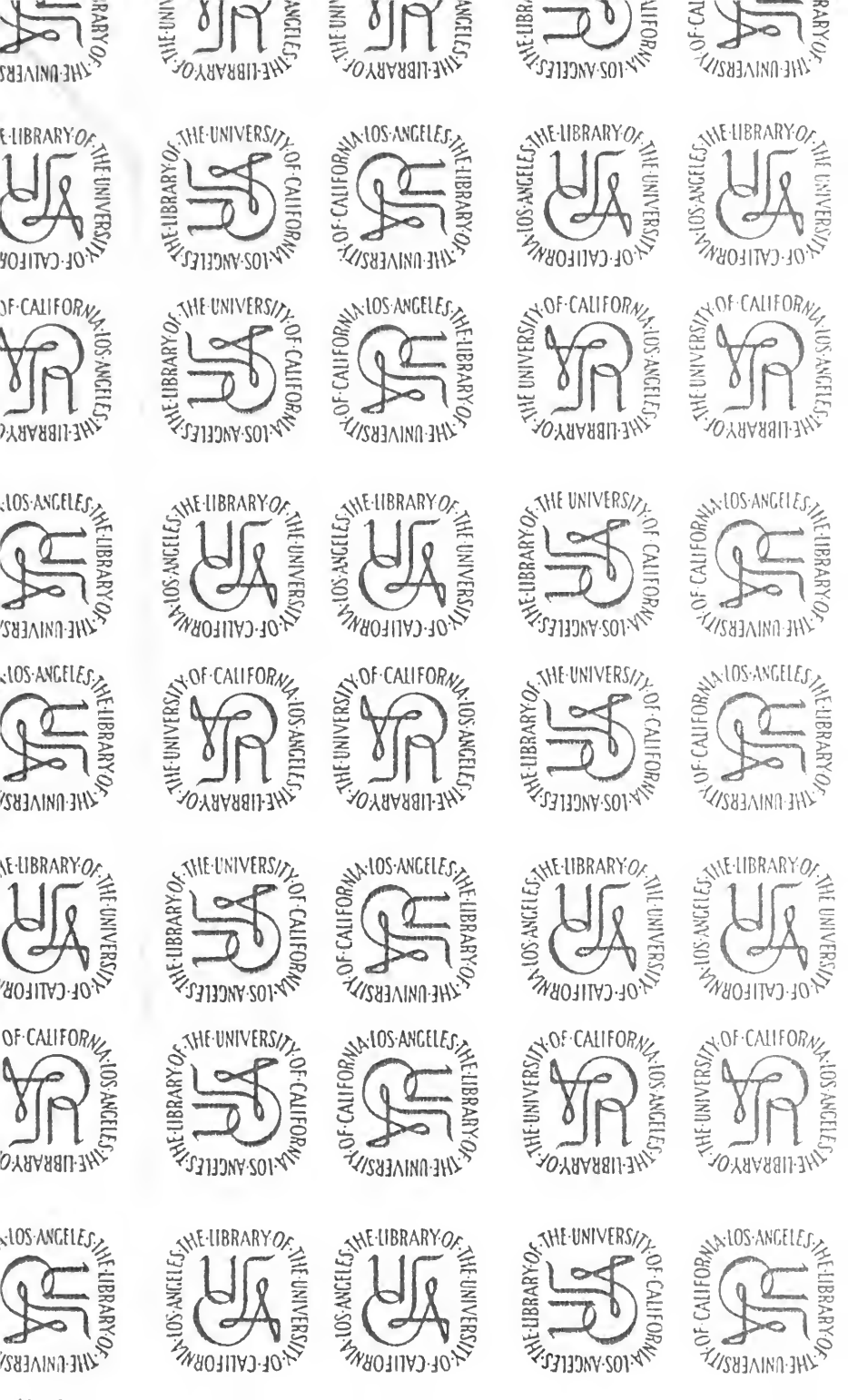
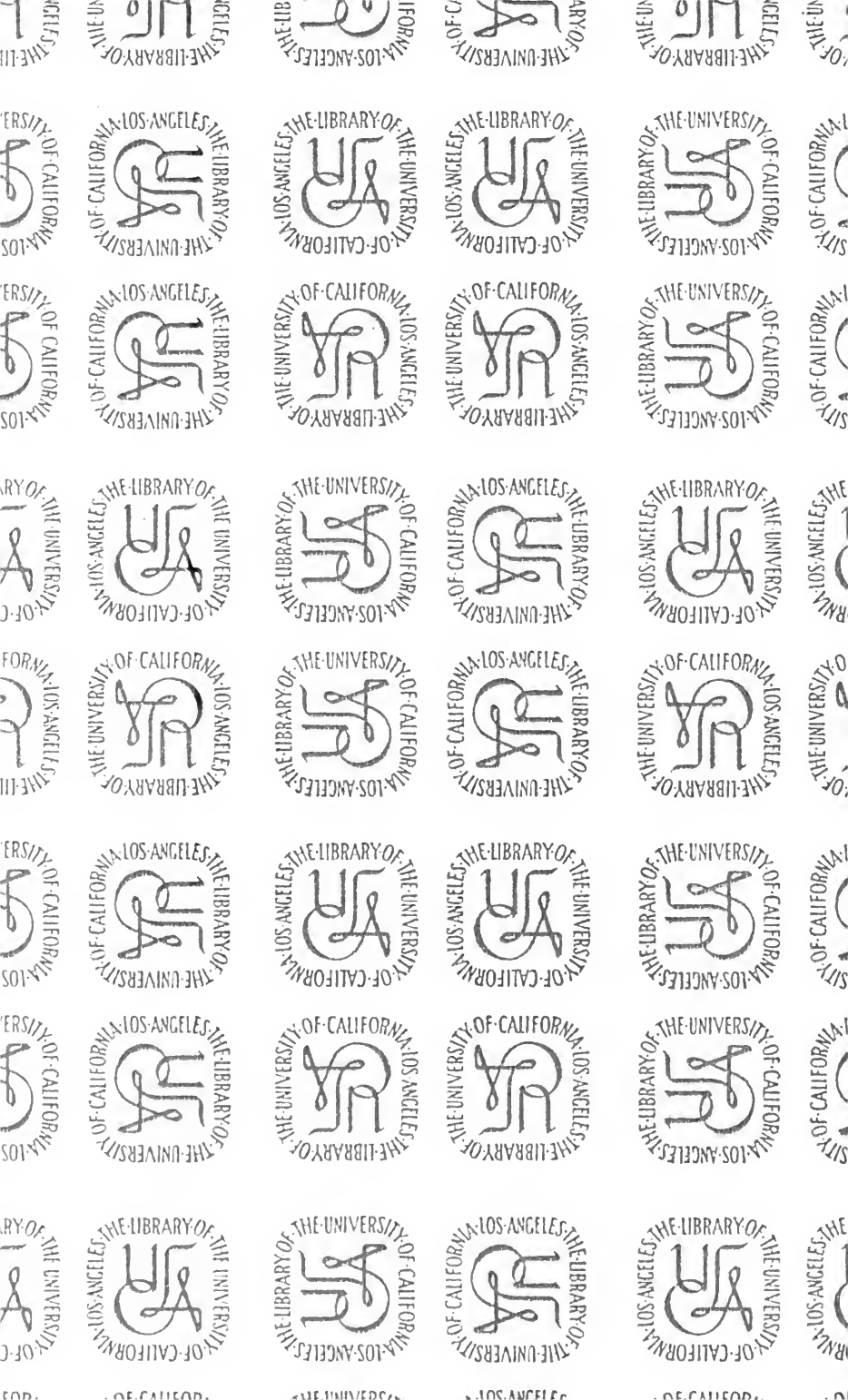


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THE
ARCHITECTURAL ANTIQUITIES

OF THE
CITY OF WELLS.

BY
JOHN HENRY PARKER, F.S.A.,

HONORARY MEMBER OF THE SOMERSET ARCHÆOLOGICAL SOCIETY, ETC.

Illustrated by Plans and Views.



Entrance Gate to the Bishop's Palace, A.D. 1360.

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ADVERTISEMENT.

THIS little work was originally undertaken at the request of Lord Auckland, Bishop of Bath and Wells, who wished to have the real history of his Palace made out for the Somersetshire Society: the substance of it was delivered at their meeting in 1861. Mr. Parker was then requested by the Committee to complete the subject by adding the Deanery and the other mediæval domestic buildings of the city, which form so complete and interesting a series; this was done for the following meeting, and Mr. Parker was then requested to publish his two lectures. He pointed out the large number of subjects of which representations would be required to make the history intelligible to persons who have not the opportunity of seeing the originals, and that engravings of these would make the work too expensive for its object. The leading members of the Society undertook to subscribe a sufficient sum to pay for them; so that the work is now published at about the same price as if there were no engravings in it, whilst there is, in fact, as complete a set as is necessary. There is no other city in Europe which has preserved the Mediæval houses of all its officers, from the bishop to the singing men; and these are here illustrated by plans and diagrams. Notwithstanding the liberal assistance afforded, it was impossible to give satisfactory views of the whole series of engravings without increasing too much the bulk and expense of the work; but a set of Photographs has been prepared, under Mr. Parker's directions, for those who wish to have more full and accurate details. For the student of Mediæval Domestic architecture there is no such field of observation to be found anywhere else.



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THE ARCHITECTURAL ANTIQUITIES OF WELLS.

THE city of Wells is one of the most interesting in Europe to the student of Gothic architecture, and not to the student of architecture only, but to the student of the history of England also. These two studies should never be separated; the study of architecture is not merely the study of bricks and mortar, or the art of constructing buildings, but the history of those admirable structures that our ancestors have bequeathed to us, and we have so shamefully neglected, but which form an essential and important part of the history of our country. The city of Wells illustrates this close connection between history and architecture in a very remarkable degree; it brings vividly before our eyes an important chapter in the history of Europe, about which we have all read a great deal and understood very little,—the long-continued struggle between the Regulars, or monks, and the Seculars, or the parochial and cathedral clergy. The monks, as we all know, were persons who had devoted themselves to the service of God in a religious life, separated from the world and its ordinary duties, worthy excellent people originally, enthusiastic in a good cause, proceeding upon an erroneous principle from the common cause of so much error—the taking particular texts of Scripture too literally and isolating them from other texts which explain their true meaning. These good men did great service to the cause of religion at a certain period when such establishments were necessary; but afterwards, in the course of centuries, abuses crept in, and they became as really worldly and selfish as any other class, and their continually increasing wealth and power threatened to absorb the whole property and power of the country. Then came the long struggle to keep them under, which was only finally settled by their entire suppression under Henry the Eighth, the first necessary step to the reform of all other abuses in Church and State.

The Seculars, on the other hand, were, as I have said, the parochial clergy, headed by their cathedral chapters, originally the canons, *chanoines*, or chanters in the church of the bishop,

the head church in the diocese. These canons were parochial clergy; each was a parish priest who lived the greater part of the year in his parish; he took his turn in performing the services of the cathedral, and assisted the bishop with his advice and his services when required. He often served for a time as an itinerant popular preacher, under the direction of the bishop, for the ordinary parish clergy were too ignorant to be allowed to preach. The licence to preach granted by the bishop was then a reality, and was granted only to those who *could* preach; now it has become a mere form and a matter of course, and the Methodists have been allowed to run away with this part of the Church system.

The monks lived together in common; they had their common dining-hall, or refectory, and their common dormitory, or sleeping-hall, divided by wooden partitions into small cells, or sleeping-rooms, one for each monk. So many of our finest churches belonged to these monasteries, that people commonly suppose they *all* did, and call Gothic architecture a monkish style, and the houses of that style fit only for monks to live in; but this is merely betraying their own ignorance of the subject. Gothic architecture is just as applicable to any other purpose as to churches or monasteries, and was in fact applied to castles and houses, and any other purpose for which a building was required; it is simply the style of building used by our ancestors for *every* purpose.

The buildings of Wells are not monastic at all; here we have no dormitory, no refectory, none of the buildings essential for the monastic system. Each canon had his separate house from the beginning; these establishments for the secular clergy were distinctly opposed to the monks. An attempt had been made in Wells to establish the monastic system in the eleventh and twelfth centuries. There had also been a struggle between the bishop and the monks of Glastonbury, but before the commencement of the present buildings the matter had been settled. The monastic buildings which had been erected at Wells were destroyed, the bishopric remained independent of the monks, and the monks of Glastonbury were obliged to give up to the cathedral chapter, or the bishop's council, certain manors. These were Wiuscombe, Pucklechurch, Blackford, and Cranmore, which were ceded to Bishop Joceline and his successors for ever, and the addition of these important

manors supplied the chapter with funds to enable them to commence their new buildings.

Bishop Joceline, who then ruled the diocese, was a native of Wells, and had been a canon before he became bishop. He was a truly great man, in advance of his age, a man of great prudence and foresight, and who had formed most magnificent ideas of the fortune of his great diocese, which was now permanently united with both Bath and Glastonbury. To correspond with this great accession of territory, of importance, and of wealth, he considered that suitable buildings were necessary to support the dignity of the bishop and the seat of his chapter, the head-quarters of the diocese; and he formed the plan of the magnificent series of edifices, of which so large a part has fortunately been preserved to our time. The splendid cathedral is only a portion of his grand design,—it is the centre of a group of buildings fit to accompany and support it.

To give an account of all these buildings would be to write the history of the city of Wells, which would require a volume, and which has been already done often enough. The cathedral alone is a subject for a volume, and this also has been already done, and well done, especially by Professor Willis, the first architectural historian of the day, and more recently in Mr. Murray's *Handbook of the Cathedrals*. The Lady-chapel, the Chapter-house, the Deanery, the Archdeaconry, the houses of the Vicars in their Close, the Gatehouses of the Precincts, the Prebendal Houses in the Liberty, each of these is a subject for a separate essay, though all are closely connected, and form parts of the system.

The Bishop's Palace, though also part of the same magnificent group of buildings, is more detached and more complete in itself, and is really one of the earliest, and has been one of the finest houses in England.

THE BISHOP'S PALACE.

THE palace was originally built by Bishop Joceline, between 1205 and 1244^a, and appears to have been a quadrangle, the east side of which was formed by the present dwelling-house of the bishop^b; the north by the kitchen and offices, which have been much altered, and partly rebuilt at different times; the south by the chapel rebuilt by Bishop Burnell; and the west by a gatehouse, now destroyed, with a piece of curtain-wall to connect it on each side with the other buildings^c. There is no distinct evidence of the fourth

^a The written records of the building of this palace, in the *Liber Albus*, fol. 296, are the following, written when Bishop Harewell was living, and consequently in the last quarter of the fourteenth century:—

“Bishop Joceline (1205 to 1244) made chapels with chambers of noble construction at Wells and at Woky. . . Robert Burnell (1274 to 1292), at his own expense, built the episcopal hall at Wells. . . Radulphus de Salopia (1329 to 1363) enclosed the episcopal palace at Wells with a stone wall embattled and crenellated, and with a ditch.”

“Capellas cum cameris de Wellys et Woky nobiliter construxit. . . Robertus Burnell hic aulam episcopalem Wellensem sumptibus suis fieri fecit. . . Radulphus palacium episcopale Wellense muro lapideo batellato et carnellato cum fossatis claudere fecit.”—(*Liber Albus*, p. 296.)

These notices have been partly adopted by the Canon of Wells (Wharton, *Ang.-Saera*, t. i. 553), and paraphrased by Godwin.

The works of Bishop Beckington are described by William of Worcester (pp. 286, 287), and alluded to by Godwin. The entire palace is described by Leland (*Itinerary*, vol. ii. fol. 41) as it existed complete in 1542. Some of these passages are quoted in Pugin's *Examples*, vol. ii. p. 42.

The work in the early part of the palace is identical with that in the west front of the cathedral, the exact date of which is not positively ascertained; but the following entry in the Close Rolls proves that building was then going on, and probably relates to the west front:—

“In 9 Henry III. the king grants to the Bishop of Bath 5 marks towards the works in the church of Wells, and the same payment to be continued for the eleven following years, according to the king's gift.” [This is equal to about £65 a-year of our money, or nearly £800 for the twelve years.]—*Rot. Litt. Claus.*, An. 9 Hen. III., Oct. 3, A.D. 1225.

^b See the Plan, plate i. A line drawn from the west end of the chapel to the kitchen would shew the extent of the original plan of Bishop Joceline; in his time there was a boundary wall with a gatehouse in the centre, as mentioned in the text, and the moat originally ran outside of that wall, where an old drain remains.

^c The Banqueting-hall was added by Bishop Burnell, about A.D. 1280. The moat was enlarged, the fortifications and the gatehouse built by Bishop Ralph de Salopia, about 1360. The Plan (plate i.) and the Bird's-eye View (plate ii.) necessarily include the later additions as well as the original palace. See also plate iv., the West Front, which formed part of the original quadrangle.

side of the original quadrangle, but there is great probability of it from a comparison with other houses, and the old drains found by the bishop by digging in this part of the court in 1860 seem to confirm it. They appeared to have been carried round the two turrets of a gate-house. In Buck's view of the palace, taken about 1700, a square tower is shewn at the west end of the north wing, opposite the corner of the chapel, which would have been at one corner of the original quadrangle.

Bishop Beckington is said to have added to the palace that "middle tower or gate, under which is the passage going from the great gate to the house, as also that cloister which heretofore joined thereunto, and reached to the end of the great hall, as does, and did appear by the coat of arms and rebus thereon." This middle tower must clearly have been at the place indicated by the drain, and the cloister was, no doubt, against the western wall, connecting the middle tower on one side with the tower at the north-west angle, shewn in Buck's view, and on the other with the west door to the chapel, and the small door into the hall; marks of it may be distinctly seen over that door, and over the west door of the chapel^d. The cloister must have been covered with a flat lead roof, and there is a doorway in one of the western turrets of the chapel, which must have opened to the top of it. There is also a similar doorway in the north-east turret, shewing that the cloister was probably continued along on the north side of the chapel in its original state^e. The foundations of the wall of a cloister or passage for the servants have been found along the south side of the servants' wing also, so that the quadrangle of Bishop Joceline's palace must have had a cloister on two sides of it, running into the present internal cloister, or entrance gallery of the palace.

^d Plates x. and xi., the West End of the Chapel, with traces of the Cloister and the Doorway opening into the end of it.

^e Professor Willis discovered, by removing the plaster with which they were covered up, that these doorways are not original, but insertions of the time of Elizabeth (?), opening apparently to some external wooden gallery of that period, or some chambers that had been added and afterwards destroyed. It appears, therefore, that there was no passage on the top of the original cloister, which would have been an unusual arrangement, but it does not at all prove that there was no cloister. It leaves the point doubtful for the south side against the chapel, but the evidence of its existence on the north and west sides is not affected.

The present dwelling-house or palace, which remains to a great extent perfect, though with many alterations of a minor kind, has the lower story^f vaulted with a good Early English groined vault, with ribs, carried upon slender pillars and corbels; the parallelogram is divided lengthwise by a solid wall at about one-third of the width, the outer or narrow part of which on the ground floor now forms the entrance-hall and passage to the staircase at one end and the chapel at the other. In this vestibule is a fireplace of the time of Henry VIII., which has probably replaced an original one. The entrance doorway has been moved one bay southward, and a modern porch built over it; the buttresses have been restored in this front by Mr. Ferrey, and it is doubtful whether there were any originally, but he thought he saw distinct marks of them. This entrance or lower gallery has originally been divided by a thick wall into two apartments of nearly equal size; this may be seen by the break in the vaulting-ribs, and the transverse arch^g.

The wider space has a row of small pillars down the centre to carry the vault; there is no fireplace in it, and it was probably divided by wooden partitions into store-rooms and cellars, or it may have been used as a servants' hall. At the north-west corner of the building there is a square projection on the north side, the walls in the ground floor of which are of immense thickness, and it was probably intended for a tower, which the situation seems to indicate. The ground room is vaulted like the rest of the substructure. The room over this (now the Bishop's study), has had an oriel window thrown out at the end, and a newel staircase made in the angle formed by the projection and the main building^h. The windows on the east side in the ground floor are plain single lancets, well splayed; those on the west side are of two lights, trefoil-headed; these may, perhaps, have been alteredⁱ.

^f Plate v., the Entrance-hall and the Servants'-hall behind it; this is now the Cellar, and perhaps always was so.

^g This transverse arch has been accidentally omitted on the Plan, plate i.

^h This staircase was contrived by Mr. Ferrey in the time of Bishop Bagot, but it is so admirably adapted to the style of the building that at first sight it would deceive very experienced eyes. It is shewn on plate iii.

ⁱ Plate iii., East Front of Bishop Joceline's Palace, with the projecting wing built on the foundations of an old tower, probably the garderobe tower, as the pit remains at the bottom under the oriel window, which is modern.

The upper story of this long range of building is divided in the same manner as the lower one by a solid wall running the whole length, and separating one third of the width as a long gallery, in which there are two modern fireplaces, the chimneys of which are probably original; this upper gallery has also been originally divided into two rooms. The larger division is subdivided into three apartments, the partitions are modernized, and as the roof and ceilings are also modern, there is no guide as to what the original arrangements were, but it seems probable that they were the same as at present. The side windows on this floor are each of two lights, trefoil-headed, with a quatrefoil over them, and each has a very elegant inner arch trefoiled and richly moulded, with blue marble shafts in the jambs, having capitals of stiff-leaf foliage and moulded bases^k. The end windows are remarkably fine, especially the one at the north end, now the Bishop's dining-room; it is of four lights divided into two pairs, each with a quatrefoil in the head; and in the gable over the centre of these two subdivisions is another larger quatrefoil, originally open to the hall, though now concealed by the modern ceiling; the arches are cusped, and the points of the cusps ornamented with sculptured foliage. The jambs are also enriched with shafts having capitals of sculptured foliage, and the dripstone, or hoodmould, over the arches is terminated by heads^l. It will be perceived that by this beautiful arrangement the whole of the north end of the hall formed one magnificent Early English window of the richest description. At the south end of the building the same arrangement is followed, and the window is equally fine, though rather plainer, the end of the cusps not being carved. If the whole of this range was really one great hall, with the large window at each end, and the range of smaller windows on the east side, it must have been one of the finest halls in Europe, finer even than Westminster Hall. The side windows, however, do not continue the whole length, but have a blank space at each end, corresponding with the partition walls,

^k Plate viii., Exterior and Interior of these Windows.

^l Plates vi. and vii., Exterior and Interior of the End Windows; those at the two ends are nearly alike, both have the original quatrefoil over them, now concealed by the modern ceiling; and plate xvii., which shews the exterior of the same window, with the alterations made at that time and subsequently, as seen from the moat.

and this makes it more probable that the present divisions are original^m.

All the principal apartments of the palace are still, and were from the beginning, on the first floor, and the entrance to them was always by a staircase in the same situation as the present one, although that is Jacobean work. The omission of the end bay of the vaulting, and the existence of a square pier on one side and none on the other, where the end of the vault is carried on a corbel only, proves that the original state staircase was in this situation, and ascended by a sweep round this end of the entrance hall. The square tower by the side of this, and in the north-east angle of the court, contains the servants' staircase. The present staircase is modern, and the tower is an addition to the original work, but it does not seem to be much later; the doorway is of the fifteenth century and the porch modern, but the windows are very like Joceline's work, and are clearly not modern. The kitchen and offices were partly rebuilt by Bishop Bagot, but on the old site, with some of the old walls and the old chimney-stack remaining. There have evidently always been some rooms between the kitchen and the staircase. The but-

^m As I find that a common notion prevails that these beautiful windows are nearly all modern, copied from one or two old ones, I take this opportunity of mentioning that such is not the case. They are commonly said to have been made by Mr. Ferrey, in the time of Bishop Bagot; but Mr. Ferrey has very kindly lent me his drawings, shewing all that he did in the palace, and he assures me that these beautiful windows are nearly all original; the arches and heads had been entirely hidden and filled up with brick and plaster, and square sash windows introduced below the springing of the arch, and carried down to the floor. The filling up of the wall with ashlar masonry is plainly visible on the exterior under each window; but most fortunately the original window-heads had all been preserved, and it was only necessary to clear out the rubbish with which they had been filled up, and restore the mullions. Mr. Ferrey also wishes it to be known that he is not in any way responsible for the modern ceilings or other internal fittings; he was employed to restore the stonework only, which he has done most conscientiously and admirably. An upholsterer from Bath was employed by Bishop Bagot to do the rest of the work, and he did much mischief.—I. H. P.

The windows of this eastern suite of apartments, or hall, are of a later style than those of the western gallery. Externally the two appear the same, but internally (*vide plate vi.*) they are worked with mouldings disposed on the complete tracery principle, which, according to dated examples, was not introduced into this country until about 1250. It follows that either Joceline did not complete the palace, or that this tracery window is an earlier specimen than those usually quoted; unless it should turn out that the windows have been altered, which is not very probable.—R. W.

tery and pantry are usually on a level with the hall, even when that is on the first floor and the kitchen on the ground floor, and there is then a straight staircase from the hall to the kitchen, passing between the buttery and the pantry, as at St. Mary's Hall, Coventry, and many other ancient houses. But in this instance it appears that there was a screen only at the servants' end of the hall, and that these offices were downstairs. The partitions in this part of the palace are entirely modern, and I have not been able to obtain any plan of the old arrangements, so that I can only guess what they were.

Over these original offices and chambers others were added and oriel windows thrown out by Bishop Clerk, who succeeded to Wolsey, and was bishop from 1523 to 1540. His arms are carved on the bosses of the oriel windowsⁿ. This corner of the palace seems to have been almost rebuilt by him, and the old wall of enclosure of Bishop Ralph was built upon, and had windows pierced through it. The internal arrangement of this part of the house was entirely altered in the time of Bishop Beadon, about 1810, when the floors were taken out, and what had been two stories made into three. The tower at the angle, with a stair-turret, is part of the work of Bishop Clerk, in the time of Henry VIII. This tower, or turret, is square on one side and a half octagon on the other, a very unusual plan.

An upper story was also added to the whole of the west front over the long gallery by Bishop Bagot, about 1840, to contain additional bedrooms, and the present dormer windows were then added by Mr. Ferrey with so much ingenuity and in such good taste that it is almost impossible to distinguish them from the old work, and the effect of the front is thought by many persons to have been improved by the alteration. The buttresses were then restored, but Mr. Ferrey states that the tothing of the old buttresses remained quite distinct in the walls when the rough-cast was taken off^o.

The south wing of Bishop Joceline's palace, occupying the site of the present chapel, appears to have been originally of

ⁿ Plate xvi., Interior of Bishop Clerk's Oriel Window, with his Arms on the Boss.

^o Plate iv., the dormer windows and the chimneys are from Mr. Ferrey's designs; the Porch had been moved and the present Porch erected before his time.

two stories, like the rest of his work, and probably had also a vaulted substructure, with a chapel on the upper floor. The site does not appear to have been exactly coincident with the present walls; the east end has been extended several feet. The staircase-turret at the angle connecting the main range of Bishop Joceline's work with this wing remains perfect, and has a very good vault with a central pillar. This vault is, however, part of Bishop Burnell's work, the top of the tower having been rebuilt along with the battlement and cornice of the chapel ^p. There were doorways from this staircase into the present palace, and also into the wing that has been rebuilt; one, on a level with the first floor, opening to an external gallery, which would cut across the present windows, is Elizabethan; the other, above, to go on to the alure behind the battlement, is original. A long loop-window near the top of this staircase, on the south side of the turret, is blocked up on the outside by the wall of the present chapel, near the north-east corner. At the opposite angle, or south-west corner of the present chapel, is another of Bishop Joceline's stair-turrets, equally perfect, with doorways in the same situations as in the other, shewing that the wing of Joceline's palace extended to this point and rather beyond it, as a doorway opens westward now leading to nothing, but probably issuing originally to the external gallery on the top of the cloister. Part of the old wall joining to this turret on the west side has been preserved, and now forms part of the wall of the later hall, and the jamb of one of the early lancet windows remains between the turret and the first window of the hall ^q.

The Great Hall ^r, of which the ruins only remain, and the present chapel are both the work of Bishop Burnell in the time of Edward I., between 1274 and 1292, but not quite at the same time ^s. There is an interval, probably of ten or twelve years, between them, and a slight difference in the character of the work ^t. In the chapel it would appear that the materials

^p Plate xii., Section and Plan of the upper part of this turret.

^q Plates x. and xi., the jamb of the lancet window is shewn between the turret and the first large window of the hall.

^r Excellent architectural engravings of this hall, and of the windows of the gallery, from Mr. Ferrey's drawings, are given in Pugin's "Examples of Gothic Architecture," 1836, vol. ii. ^s Plate xiv., Window of the Hall, c. 1280.

^t Plate xiii., Side Windows of the Chapel, c. 1290.

of Bishop Joceline's chapel were used up to a considerable extent, but the beautiful groined vault and the elegant windows are Bishop Burnell's work; the west window is an alteration of a later date. The bell-turret at the north-west angle is part of Bishop Burnell's work; the staircase is not so wide or so good as those of Bishop Joceline; and at the top of the turret one of the gurgoyles, or large corbels, with a very bold projection, as if to carry a water-spout, of Joceline's work, is used to form the head of the staircase and support the bell-frame; the end of this is carved into a head of the character of the early part of the thirteenth century^u. At the west end of the chapel there appears to have been a rood-loft with a screen under the front enclosing the three doors, and forming a sort of inner porch, the entrance to which was the great west door^x; at the north end was the door to the bell-turret, and at the south end the door to the vestry. Over the vestry was the priest's chamber, to which there was an entrance from the stair-turret, the doorway of which still remains. This being the bishop's private chapel, it was considered as all chancel, and no nave was required; and in the position which would be usual in the chancel of a parish church, just within the rood-loft, near the west end of the chancel, is a small low side window, supposed to have been one of those used for lepers or persons labouring under some infectious disease, who could be brought to the outside of the window and have the consecrated wafer, or Host, administered to them at the end of a cleft stick, according to the direction given in the rubric of some of the Roman missals, or could see the Host when held up for that purpose by the priest through the opening.

The great hall of Bishop Burnell has been a very magnificent piece of work, of which the north wall and west end, with the turrets at the angles, only remain. The windows are rather different from those of the chapel, and probably a few years later; the three turrets at the south-east, south-west, and north-west angles are closely copied from the original one of Bishop Joceline, which remains at the north-east angle, connecting the hall with the chapel. At the west end of the great

^u Plate xii. shews the older corbel built in.

^x Plate ix. shews the Interior of the West Door of the Bishop's Chapel, and the Inner Arch of a Window in the West Front of the Cathedral, to point out the identity of the character of the work.

hall are the two doorways, shewing the position of the screen and music gallery; the porch, and the newel staircase to the solar or upper chamber have been destroyed, but marks of them exist. The windows of the solar remain, and are very elegant and highly finished, indicating a state apartment equivalent to a modern withdrawing-room; the chimney also remains, but the fireplace has been destroyed; there is no fireplace or chimney to the lower rooms, which have been the buttery and pantry only, and not a kitchen, as is commonly said; there are cupboards recessed in the wall, a window blocked up in each room, and a wide doorway also blocked up at the west end, and which doubtless led to the kitchen, being at the end of the passage between the buttery and pantry, according to the usual arrangement of mediæval halls and offices. The kitchen was a detached building, where the stables now are, and was connected with the hall by a passage only, as was the general custom of that age. The south-west turret contains a garderobe, or closet, on the first floor, with an entrance from the corner of the state apartment; this has a good groined vault, and the small loop-windows are perfect; under it is the square pit, into which a modern doorway was cut by Bishop Law through the wall, with a pointed head to it, but no arch. The rooms on the ground floor under the solar have been vaulted, as may be seen by the marks of the vaults in the walls, but the vaults have been all destroyed. In the north-west turret there is a staircase from the solar to the alure and the watch-tower, but it rises from the solar or first-floor room only, not from the ground. The north-east turret of the hall forms also the south-west turret of the chapel, and in this there is the only staircase from the ground to the alure.

The present gatehouse to the palace^v is plain work, of the fourteenth century, with square flanking turrets, a groined vault over the archway, the chains of a drawbridge, and the grooves of a portcullis. It was built by Bishop Ralph, of Shrewsbury, who also built the wall of enclosure and made the moat. This wall of enclosure has bastions, or towers, at intervals, with the usual alure, or passage, on the top of the wall behind the parapet, in which there are embrasures, or openings, and loopholes alternately. It was built for defence ac-

^v Plate xv., Bishop Ralph's Gatehouse.

ording to the most approved system of the age, and the gatehouse is a very good guardhouse of the fourteenth century, with vaulted chambers, loopholes, and windows widely splayed within, and with their heads formed of what is called "the shouldered arch," or square-headed trefoil, a very common form in the Edwardian period. There is a tradition that this fortification of the palace was made as a precaution against the monks of Bath, who threatened the life of the Bishop, but there is no written authority for this. It is singular that the Bishop's Palace should have been so strongly fortified, while the Precincts of the Cathedral do not appear to have been fortified at all, or even enclosed with a wall, until a century afterwards, all the gatehouses of the Cathedral Close being the work of Bishop Beckington. But as the bishop was a sort of prince, or great noble of the district, it may have been considered necessary for his house to be fortified in the same manner as those of other nobles.

There was evidently an intention to fortify the Close in the time of Edward I., as the licence to crenellate or fortify it is extant^z, but the design does not appear to have been carried out, as we have no remains of it. The present gatehouses of the Close are the work of Bishop Beckington, or his executors, and the small portion of the wall of enclosure which remains near the south-west corner of the cathedral can hardly be so early as Edward I. During the Wars of the Roses, Bishop Beckington thought it necessary to erect a wall and gate-

^z "Edwardus dei gra', &c. . . . quod ad honorem dei et honestatem ecclesie cathedralis Wellensem ac sanctorum quorum corpora requiescunt in eadem, necnon ad securitatem et quietem canonicorum et ministrorum predictae ecclesie et suorum ibidem residencium. Concessimus pro nobis et heredibus nostris, venerabili Patri Roberto Bathonensis et Wellensis episcopus quod ipse cimiterium ecclesie predictae et proxiter cum domorum canonicorum predictarum infra civitatem suam Wellensem muro lapideo circumquaque includere et murum illum Kirellare, et precinctum illum sic inclusum eodem episcopo et successoribus suis, ad suam et dictorum canonicorum securitatem majorem tenere possit; sine occasione vel impedimento nostri et heredum nostrorum, justiciorum seu aliorum ministrorum nostrorum quorumcunque et in perpetuum suorum quod in stratis et locis aliis necessariis et competentibus ibidem. Ita portas et posternas fieri, et stratas quas ipsum in procinetu illo includere contigit ad proprius et commodus quod per inferioribus fieri potit dimidem faciat et *sta* (?) quod porto illo et posterno singulis diebus ab amore dies usque ad noctem sint asserta pro civitate transaverim pro portas et posternas supradicta. Ita etiam quod porto illo et posternae de nocte eludentes et in amora dici aperiam ut sicut predictum est. In cujus rei testimonium," &c.—*Lib. Rub.*, p. 18, 14 Edw. I., A.D. 1286.

houses, but these fortifications appear to have been very slight, and the gatehouses more for show than for defence. The east end of the cathedral and the chapter-house were outside the wall of enclosure, and though it is said that there was a wall round the chapter-house, there appears to have been none round the Lady-chapel; and the Vicar's Close, though enclosed by a wall and gatehouse, can hardly be said to have been fortified. The larger district round the Close, called the Liberty, was entirely outside the wall, and not enclosed at all, and yet in this district several of the prebendal houses were built before the end of the fifteenth century, and without any protection, unless the marshy character of the ground was considered sufficient.

Since the foregoing account was written, Mr. Williams has published his very valuable biographical notice of Bishop Beckington, chiefly taken from a contemporary document^a. From this account of the buildings it is evident that he must have built something at the Palace in addition to his other numerous works in the city; yet it is certain that nothing now remains which corresponds with Beckington's other buildings, except the entrance gatehouse from the Market-place, which may be all that was meant, as this, with the houses on each side of it, originally forming wings to it, was really an important building. It is, however, most probable that the corner tower and the domestic cloister, with the inner gatehouse, which I have described as having formerly existed and having been entirely destroyed, were part of his work. The four-centred doorways pierced in the stair-turrets, which Professor Willis thought Elizabethan, may have been as early as the time of Beckington. They are so extremely plain that there is nothing by which to judge of their age, excepting that they are certainly not early.

The Bishop's Barn is a very fine and perfect one of the early part of the fifteenth century, probably built by Bishop Bubwith, as the construction of the roof is the same as that of his almshouse, although plainer. The site of the Bishop's Mill was on the north side of the moat, and now belongs to the corporation.

In the Bishop's Garden is the original Well-house of the

^a Printed in Wharton's *Anglia Sacra* (vol. ii. p. 357), and translated in a note in Britton's "History of the Cathedral," (p. 46).

fifteenth century, built by Bishop Beckington, in which the springs rise, still supplying the city of Wells with water, which



Well-house in the Bishop's Garden, c. 1490.

flows abundantly through the streets, and is now the property of the city of Wells. He also built a conduit, and laid down pipes to convey the water to it, as mentioned in his charter and in his grant of the water to the city. The Bishop's moat serves as a reservoir in case of need, but the springs never fail.

THE ECCLESIASTICAL BUILDINGS OF WELLS.

THE DEANERY was rebuilt by Dean Gunthorpe (1472—1498), and, though a good deal spoiled by modern sash windows and other alterations, it is still nearly a perfect specimen of a nobleman's or gentleman's house of the fifteenth century, and has its own gatehouse and wall of enclosure^a. The principal apartments were all on the first floor, which was a very common arrangement in mediæval houses, the ground rooms being commonly cellars and storehouses, for the state of the country, the want of roads, the scarcity of shops, and the bad supply of the markets, made it necessary to keep a much larger quantity of provisions in store than is called for in these days. The salt-inghouse, the bakehouse, the brewhouse, the spicery, and many other similar apartments were quite necessary in a large house, and the whole of the ground floor was frequently occupied in that manner. In the Deanery the principal apartment was on the north, or in the garden front, or back of the house, on the first floor, and it is a valuable example of the transition from the earlier mediæval hall, with its lofty roof, to the more comfortable dining-room of later days. At the upper end it has two beautiful bay windows with vaults of rich fan-tracery^b, one at each end of the dais, but not exactly opposite, nor on the same level; the one at the south end of the dais is on the level of the dais itself, the other is at the foot of the steps on a level with the floor of the hall, this was to contain the sideboard for the use of the servants for carving, &c.; the other probably had the cupboard for the wine, and from this there would be a doorway leading to the wine-cellar and to the withdrawing-room. The same arrangement of two bay windows, and in the same position, occurs in Wolsey's Hall, in Christ Church, Oxford. Two buffets, or sideboards, may have been required, one for the use of the guests at the high table on the dais, the other for the people in the body of the hall.

^a Plate xviii., South Front of the Deanery, and pl. xix., Plan of the Deanery.

^b These are beautifully engraved in Pugin's "Examples of Domestic Architecture."

At the lower end of the hall is a stone arch, of wide span, carrying a small chamber, probably for the musicians, curiously squeezed in, the want of height in the hall, owing to its having another story over it, not allowing of sufficient space for a regular music-gallery; this chamber is pierced with three small windows opening into the hall^c. At the north end of the arch is a staircase to the state bedrooms, or, as they would formerly have been called, the guest-chambers. Under this stone arch is the lavatory, a stone niche with a water-drain at the bottom, similar to the piscina in a church; in the niche was suspended on a hook, or fixed, a small cistern of water with a tap letting out a thin stream of water for the guests to wash their hands before they passed through the screen into the hall, according to the invariable custom of the Middle Ages. In those days people did not wash their hands in a basin, as we do, but let a small stream of water pass over and through the hands and washed them in that manner. The same custom is still common in France; any traveller who wishes to see a mediæval lavatory in use has only to ask leave to wash his hands at any country inn in France and he will be shewn to a lavatory of this description, with its small cistern still hanging up over the water-drain, just as represented at Battle Hall, near Leeds Castle, in my work on the "Domestic Architecture of the Middle Ages." The only change is that the situation of the lavatory is altered from the entrance of the hall to the entrance of the kitchen, and that the cistern is not often so handsome as the one remaining in Battle Hall. It is now usually called *La Fontaine*. The guest-chamber in a regular mediæval house was over the buttery and pantry at the lower end of the hall; but in this Deanery, in which the arrangements are all transitional from the mediæval to the modern, the guest-chambers were over the hall itself, the buttery and pantry being downstairs along with the kitchen on the ground floor. The handsome windows of the guest-chamber in the upper story leave no doubt that they were rooms of importance; they are almost as fine as those of the hall itself.

At the upper end of the hall, behind the partition at the back of the dais, is another chamber, with a large and fine

^c Plate xx., Lavatory and Minstrels' Gallery in the Hall.

window in it, which is usually supposed to have been also a guest-chamber, and the same in which Henry VII. slept when he came to Wells^d at the head of an army in pursuit of Perkin Warbeck, who had raised a considerable force in rebellion, claiming to be the rightful heir to the throne; he was, of course, treated as a pretender, and in a certain sense he was so, but there is reason to believe that he really was a prince of the blood royal, as the accounts preserved in the Public Record Office^e shew that when he was imprisoned in the Tower of London his table was served as that of a prince, and not that of a more vulgar person, as the Government pretended to consider him in public.

To return to our building: it appears doubtful whether this room ever was one of the guest-chambers. It is not in the usual position for one, and it may have been the chapel, separated from the upper end of the hall by a screen only, with curtains hanging upon it, which could be undrawn when service was performed. The domestic chapel was often a sacarium only, opening into some other apartment, and there is space here sufficient for such a sacarium, and a priest's chamber behind it. The window has very much the appearance of a chapel window. As there is an upper story, it is obvious that neither this room nor the hall itself could have an open timber roof. They have flat ceilings, and the beams in the hall are massive and well moulded, except where they have been cut away. There are the mortices of the upright bars of a wooden screen in the beam of the ceiling at the back of the dais against the modern staircase, which appears

^d That Henry VII. did visit Wells is confirmed by the proceeding of the corporation, Sept. 30, 1497, Nicholas Trappe being Mayor. On that day the body corporate met and received Bishop Oliver King, that being his first visit to his diocese, though he had succeeded to the see in 1495. After noticing the fact of the Bishop's presence, the record (translated) thus proceeds:—

“Item. On the same day, after the hour of the reception of the said Lord Bishop, the aforesaid Nicholas Trappe, and the Burgesses, received the most serene Prince, our Lord Henry the Seventh, by the grace of God King of England, France, and Aquitaine, who came with ten thousand men in arms against a certain Perkyn Warbek, a rebel, and other rebels against the said Lord the King, in the counties of Cornwall and Devon, and others then being at Taunton.”

The palace having been for several years unoccupied, could not have been in a fit state for entertaining the King. This will account for his Majesty becoming the guest of the Dean.

* See “Annals of England,” vol. ii. p. 127.

to agree with the idea of this plan. The hall is unfortunately divided by modern partitions into two bedrooms.

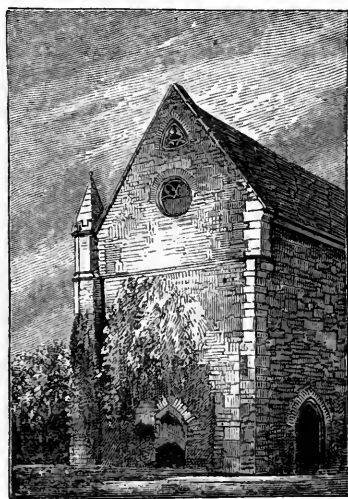
The approach to this hall was by an external staircase at the corner of the house, the doorway to which may be seen in the wall with the marks of the penthouse over it. The present staircase was originally for the servants only, leading straight down to the kitchen and offices, which were on the ground floor. The house has formed three sides of a quadrangle, with a curtain wall across the fourth side or front, towards the principal court and the gatehouse. It has octagonal turrets at the corners, apparently more for ornament than for defence.

The exterior of this wing of the house in the garden front is very rich and picturesque, and is well known from Pugin's engraving of an elevation of it. The badge of Dean Gunthorpe (a gun) and that of Edward IV. (the rose upon a sun) are carved upon the panels of the bay windows and oriel.

The gatehouse is plain, in the Perpendicular style, but may be earlier than the time of Dean Gunthorpe.

There is a building opposite the gate on entering, which has rather the appearance of having been a chapel with rooms under it, but nothing seems to be known about it, and at present it is used for offices only.

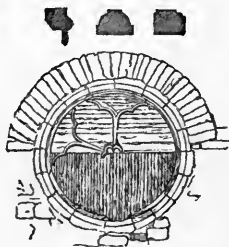
The ARCHDEACONRY appears to have been a house of at least



East End of the Archdeaconry, c. 1280.

equal importance with the Deanery; in fact, the hall of it is

larger and more imposing, and in this instance it occupied the whole height of the building from the ground to the roof. The house was originally built in the time of Edward I., as is shewn by the windows in the gable at the east end and one of the doorways near to this end, which has a fine suite of mouldings on the exterior and a foliated arch within, similar to that of the west door of the Bishop's Chapel, plate ix. This was the back door to the servants' court; the front door towards the Close was larger and more important, but only a part of the foliated inner arch can now be traced in the wall, the front of the house having been entirely modernized. The hall occupied about two-thirds of this part of the house, and still retains a very fine open timber roof of the early part of the fifteenth century, probably of the time of Bishop Bubwith, as it agrees with the roof of the hall and chapel of his almshouse. In the east wall of the Archdeacon's hall are the three doorways of the buttery, pantry, and kitchen, as usual, shewing that the offices were at the east end of the house, but have been destroyed.



Window with Wooden Tracery, c. 1280.

Over these, in the gable, is a small window of the time of Edward I., with the original *wooden* tracery, which is very rare. At the further end of the house, beyond the dais, it was divided into two stories, the cellar, or store-room, or parlour below, and the solar, or lord's chamber, or withdrawing-room above; this solar is itself a room of considerable size. The whole of the arrangements indicate that the Archdeacon was a person of considerable importance, and able to exercise hospitality on a grand scale; or the house may have been a sort of residential, where the Chapter exercised their hospitality as a body, like the Guests' Hall, recently destroyed at Worcester. This house was the residence of Polydore Virgil, and the solar is said to be the chamber in which he wrote his history. There

are accusations against him of alienating a considerable part of the property of the archdeaconry^f, but an examination of the accounts does not seem to fix this crime upon him, though it was near to his time.

The HOUSE OF THE CHOIR-MASTER, or PRECENTOR^g, at the east end of the cathedral, is a small gentleman's house of the fifteenth century, tolerably perfect, with the roof and the upper part of the windows of the hall remaining in the south front, but disguised and concealed by modern partitions. The porch, with the room over it, remains perfect, and adds much to the picturesque beauty of the house, the rest of which is entirely modernized, and the original offices have been destroyed, as is frequently the case.

The SINGING SCHOOL, or GRAMMAR SCHOOL, is over part of the west wall of the cloister, and joins on to the south-west corner of the cathedral. The ORGANIST'S HOUSE^h is close to this, and the original communication between the two remains, though now blocked up. It is one of the smaller houses of the fifteenth century, the plan of which was that of the letter T, the hall forming the top stroke and the rest of the house the stem; but the house has been almost entirely spoiled during the last century, vile additions having been made to it, encroaching on the small space originally left between the house and the cloister, and destroying the outline of the house, which, when it stood clear, must have been extremely picturesque. The interior is also spoiled by modern partitions, now becoming more old-looking and more rotten than the original roof of the hall which remains. The Singing School and Organist's House are part of one design, and never ought to have been separatedⁱ. There is reason to believe that it was designed and probably begun by Bishop Ralph de Salopia; the eastern doorways are characteristic of his work in the Vicars' Close. Those which connected the house with the Singing School have been blocked up, the porch under the school is concealed by a modern wall, and the two doorways opening

^f In an old bill of law charges, 7 Car. I., the following occurs:—

"For the search of *two* SURRENDERS of Polidor Vergill, w'ch was 26 Decemb'r An^o 38 Hen. 8, i^e iiij^d."

^g Plate **xxi.**, House of the Choir-Master, or Precentor, c. 1480.

^h Plate **xxi.**, View of Organist's House, c. 1380.

ⁱ Plate **xxii.**, Plan of Organist's House and Singing School.

into it are also blocked up. The house may probably have been completed in the time of Bishop Harewell, along with the south-west tower, to which it closely adjoins, and which it resembles in architectural details^k.

Most of the CANONS' HOUSES have been either rebuilt entirely or much spoiled by modern alterations; one of them, to

^k *Note on the Singing School and Organist's House, by Mr. T. Serel.*

The introduction of Choristers as well as Vicars Choral as part of the cathedral establishment, I have no doubt originated with Bishop Joceline de Welles. In the introduction to Bishop Beckington's Statutes for the Government of the Choristers (A.D. 1449) this fact is expressly mentioned. Bishop Ralph de Salopia was a benefactor to the *Choristers* and Vicars Choral; this is evidenced by his will. And moreover Bishop Godwin says in his life of that prelate, "Pueri etiam sacras cantiones modulari consuetis qui Choristæ vulgo appellantur habitaculum construxit." The house now called the Organist's House was probably built by Bishop Ralph, and altered in the time of Bishop John de Harewell, who was undoubtedly a benefactor to the Choristers. By a deed dated 10 Sept., in the 10th year of his translation (A.D. 1376), Bishop Harewell ratified and confirmed a gift by Richard de Harewell (probably his brother), then Vicar of St. Cuthbert, of an annual rent or pension of £20 from himself and his successors, to John Forrest, then Dean of Wells, and his successors, for the advantage and maintenance of the Choristers, for the increase of Divine worship, and the health of the soul of the donor. This was confirmed by Bishop Stafford Dec. 10, 1434, and the pension is still paid by the Vicar of St. Cuthbert.

In the quaint language of old Leland, it is said that Bishop Beckington built the west side of the cloister, "with the Volte and a goodly schoole, with the Schole Master Logging and an Escheker over it having 25 windowes towards the area side." This is not conclusive by any means that Bishop Beckington built the present Organist's House, and it is certain *he* did not build the West Cloister, or at any rate he did not *finish* it. The shields of his executors, alternately with the Bishop's own arms, are carved on the parapet or battlement of the west, or outside wall of the cloister. Moreover, the Organist's House has none of Bishop Beckington's usual marks (his rebus, arms, &c.) It may have been altered and partially rebuilt by Beckington or his executors, and the original plan preserved.

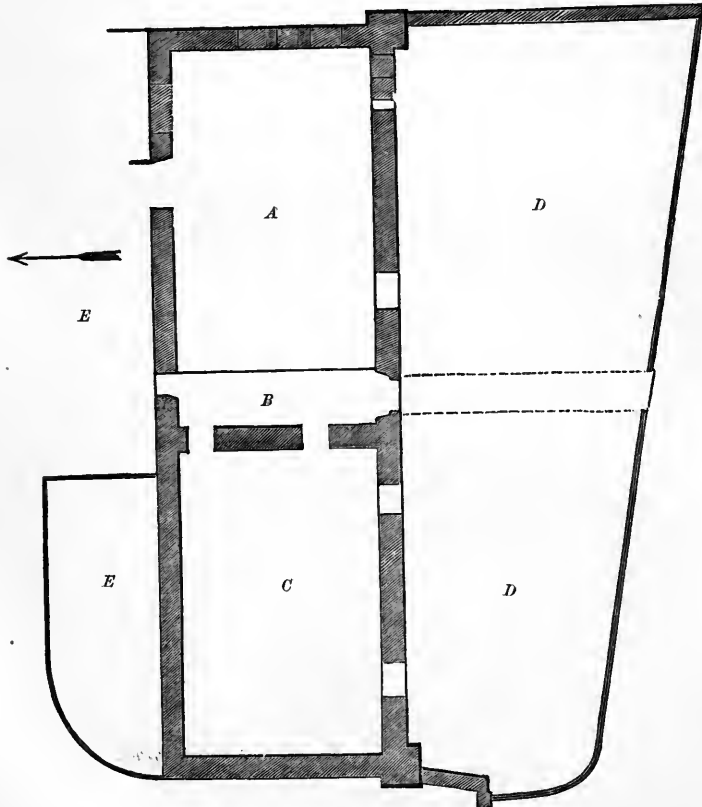
Bishop Harewell or his relative (brother, probably) altered or completed the original Organist's House. The style of the building, and the *large* (at that time) addition made for the Choristers' maintenance, &c., go far to confirm this. There are very good grounds for assuming that Bishop Harewell built the house, and Richard de Harewell added to their income the £20 a-year [equal to £400 a-year in modern money]. This plan of action was by no means unusual. A somewhat similar instance may be quoted in the founding St. John's Hospital in Wells by Bishop Joceline de Welles and his brother Bishop Hugh de Welles of Lincoln.

The deed of Bishop Harewell has never been transcribed or published. The original is among the Vicars' muniments. Bishop Beckington's Statutes are also very curious. The Bishop himself granted a portion of the tithes of the parish of Merriett, Somerset, and one acre of land there, to the Dean and Chapter, "Pro Vicarii et Chorist."

There is no evidence *distinctly* and plainly stating who really built the Organist's House.

the north-east of the cathedral, has a good porch and a panelled battlement of the fifteenth century.

Another house, rather farther to the east in the Liberty (now the school), is partly of the fourteenth century, with a good finial on the gable, and the moulded arch of a doorway of that period, evidently the chief entrance to the hall originally, but long blocked up. This hall has a fine timber roof with angel corbels, but quite concealed by modern lath-and-plaster ceilings; the cellar, or store-room, remains, with several lockers in the wall, and is now the schoolroom; the solar over this is modernized, but this also retains the old roof with its gable and coping. To this, wings have been added in the fifteenth or sixteenth century, apparently to obtain additional bedrooms,



Ground-plan of Prebendal House, c. 1450.

A Hall.
B Screens.
C Kitchen and Offices.

DD Entrance Court.
EE Back Court, partly built over.

and it is probable that at that time the original kitchen and offices at the other end of the hall were destroyed and new ones made in the new wing. Such a change as this was very frequently made in the sixteenth century.

Several of the Canons' Houses are in the Liberty outside the wall of the Close; this was so called because it was at first a privilege to be allowed to live outside the walls and still be considered in residence¹. Some of these houses are called the Bishop's ribs, because they were in his special gift, and were for the use of non-resident Canons, who were formerly a numerous body, and came up to reside in town for a short period only^m.

¹ Plate xxiii., House of the Master of the Fabric, c. 1450.

^m During the Commonwealth many of the mediæval buildings in Wells were destroyed and the materials sold. In other cases the houses were alienated to laymen, and altered to suit the taste of their new possessors. The corporation of Wells obtained, on easy terms, six of the Canons' houses, and dealt with them as owners. The following extracts from the book of the "General Receiver" of the corporate body will prove this. Under the head "Receipts," in 1659:—

"Of Cornett Samuel Bridges, for his last payment of his fine of £150 for his house wherein he himself inhabiteth, in the Libertie, late Doct'r Smith's, besides the interest due ever since the 30th of June, 1658, after the rate of six pounds per cent. for his £100 . £100 0 0

"Of Mr. Humph. Cordwent for his second payment of his fine for his house, late call'd Dr. Webber's house in the Libertie, payable at Midsum'er, one thousand six hundred and fiftie nine" . £61 0 0

Besides the six houses before referred to, the corporation obtained one or two more, which were pulled down and the materials sold. This is confirmed by the following extracts from the "Receiver's" book:—

	£	s.	d.
Rec ^d of sev'all p'sons for stone	2	2	0
Rec ^d of sev'all p'sons for tile	1	1	8
Rec ^d of Jn ^o Amer for 2000 tiles	1	5	8
Rec ^d of Mr. Sam'll Reed for stones and timber	3	8	6
Rec ^d for freestone Windowes	0	15	0
Rec ^d of Mr. Bord, of Croscombe, for timber	3	0	0
Rec ^d of Rich ^d Brock for timber	3	0	0

And not only did the corporators obtain the houses, but the furniture in them passed to the same parties, the canons being forcibly turned out by the commissioners. At the end of one of the Receivers' accounts a note is added, that the corporation allowed him £5 "for his great care and paynes taken for them the last yere about the Cannons' Howses and abowte the Estreates." After this there is a further note of another allowance:—"M'd. At the day of this acc^t, Mr. Barrett the Receyv'r brought in another acc^t for Goods sould by him out of the Cannons' Howses, w'ch came to £10 17s. 10d., w'ch was p'd over to Mr. Thomas, the p'sent Gen'all Receyv'r. He alsoe broughte in a Noate of Goods w'ch he hath taken to his own use, w'ch came to 17s., w'ch the Howse did likewise allow him for his care and paynes."

One of these houses is called that of the Master of the Fabric, and one of the Canons still holds that office.

Another of these houses, which was pulled down in 1863, was inhabited in the time of Henry VIII. by the Hon. Francis Poulet, of the family of the Poulets of Hinton St. George; it was probably built about 1460, and had a good hall.

THE VICARS' CLOSE.

THE very remarkable and picturesque VICARS' CLOSE is so well known that it is not necessary to repeat any long story about it, but the outline of its history may be mentioned. The Vicars Choral formed part of the original establishment of the cathedral, and were incorporated by Bishop Joceline in the beginning of the thirteenth century; but all that we have remaining of his time are some fragments of beautifully sculptured ornament used up as old material, and built in the spandrils of the arches of the windows and in the parapet of the chapel. These correspond exactly with his work in the cathedral and with the remains of his palace at Wookey; but they may have been brought from some part of the cathedral now destroyed. It does not appear that he built houses for the Vicars, as the charter of Edward III., empowering Bishop Ralph of Shrewsbury to grant the Close, distinctly states that they had no "common habitation." The Bishop expressly mentions in his will the houses that he had built for the Vicars, and the present houses are substantially his work, as shewn by the askew doorways and the mouldings of the few original windows that remain^a. We have also of his work the hall, with its west window and side windows; the east end of this, over the gateway, was lengthened in the time of Henry VIII. by Richard Pomeroy^b.

The houses of Bishop Ralph are on one uniform plan, and several of these remain nearly perfect, though in many cases

^a Plate xxiv., Front of one of the Vicars' Houses in the Close, A.D. 1360, *unaltered*.

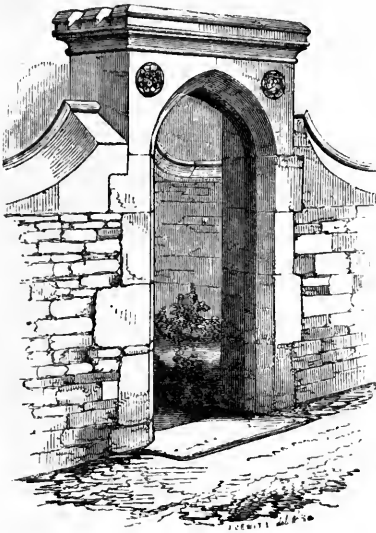
Plate xxv., Upper Room in one of the Vicars' Houses, A.D. 1360; the floor restored 1864, the roof, fireplace, and windows original.

Plate xxvi., Ground-plan of a Vicar's House in the Close, A.D. 1360.

Plate xxvii., Plan of Upper Floor of the same.

^b This Richard Pomeroy was for many years a member of the college or corporation of Vicars Choral, and filled the office of one of the "principals" on several occasions. Besides the additions to their common hall, he was in other ways a liberal benefactor to the body. It is certain he was living in 1504.

they have been altered, and two houses thrown into one; nor can we complain much of this when we remember that the houses were originally intended for bachelors only, and each consisted of two rooms with a staircase and closet at the back, but no offices. The Vicars dined together in their common hall, and required no kitchens in their houses. The Close



Original Entrance Gateway to a Vicar's House,
A.D. 1360.

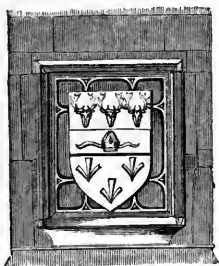


Doorway in a Vicar's House,
A.D. 1360.

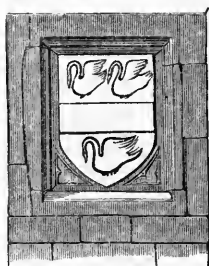
was, in fact, a college, in which each student had a separate small house instead of living together in a large one, on the same arrangement as a charter-house or Carthusian priory. These houses were restored or repaired by the executors of Bishop Beckington late in the fifteenth century, and their arms are inserted in the stones.

According to the original institution of the Vicars Choral they had two principals; it seems natural that each of these should be provided with a house of more importance than those of the other Vicars, and we find at each end of the long narrow Close, which, in this instance, takes the place of the square college quadrangle, a house of more importance, one attached to the west side of the chapel and library at the

north end, the other to the hall at the south end. The house at the south end of the Vicars' Close has the kitchen belonging to the common hall on the first floor, level with the hall, and carried upon a groined stone vault, introduced in the time of



Arms of Beckington, on a Chimney,
Vicars' Close.



Arms of Swann, on a Chimney,
Vicars' Close.

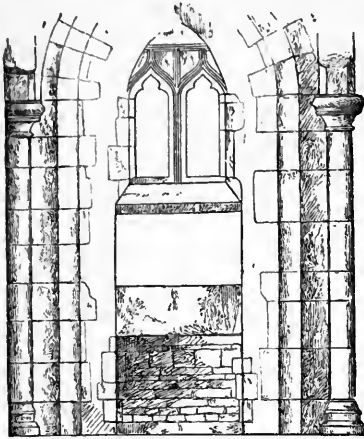
Henry VIII. by Pomeroy, at the same time that the hall was lengthened at the other end. This vault has evidently been introduced within the walls of the fourteenth century, and was left unfinished until the recent restoration of the house in



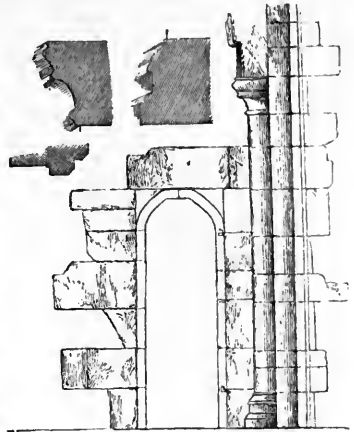
Arms of Sugar and Talbot, on Chimneys in the Vicars' Close.

1863. This house had for a long period been converted into a brewhouse, and was in a very dilapidated state; it has now been carefully restored, decorated, and furnished in the style of the period when it was built. The details of this house now brought to view are very valuable examples of the time

of Edward III., and some of the forms of doorways are very unusual^c.



Fireplace under a Window, Close Hall,
A.D. 1360.



Doorway of Staircase, Close Hall,
A.D. 1360.

^c Plate xxviii., View of the Vicars' Hall, A.D. 1360, and the Chain Gate, A.D. 1480, as seen from the south-west. The end window of the Refectory is seen over the roof.

Plate xxix., View of the Entrance to the Vicars' Hall from the Close, A.D. 1360, the square window of Refectory inserted by Pomeroy, c. 1520.

WILL OF BISHOP RALPH.

BISHOP RALPH's will is enrolled in the "Islip Register, 1349," fol. 224, preserved in the library at Lambeth Palace. The following is translated from the Latin record:—

"Copy of the Will of Ralph of blessed memory, late Bishop of Bath and Wells, deceased.

"In the name of the Holy and Undivided Trinity, Father, Son, and Holy Spirit, Amen. I Ralph, by divine permission Bishop of Bath and Wells, considering that we come into the world and leave the world—wishing before my death to dispose of my earthly goods as God hath given to me—do make my will in this wise. First, I bequeath my soul to God, and my body to be buried in the church of Saint Andrew at Wells, and this within fifteen days of my death. Also, I bequeath to the Canons and Vicars and Ministers there, to be distributed among them on the day of my death, ten pounds sterling. Also, I bequeath to be distributed among the poor on the same day, forty pounds in money; and for other expenses, and the obsequies to be performed about my burial, I bequeath only as much as my executors shall order for performing the same, so that but wax tapers shall be used for the greater lights. Also, I bequeath to the high altar there my great missal, with note. Also, I bequeath to the altar of the Holy Mary in the same church one pair of my vestments, and to the fabric of the same church ten marks. Also, I bequeath to the Lord Archbishop of Canterbury, before whom the probate of my Will will be made, one cup of silver, with a cover of silver gilt, and one vase, with a cover of silver gilt. Also, I bequeath to Robert Attesloo one cup, with a cover of silver. *Also, I bequeath to the Vicars of Wells inhabiting the houses built by me, twenty quarters of wheat, twenty quarters of barley, twenty quarters of oats, ten oxen, ten cows, and one hundred sheep.* Also, I bequeath to the choristers there ten quarters of wheat, two oxen, two cows, and twenty sheep. Also, I bequeath to John Wygemore, chaplain, two vases of silver and one bowl. Also, I bequeath to each of my officers dwelling in my house one mark, and to each superior clerk of my chapel one mark, and to each chorister of my chapel half a mark, and to each boy dwelling in my house half a mark, and to each page forty pence. Also, I bequeath to William Hallaforde of my chamber forty shillings. Also, I bequeath to Roger Brekebec, late my clerk, ten pounds. Also, I remit to the Abbot and convent of Shrewsbury twenty pounds, wherein they are bound to me. Also, [I bequeath] to Walter de Wyncalton one cup of silver and two vases of silver. Also, I bequeath to Roger Tybrighton, clerk, one cup

with a cover of silver, and two vases of silver. Also, I bequeath to the scholars studying in divinity in the hall which is called Oriol, at Oxford, one commentary upon the Old Testament compiled by Nicholas de Lira, of the value of twenty marks. Also, I bequeath to my lord the King of England one hundred pounds owed to me by divers debtors, so that he cause the said money to be raised from the said debtors according to information of my executors, so nevertheless it be pleasing to his Royal Majesty to assist and overlook the administration of my goods. And I do make and appoint executors of this my will—First, that is to say, Sir William Camel, Precentor and Canon of the Church of Wells, to whom I bequeath twenty pounds; my second executor I make Master Robert de Nettleton, Canon of Wells, to whom I bequeath ten pounds; my third executor I make Sir William Derby, Canon of Wells, to whom I bequeath ten pounds; my fourth executor I make Sir Robert de Samborn, Canon of Wells, to whom I bequeath ten pounds; my fifth executor I make Sir John Lambard, Canon of Wells, to whom I bequeath ten pounds. And I will that the residue of all my goods be divided into three parts, the first part of which I bequeath to be distributed among my poor tenants and others in every of my manors, according to the order of my executors. And the second part I bequeath to religious men, as the Friars Preachers, Friars Minors, Carmelites, and Augustines, as well at Oxford, Bridgewater, Bristol, as Ilchester, and other places, and also to secular chaplains and clerks, to celebrate divine services, and to pray for my soul according to the order of my executors. And the third and last part I bequeath to be divided between my servants and the poor of my kindred, according to the discretion of my executors. And if it happen that either of my executors shall refuse to undertake the administration of my goods, I will that he lose the legacy. In testimony of all which things I have affixed as well my private as my great seal to this my will in the chamber of my manor of Wyvelescombe the twelfth day of the month of May, in the year of our Lord one thousand three hundred and sixty-three, and of my consecration the thirty-fourth.”

“Letters Patent of King Edward III. confirmatory of the Gift of Bishop Ralph, of Shrewsbury, to the Vicars Choral of Wells.

“Edward, by the Grace of God, King of England and of France, and Lord of Ireland, To all to whom these present Letters shall come, Greeting, because We have received by an Inquisition which Wee caused to be made by our beloved Thomas Carey our Escheator in the County of Somersett That it is not our hurt or prejudice, or of others if Wee Grant to the Reverend Father Ralph Bishop of Bath and Wells, That he may give and Assign to the Vicars of the Church

aforesaid (not having a common Habitation), a certain place of the Soil of the Church of St Andrew in Wells, and of the Bishop in the same Place, which was lately collated by the Bishop of the same Place upon Mr. Alane of Hotham Canon of that Church, for his Habitation, and the Houses in the same Place by the said Ralph now built and to be built. To have and to Hold to them, and their Successors Vicars of the Church aforesaid for their Common and Perpetual Cohabitation, and that the said Bishop may Charge his Lands and Tenements in Congresbury parcell of his Bishoprick aforesaid with an Hundred Shillings Annuity, and certain other Lands and Tenements with the Appurtenances in Wookey which William of Camell, and John his Brother held for term of the Life of either of them the said William and John of the said Bishop and which after the Death of them the said William and John ought to remain to the said Bishop and his Successors with another Hundred Shillings Annuity, and that he may give and Assign the same Tenn Pounds Annuity to the said Vicars celebrating and which shall celebrate Divine Service in the said Church in Augmentation of their Sustenance to be perceived, and had Yearly out of the said Lands and Tenements to the same Vicars and their Successors for ever. Wee commending the godly and wholesome Purpose of the said Bishop in this behalfe which so much respecteth the Praise of God's name, the Comlinesse of the said Church (which is of the foundation of our Progenitors, and of our Patronage) the increase of Divine Worship, and the security honesty and Quietness of the Colledge of the said Vicars, And considering also that the said Lands and Tenem^{ts}. in Congresbury to be charged with an Hundred Shillings annuity as afore is said, are come to the Hands of the said now Bishop by the Death of Sr John Randolffe Knight & Joan his Wife Tennants thereof from the said Bishop by the service of a certain Yearly Rent. And that the said Ralph now Bishop hath purchased, by himselfe and to his Successors the said Lands and Tenements in Wookey which are to be charged with another Hundred Shillings Annuity (our License for that purpose first obtained) and willing to deale favourably with the said Bishop in Regard of the p'misses, for Twenty Pounds which the said Bishop hath paid unto Us, have granted and given License to the same Bishop for Us and our Heirs (as much as in Us is) that he may give and Assign to the same Vicars the place aforesaid with their Appurtenances together with the Houses so by him thereupon built, and to be built; To have and to hold to them and their Successors Vicars of the same Church for their Habitation, And that the sam Bishop may Charge his said Lands and Tenements in Congresbury and Wookey aforesaid with the said Tenn Pounds Annuity, and likewise give and Assigne the said Tenn Pounds Annuity to the said Vicars. To be perceived and had yearely out of the said lands and Tenements to them and their Successors aforesaid in Aug-

mentation of the Sustenance of the said Vicars and of Divine Service as afore is said, And as the said Bishop as well of the Houses for such Habitation for the said Vicars, as of the said Tenn Pounds between the said Vicars to be distributed shall think fitt to be Ordained for ever. And Wee doe likewise by virtue of these presents, give speciall License to the said Vicars that they may receive from the said Bishop and hold to them, and their successors as aforesaid; as before is said the said Place with the Appurtenances together with the Houses, and Tenn Pounds Annuity out of the Lands and Tenements aforesaid. The Statute of Mortmain in any wise notwithstanding. And wee will not that the said Bishop or his Successors or the said Vicars or their Successors by reason of the p'misses or Statute aforesaid should be sued or molested, or in any sort grieved by Us, or Our Heirs, our Justices, Escheators, Sherriffs, or other our Bayliffs, or Ministers whatsoever. Saving notwithstanding to us and our Heirs, and to other chief Lords of the ffee thereof the services (that may be due) of the place, Lands, and Tenements aforesaid. In Witness Whereof Wee have caused these our Letters to be made Patent.

“Witness our Selve att Sandwich the Third Day of December in the Two and Twentieth Year of our Reign of England and Ninth Year of our Reign of Ffrance.

“The Duplicat Confirmac'on of the Chapter of Bath and Wells of the Houses of the Vicars of Wells, and of Tenn Pounds Rent due to them granted by the Lord Ralph Bishop of Bath and Wells.

“To all and Singular to whose notice these present Letters shall come Ralph by God's Providence Bishop of Bath and Wells Greeting in our Lord God everlasting. Know Yee that Wee with the unanimous consent of the Prior and Chapter of our Church of Bath, and Dean and Chapter of our Church of Wells (solemn discourse before had which in this behalfe is required, and other things concurring, which of Right are requisite) have Given Ordained and Assigned for Us and our Successors the Speciall Licence of the most Excellent Prince and our Illustrious Lord Edward by the Grace of God King of England and of Ffrance for that purpose had all that place of the Soil of St. Andrew in Wells, which Mr. Alane of Hotham Canon of the same Church did obtain for his Habitation of the Collation of JOHN of good memory late Bishop of Bath and Wells our immediate Predecessor together with the Houses in the same Place, now of new by Us built and to be built, to those of the Vicars of our Church aforesaid for the time being, under this manner and form that is to say, That Wee and our Successors Bishops of Bath and Wells may be holden to confer the Chambers with th' appurtenances in the said Place built and to be built to every Vicar of the same Church, that is to say every Chamber with his Appurtenances to be had and Enjoyed so long as

they shall be Vicars of the same Church, and make their personall abode in the same, So that it shall be we and our Successors to conferr and assign the said Chambers when they shall bee void to such Vicars of the said Church as shall please us, att the free will of Us and our Successors, And wee do further ordain that the Vicars of our Church aforesaid when they shall have gotten Habitations by the Collation of us or our Successors, if they shall leave the said Chambers, and not dwell in them by the space of six months (without a reasonable cause by Us or our Successors to be allowed) shall be *ipso facto* deprived from the said Chambers so that without a new collation it shall not be lawfull for them to returne to the same Chambers. Moreover Wee doe ordain that the Vicars of the said Church inhabiting the said Chambers as aforesaid, living together att meat and drinke att the Common Costs and Expenses, may have to their Common Use the Hall, Kitching, Bakehouse, and all other Houses in the said Place built and to be built. And that Wee the better Excite the said Vicars so to live together in Common att Meat and Drinke, att the Common Costs and Charges, Wee doe grant for us and our Successors to the Vicars of the said Church for the time being (the special Licence of our said Sovereigne Lord the King for that purpose first being had) Tenn Pounds Sterling Money of yearly Rent, that is to say, an Hundred Shillings, to be perceived out of all the Lands, and Tenements which John Randolfe, and Joan his Wife whilst they lived held in the Mannor of Congresbury. And other Hundred Shillings out of all the Lands, and Tenements which William Cammell and John his Brother hold of Us, and our Successors in our Mannor of Wookey for Term of either of their Lives, to be perceived yearly on the Ffeast of St. Michaell, To have and to hold to the same Vicars, and to their Successors, Vicars Inhabiting the same Chambers, and living together in Common as afore is said to whose hands soever the said Lands and Tenements shall come for ever. And if it shall happen the Payment of the said Rent to be deferred in Part or in the whole after the said Term (which God forbid) that then and from thenceforth it shall be lawfull to and for the said Vicars the said Lands and Tenements to distreyn and the Distress to deteyn untill they shall be fully satisfied of the said Rent, Ours our Successors or any other Licence whatsoever for that purpose not required, saving it is not, nor was not our Intention that the Vicars dwelling out of the said Chambers, may although they dwell in the said Chambers (Except they live att the Common Charge and Expenses for Meat and Drink with other Vicars living in such Chambers) should perceive any Proffitt of the Rent aforesaid, but upon the Receipt of any such Proffitt after the Rate of the time should bee utterly excluded, Moreover, wee doe Ordain that all and every Vicar of the said Church inhabiting the said Chambers, soe often as they shall pass from the said Chambers to the said Church of St.

Andrew, or from the said Church to the said Chambers, in recompense of this Benefitt be bound to say the Lords Prayer, and the Salutation of the Angell for Us and our Successors. In Witness, ~~That~~ ~~Where~~ Ralph by Gods Permission Bishop of Bath and Wells have caused our Seal to be put to these presents. Dated att Wyvelsecombe the last Day saving one of Decembeer in the Year of our Lord God One Thousand Three Hundred Fforty and Eight, and of our Consecration the Twentieth.

“~~And~~ ~~That~~ John Prior of the Cathedrall Church of Bath, and the Chapter of the same Plaece, with one Accord giving our Consent to all and singular the Premisses, and holding them ratifyed and firme (as much as in Us is), confirme them, and have put our Common Seal to these presents, Dated as concerning Us in our Chapter House att Bath the first of January in the Year of our Lord God abovesaid.

“~~And~~ ~~That~~ Walter Dean of the Church of Wells, and the Chapter of the same place with one accord giving our Consent to all and singular the Premises and holding them ratifyed and firme do (as much as in Us is) confirme the same, and have put our Com'on Seal to these presents, Dated as concerning Us in our Chapter House of Wells the Third Day of the Month of January in the Year of our Lord God abovesaid.”

“*Copy of the Table of the Statutes and Injunctions laid down by Bishop Ralph de Salopiá, and confirmed by Bishop Beckington.*

Close Hall.

“*A Table of the Statutes and Injunctions.*

- “1. That the Statutes and Injunctions shall be read once every Year.
2. The Office and Power of the Principals.
6. How the Office of the Stewardship shall run from House to House.
8. How the Steward shall behave himself in his Office.
7. What the Steward shall do in the Common Hall, his Office ended.
9. How the Steward shall pay for his Vietualls.
10. How the Vicars ought to abstain from Oaths.
12. How that the Vicars ought to pay for their Commons att the Weeks end.
11. What Communication the Vicars ought to have att the Table.
14. That neither Horses nor Doggs ought to be Kept within the Close.
15. How the Vicars ought to behave themselves within the Close att Night time.
16. Against Slanderers and Stirrers up of Strife.

18. How every Man ought to pray for the founder.
17. When the Close Gate ought to be shutt.
19. How the Secretts of the Hall ought to be kept Close.
20. How all suspected Persons ought to be removed.
21. That two shall not dwell in one House together.
23. That none shall strike the Common Servants.
25. Ther shall be soft Communication att the Table in the hall.
That no Vicar shall receive any Stranger to continue within
the Close.

* "CONFIRMATION of these STATUTES by
THOMAS BECKINGTON Bishop of Bath
and Wells.

"Statut's and Ordinances of
BISHOP BECKINGTON.

- "28. Ffor Reformation of Abuse in the Vicars Apparrell.
29. Ffor like Rounding and Crownes and convenient Apparrell.
30. Ffor Reverence to be given to the Principals and Seniors.
31. That none of the Vicars shall make suit for any Chamber, &c.
32. That none shall sue his fellow at the temporal Law.
33. That no Lay Vicar presume to come to any Hall or Counsell
except he be called.
34. How the Principalls ought to punish Offenders.

"Hereafter doe follow the Kings Injunctions.

- "1. That there shall be one only Receiver.
2. The Election of the said Receiver.
3. What Rents the Receiver shall Receive.
4. How new admitted Vicars shall be taken to the Hall.
5. That none of the Vicars shall wear Weapon.
6. That every Vicar dining in the Com'on Hall shall tarry Grace.
7. That every Vicar att his first Admission ought to take a Cor-
porall Oath.
8. That the Principalls may continue in Office three or ffoure
Yeares.
9. How the Principalls ought straightly to punish the Offendors
against the Statutes.
10. That every Vicar and especially the five Seniors ought to assist
the Principalls in executing the Statutes.
11. That the Penalties of the Offendors ought to be paid out of
Hand.
12. That these Injunctions shall be Registered and read openly.
41. Of Perdisons in the Church for Prime Mass and Evensong.

"A Statute or Enjunction.
made by John Still, Bishop of Bath

and Wells, the Seaventh Day of June,
in the Year of our Lord God 1599.

“*How* that every Vicar being employed about the House
Business, shall within six Days yield an Account
into the Exchequer of the said House.

“FFINIS TABULÆ.

“*The Oath* of a Vicar Chorall of Wells.

“5. *F: P:* late admitted unto a Vicar Chorall of the Cathedral Church of Wells make my Oath upon this Holy Book that *I* from henceforth shall be always obedient unto the Principalls of this Place for the time being and to all other having their Power and exercising their Office in their Absence and likewise to all my Seniors in all things that be lawfull and honest, And further I shall with the best of my Power from this day forward keep fullfill and observe, and endeavour my selfe as much as in me shall lye hereafter to cause others in like manner to keep fullfill and observe all Statutes and laudable Customs of this Place. And moreover I shall (*not*) at any time utter nor yett disclose outwardly any of the Secretts or Counsell of this Place whereby Hurt Loss Prejudice Dislaunder or Grievances might fortune to follow and ensue to this Place, or any of my fellowship. And if it shall happen to hear of any Displeasure Loss Prejudice Dislaunder or Grievance towards this Place, or any of my fellowship I shall as farr for that I cann or may stay and lett it. And if may not I shall, with all speed convenient, open and disclose it unto the Principalls: also I shall to the uttermost of my Power help and Defend maintain and cause others as farr forth as I may to help maintain and Defend all manner of Livelyhoods Rents and Service to this place of Right appertaining and belonging. And to be a diligent helper to defend and recover the same if need shall require from all Enemy's and never consent to deliver it to other Use. And if it fortune me hereafter to be promoted from this Worshipfull Place I shall wherever I come or abide be ever in Word Deed and Will well willed true friend, and in all things to this place apperteyning bee a behoofull and diligent Helper; so God me help and by this Book.

“*Hereafter* doe follow the Ordinances of the same Place which ought to be read openly every year in the Hall there.

“*Then follow the Injunctions, of which the Table is given above, and the New Charter granted by Queen Elizabeth, which is dated at Westminster on the 25th November, in the 34th year of her reign.*”

THE GATEHOUSES.

THE very beautiful gatehouse and bridge over the road from the Vicars' Hall to the cathedral was erected about 1460^a. The southern arch of this bridge, the one nearest to the chapter-house, has long been concealed from view on the east side by a wall, which has lately been removed; on the west side by a building formerly used as the County Record Office, and erected probably in the seventeenth century, but constructed of old materials so ingeniously put together as to deceive the eye at a very short distance and to appear like part of the original structure. This obstruction, it is said, is about to be removed and the arch left open, which will greatly improve the effect of this very remarkable bridge. There seems no reason for keeping the passage across this bridge

^a The right of passage and for the erection of this gatehouse and bridge was granted by the Dean and Chapter to the Vicars Choral in 1459. The following is a translation of the grant:—

“Know all present and future, That we Nicholas Carent, Dean of the Cathedral Church of Wells, and the Chapter of the same Church, To the perpetual Vicars of the aforesaid Cathedral Church and their successors who daily and nightly are bound to serve God by performing divine service according to the Statutes and Ordinances of the said Church, by reason of the common way from their Close to the said Church being much exposed to rainy nights and other perils, from which such Vicars may be henceforth defended; and also for their greater protection and security, and for other just and lawful causes us thereunto moving, carefully between us discussed in our Chapter-house;—Have granted, and according to the tenor of these presents, Do grant that it shall be lawful to and for the same Perpetual Vicars hereafter to lengthen the common way from the Great Hall of the aforesaid Close to the steps of the Chapter House, and from such steps to the Choir of the said Church, until the Vicars nightly performing divine service in such Church until the time of Matins after the third striking; and for the Principals of such Vicars for the time being, or one for the other in absence; and in the absence of the Principals, for the Senior Vicar in station, to and from the said Church and Hall freely and quietly to go and return: also that in such new way there be made two doors with locks, one at the entrance to the aforesaid steps, and the other about half way, the keys whereof shall be kept by the Sacristan of the said Church for the time being, which doors shall be opened and kept open during the permitted hours by the Sacristan: and that such new way shall be repaired when necessary, and kept in repair at the costs and expenses rateably of such Vicars. In witness whereof our common Seal is affixed to these presents. Dated in our Chapter House aforesaid the 20th day of March, A.D. 1459, and in the seventeenth year of the reign of King Henry VI. after the Conquest.”

always closed, or why the theological students should not be allowed to go across it from their library, formerly the Vicars' Hall, to the cathedral, as the Vicars did of old. This would be, in fact, restoring it to the purpose for which it was built, for the present theological students much more truly represent the class of persons for whose use the Vicars' Close itself and the bridge were built, than the present Corporation of Vicars does. The degradation of the class of Vicars Choral generally, now called singing-men, is one of the curses brought upon the Church by the change in the value of money.

The other gatehouses in Wells are all worthy of notice and of study. The one usually called the Chain Gate is noticed above; this is at the north-east corner of the enclosure now called the Cathedral Green. Opposite to this, at the north-west corner, near the deanery, is one called the Dean's Eye; this is the poorest of all, and is in a neglected and decayed state, but it is a building of the fifteenth century, and not without interest. There is a small original room over it, to which there was a staircase on the south side, the walls of which remain, but the stairs are destroyed and the room is added to the adjoining house.

Another gatehouse is on the south side of the Green, with the old Organist's House between it and the west part of the cathedral; it is part of the work of Bishop Beckington, and has his rebus carved in stone under a niche on the right-hand side of the gate from the cathedral Green. This is a finer and richer piece of work than the Dean's Eye, and is called the Bishop's Eye, probably because the road through it led to the Bishop's palace. Bishop Beckington's arms are also on the front of the west face of the tower, under the royal arms of Henry VI., and the Bishop's rebus is on each side, with the initials **T. B.** in the spandrels of the arch ^b.

On the north side of the Green is the gatehouse of the Deanery, also a building of the fifteenth century, with a room over it, and a stair-turret to lead to this. There is also a passage on the top of the wall of fortification behind the battlement: the old name of such a passage is the *allure*; it was the way to go to the Deanery itself from the gatehouse.

^b This gateway is commonly called "Pennyless Poreh," probably because the alms of the church were distributed to the poor at this gate, in the days when there was no poors' rate.

There is another fine gatehouse from the market-place towards the Bishop's Palace; this had originally two wings to it, now spoiled by modern alterations; this gatehouse formed part of the work of Bishop Beckington: his arms and rebus are in the vault. He also built the houses on the north side of the market-place, which remain with new fronts to them, but with considerable traces of the old fronts. The gatehouses have been sadly neglected, and suffered to fall into a state of great dilapidation and decay. Modern sash-windows have been clumsily inserted, and other changes made which every lover of mediæval architecture must deplore. The houses on the north side of the market-place were also his work. Some of these remain, and are marked with his arms, others have been rebuilt in the bad taste of the Georgian era. These houses were granted by the Bishop to the Dean and Chapter as an endowment for his Chantry.

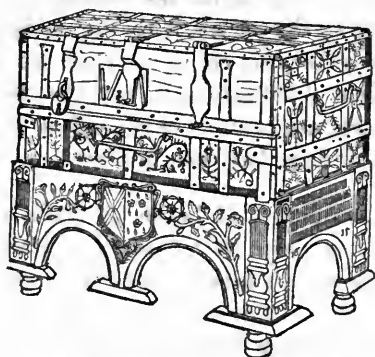
The high cross and conduit stood in the present market-place in which Bishop Clerk and Dean Woolman afterwards built a market-house, in the time of Henry VIII., which was removed towards the end of the last century.

The gatehouse to the palace, with the bridge over the moat, has been already mentioned as part of the work of Bishop Ralph in the time of Edward III., and the fact that there was still another gatehouse in front of the palace itself, between the chapel and the kitchen, has been noticed.

THE only other mediæval house in Wells is BISHOP BUBWITH'S ALMSHOUSE, near St. Cuthbert's Church. This is remarkably perfect and interesting, though much spoiled in the archæological point of view in 1850. The original plan was a great hall, with a chapel at the end of it, and with cells along the side for the almsmen, which were open at the top to the lofty and fine timber roof, so that each old man had the benefit of many hundred cubic feet of air, and in case he became ill or infirm he could hear the service chanted daily in the chapel without leaving his bed, and so could always attend divine service, however old or infirm he might be. At the opposite end of this hall there is a change of plan; the building is here of two stories, like the cellar and solar of a mansion of the period; the upper chamber was the old Guildhall.

It is, perhaps, hardly necessary to observe that the arrange-

ment of the cells along the sides of a large hall is exactly the same as that of the dormitory of a monastery. This arrangement is the most economical of space consistent with an abundance of air, and has been adopted in the dormitory of Radley School and some other large schools where the masters are enlightened enough to profit by the wisdom of their ancestors. The same arrangement is also adopted in some of the public baths lately erected in various places, and for the same reasons; the partitions of the cells give privacy without losing space, and, being open at the top to the roof, there is plenty of air. At Glastonbury an almshouse of this description, of the fourteenth century, has had the hall roof destroyed and each of the cells roofed over, so as to turn them into a little street of cottages. The advantage of this change is not apparent; under the old arrangement, the almsmen or the monks were kept warm in the winter by hangings of tapestry, and an awning over the cell. The modern floor or roof and flat ceiling are a bad substitute for the old plan. They belong to the spirit of the Georgian era.



Chest in Bubwith's Almshouse, A.D. 1615.

BISHOP BUBWITH'S ALMSHOUSE,

By THOS. SEREL.

At the head of the list of eleemosynary institutions now existing in Wells, in date as well as value of endowment, stands "the old Almshouse," originally dedicated to "Our Saviour and the Blessed Virgin Mary and all Saints," but which in later times was usually called "the Almshouse of St. Saviour."

The founder of this ancient hospital was Nicholas Bubwith, who, as he expressly states in his will, was born at Manethorpe, a township or hamlet in the parish of Hemingbrough, about eight miles from York; and from the same document we learn that he was "brought up" at Bubbewith, a neighbouring village, from which he undoubtedly took his name. He is described by one of his biographers as a circumspect and provident man; and we may safely conclude, from the high offices he held, that his learning and abilities were much in advance of the age in which he lived. His Church preferments were unusually numerous, including, among many others, Rector of Howell, Lincoln, 1380; Archdeacon of Exeter, April 9, 1399, and Archdeacon of Dorset July 9, 1400. He became a Privy Councillor in 1402; Master of the Rolls, September 24, 1403-4; Lord High Treasurer of England, April 15, 1406, which he held until 1408. In 1406 he was elevated to the see of London, from which, in the following year, he was translated to Salisbury, where he remained only a few months, having again been translated from Salisbury to Bath and Wells on October 7, 1407. After this he was, on many occasions, employed in State affairs. In 1414 he was sent as one of the King's ambassadors to the Council of Constance, and to treat for a league with Sigismund, King of the Romans; and again in 1416 he attended another general council at the same place, and in somewhat the same capacity. He was also, on two occasions, appointed as ambassador to assist in settling some important political affairs with the Hanse Towns.

Very little is known of his personal history beyond the offices and preferments he held; but one more fact may be adduced in proof of his position and ability, viz. that "he was one of the thirty ecclesiastics who were associated with the cardinals in the election of Pope Martin V.," (A.D. 1417). During his life he obtained licence from Henry VI. for the appropriation of the church of Buckland Abbas, in the diocese of Salisbury, to the Dean and Chapter of Wells, charged with yearly payments of one hundred shillings to each of three chaplains to perform daily service in the chantry chapel he had built in the nave of the cathedral at Wells, and of four marks annually to the poor of Buckland. He also contributed three hundred and twenty-eight marks towards buildings at Bath, given by him to the prior and convent there, with vestments worth £200. In return for these gifts, the prior and convent agreed to build a chapel in their church, where prayers should perpetually be said for the repose of their benefactor's soul.

The death of this venerable prelate occurred on October 27, 1424, in his episcopal mansion at Wookey, near Wells, where he made his will on the 5th, and sealed and completed it on the 11th of the same month. When the commissioners for enquiring into charitable trusts were in Wells in 1816, they stated in their report to Parliament that the Bishop's "will could never be found, although diligent search had been made for it." An authentic record of this interesting document, however, exists, as will be seen by the following extract from the Archiepiscopal Register of Canterbury, preserved at Lambeth Palace, intituled "Chichely," 1414, I., fol. 378 D. (translated from the Latin text):—

"Nicholas Bubwith, Bishop of Bath and Wells.

"In the name of the Holy and undivided Trinity, Father, Son, and Holy Spirit, Amen. On the fifth day of the month of October in the year of our Lord one thousand four hundred and twenty-four, and the seventeenth of our translation to the churches of Bath and Wells, I Nicholas Bubwith, by divine permission Bishop of Bath and Wells, sound in mind, the Most High be praised, although sick in body; seeing that the danger of death threatens me, nevertheless being ignorant of the day or hour of my death, do make my will in this wise:—First, I bequeath and commend my soul to the Almighty God my Creator, and my body to be buried in the cathedral church of Saint Andrew, of Wells, that is to say, in the

sepulchre made underneath the chapel^a which I caused to be there made for the chantries of certain chaplains, by the favour of God to celebrate divine services for ever there for my soul, and the souls of my parents and benefactors, according to the order of me or my executors. Also, I bequeath to the High Altar of the same church the best suit of my ecclesiastical vestments, which I have among all my vestments, that is to say, one cassock, two tunics, and three capes, with white amices, stoles, maniples, and other things whatsoever to the same appertaining; one fair frontal, and one super-frontal, worked with pearls, or gems; one cross, the best I have, and one pyx-stand, the best that I have, for depositing the body of our Lord. Also, I bequeath one thousand marks to be distributed and paid by my executors for all and singular the souls of those for whom I am in any wise howsoever bound to pray, and from whom I have received any benefits, in form following,—that is to say, in celebrations of masses in the University of Oxford by priests unbeneficed, and meanly beneficed, there teaching, according to the discretion of my executors, two hundred and fifty marks; among the brethren of four orders, that is to say, the Preachers, Minors, Augustines, and Carmelites, dwelling at London, Ilchester, Bridgewater, and Bristol, beginning at London and so proceeding in the order above recited, and then elsewhere according to the number of priests being in the same places, at the discretion of my executors, two hundred and fifty marks; and also for purchasing vestments and other ornaments for the church of Olney in the county of Bucks, and for the use of the same according to the order of the Rector who shall then be there, and the executors of Sir John Grant, late Rector there, one hundred pounds; and the remaining three hundred and fifty marks of the said thousand marks, I bequeath to be distributed in works of charity, according to the discretion of my executors. Also, I bequeath a thousand marks to be applied and disposed for the reparation and amendments of unsafe and miry ways within the county of Somerset. Also, I bequeath one thousand marks to be faithfully applied and disposed for the construction and new building of a certain library to be newly erected upon the eastern space or part of the cloister of the said church of Wells, situate between the southern door of the same church, next the chamber of the Escheator of the same church, and the gate which leads directly from the same church by the cloister aforesaid into the episcopal palace; and for the construction, building, completing, and perfecting of the bell-tower, or northern tower at the west end of the

^a In the chapel, against the pillar at the west end, is a shield charged with the arms of the See, impaling those of the Founder, Bishop Bubwith:—A fess engrailed, between three groups of conjoined holly-leaves, four in each.

aforesaid church, by the grace of God to be there perfected in a resemblance, as far as possible, to the southern tower there, called Harewell's Tower; nevertheless under this condition, that the Chapter of the said church really pay towards the works aforesaid, so as is aforesaid to be erected and perfected, the three hundred marks which it granted and gave me for the aforesaid works, to be paid out of the fines of the three first, and next coming Residentiaries of the said church, for making their residencies there; so also that the said library being complete and perfect, the aforesaid northern tower shall be immediately commenced, and, by the grace of God, at last perfected and completed, and be called and named 'Bubbewith's tower.' Also, I bequeath, for the completing and perfecting of a certain tower by me recently begun at the western end of the parish church of Bubbewith, in the county of York, and for the improvement of the bells of the same church to be newly made and ordered, and for the heightening of the walls of the said church on both sides, above the columns of the same, with three or four windows to be made on both sides of the same church, and with one stone pyx-stand, of a suitable height, upon the same walls, beyond the one hundred pounds which I have heretofore laid out and paid for the construction and erection of the said tower, two hundred and fifty marks. Also, I bequeath forty pounds for ecclesiastical vestments and ornaments to be bought and given to the church of the priory of Lodres, in the county of Dorset, for the health of my soul. Also, I bequeath twenty marks to be distributed, according to the discretion of my executors, among the poor parishioners of Menthorp and Hemyngburgh, and especially among the parishioners of Menthorp aforesaid, where I was born. Also, I bequeath twenty marks to be distributed among the poor parishioners of Bubbewith aforesaid, where I was brought up. Also, I will and ordain that none of my executors, as my executor, shall acquit any one, or make an acquittance to any one of anything whatsoever owing to me, without the consent of Sir^b Thomas Shelford, Sir John Reynolds, Sir John Knight, and Sir John Storthwait, or at least two of them; and if anything shall be done to the contrary it shall be entirely null. Also, I give and bequeath to each of my executors undertaking the charge of the administration and execution of my present will in form of law, twenty pounds and one silver cup. And the residue of all my goods above and hereafter not bequeathed—my debts being paid—I give and bequeath to my executors, that they may order and dispose thereof as to the aforesaid Thomas Shelford I have by word of mouth declared, and hereafter intend to declare

^b Sir was the prefix to the name of a clergyman in Mediæval times.

my will in this behalf, and as before God and their good and true consciences they shall see to be best for the health of my soul, and to be most useful and expedient, and as my same executors, before me personally appearing, touching the holy evangelists of God, have promised and sworn to do. And of this my testament, containing my last will, I ordain, make, and constitute as my executors, the aforesaid Thomas Shelford, John Inyn, John Storton, the elder, Sir John Roland, Sir John Knyght, Sir John Storthwayte, Sir John Codeford, and Sir John Reynolds, canons of the said church of Wells; and also as their overseers, the reverend father in Christ, and my excellent Lord Henry, by the grace of God Bishop of Winchester, Chancellor of England, and Sir Walter Hungerford, Knight; and for their labours I bequeath to the aforesaid reverend father my best breviary and pontifical [episcopal book], and to the said Sir Walter, the best horse which he shall be willing to choose from mine, and twenty pounds, for well and faithfully superintending the execution of my present will, and defending my executors aforesaid against all persons, if any, unjustly opposing them in the execution of the same will, and the administration of my goods. In testimony whereof my seal is affixed to these presents, these being witness—Master William Skelton, provost, and John Stone, canons of Wells; Sir Richard Mason, Rector of Loxton; and Sir John Dralans, Rector of Kynewardestone; John Austell, Esquire; Thomas Greneham, Esquire; Thomas Fermor, John Whittle, Robert Gurnery, and Roger Fold, grooms of the chamber. Given in my manor of Wokey, as to the affixing of my seal, the eleventh day of the month of October, in the year abovesaid.”

In accordance with the directions contained in the Bishop's will, his remains were interred beneath his beautiful chantry chapel on the north side of the nave of his cathedral, and there “his body is buried in peace, but his name liveth evermore.”

The Bishop's obsequies were attended by large numbers of the clergy and laity, for whom, according to the then prevailing custom, profuse culinary preparations were made, as will be seen by the following curious and minute particulars, the original account of which is preserved in the Harl. MSS. 272, fol. 47.

“Convivium domini Nicholai Bubbewyth ad funeralia, videlicet, quarto die Decembris, anno domini Millesimo CCCC^{mo} vicesimo quarto, in carnibus.

le i. cours.

Nomblys de Roo^c.
 Blamangere.
 Braun cum Mustard.
 Chynes de Porke.
 Capoun Roste de haut grece.
 Swan Roste.
 Heroun Rostyd.
 Aloes de Roo^d.
 Puddyng de Swan necke.
 Un lechemete^e.
 Un bake, viz. crustade^f.

religiosis ad funeralia præ-
 dicta.

Elys in sorry.
 Blamanger.
 Bakoun heryng.
 Mulwyl taylys^m.
 Lerge taylys.
 Jollys of Samounⁿ.
 Merlyng sothe^o.
 Pyke.
 Grete Plays.
 Leche barry.
 Crusted Ryal.

le ii. cours.

Ro Styvyd^g.
 Mammenye^h.
 Conning Rostydⁱ.
 Curlew.
 Fesaunt Rostyd.
 Wodecokke Rost'd.
 Pertryche Roste.
 Plover Roste.
 Snytys Roste^k.
 Grete byrdys Rosted.
 Larkys Rostyd.
 Venysoun de Ro Rostyd.
 Yrchouns^l.
 Payn puffe.
 Colde Bakemete.
 Convivium de piscibus pro viris

le iii. cours.

Mammenye.
 Crem of Almaundys.
 Codelyng.
 Haddock.
 Freysse hake.
 Solys y Sothe.
 Gurnyd broyled with a syrpype.
 Brem de Mer.
 Roche.
 Perche.
 Memise fryid.
 Yrchouns.
 Elys y Rostyd.
 Leche lumbard.
 Grete Crabbys.
 A Cold bakemete."

^c Supposed to be a kind of soup made of goats' entrails, or it may be some dish made from roe deer.

^d Probably flesh of deer cut in slices, powdered, rolled together, roasted, and served with vinegar.

^e Probably a kind of pudding cut in slices.

^f Probably a kind of pie-crust.

^g Kid, or perhaps venison, stewed.

^h Probably a kind of soup.

ⁱ Roast rabbit.

^k Snipes.

^l Probably some kind of preparation, the outside of which was thickly stuck with almonds, having something the appearance of an hedgehog.

^m Perhaps codfish.

ⁿ Heads of salmon.

^o Probably sweet meat, or meat with sweet sauce.

It will be observed that the Bishop bequeathed his residuary estate to his executors, to be applied according to verbal directions he had given to Sir Thomas Shelford, and as they (his executors) had promised and sworn to observe. That such directions included the scheme for the erection of the hospital or almshouse now bearing his name, cannot be doubted, the whole of which was built after his decease, though Leland's account of it would seem to lead to a contrary conclusion :—

“Briggstreet Hospital.

“There is an Hospital of Twenty-four poor menne and wymen at the north side of St. Cuthbert's Church. Ther is also a Cauntuary Priest. The Hospitall and the Chapel is builded all in length under one roofe, from west to est. Nicholas Bubwith, bishop of Bath, was the founder of this, and brought it almost to perfection, and that that lakkid was completed by one John Storthwait, one of the Executors of the Testament of Bubwith.”

A reference to the foundation-deed of the hospital will make it still more clear that no part of the hospital was built by the Bishop himself. A translation of this important document is here given at length :—

“The Almshouse of Saint Saviour's.”

“This Indenture made at Wells in the county of Somerset, the twenty-ninth day of September, in the fifteenth year of the reign of King Henry after the Conquest the sixth [1436]. Between the venerable men John Forrest, Dean of the Cathedral Church of Wells and the Chapter of the same, and the noble man Sir John Inyn, Knight, John Storton the elder, Esq., John Storthwaite, clerk, and John Raynold, clerk, Executors of the will and administrators of the goods of the Lord Nicholas Bubwith of good memory, late Bishop of Bath and Wells, of the one part, and John Colles, Master of the City or Borough of Wells, and all the Commonalty of the City or Borough aforesaid, of the other part; Witnesseth that the aforesaid Master and Commonalty, with their unanimous consent and assent, have agreed, granted, and given licence, for themselves and their successors and their heirs for ever, to the aforesaid Executors, that it may be lawful to the same Executors, without the impediment and challenge of the aforesaid Master and Commonalty and their successors, and their heirs whomsoever, and every of them for ever, to erect, construct, and build anew, according to the discretions given to them by God for the safety of the soul of the said late Bishop, and the souls of his parents and benefactors, and all the faithful deceased,

in the common soil or ground of the said Master and Commonalty, situate and being between the Churchyard of the parish Church of St. Cuthbert's of the city aforesaid, on the south side, and a certain street of the same city called Beggar-street, on the north side, and which John Harvey, shoemaker, now holds of the said Master and Commonalty; containing in length one hundred and sixty feet, and in breadth at the west end of the same ninety-four feet, and at the east end one hundred and eighteen feet;—One or more house or houses, as shall seem most expedient to them, of the length of the whole soil or ground aforesaid, for twelve separate habitations of poor men and women of the Burgesses of the aforesaid city, and of the poor tenants of the said Dean and Chapter, and of the Bishop of Bath and Wells, and others of the more indigent of the city aforesaid, and of the parish of Saint Cuthbert of the same city, who on account of their poverty and need, have not been able advantageously to hire tenements, messuages, burgages or cottages, for their habitations, and to pay rent for the same; and for the cohabitation of twelve other poor burgesses and tenants and others aforesaid, fallen to so great decrepitude or need that they are not able to live except by begging, and the alms of the charitable, and who on account of their infirmities are unable to beg from door to door. And the aforesaid Master and Commonalty have granted for themselves and their successors and their heirs for ever, that after the said houses and habitations shall be erected, constructed, built and completed, the first persons who shall dwell there, after such construction and building, shall be jointly chosen, received, admitted and inducted from the burgesses, tenants and others abovesaid, with the common and deliberate consent of the said Master for the time being, and six good men to be chosen by the same Master from the Commonalty aforesaid, and of the aforesaid Executors, or either of them then surviving or (if it happen that all the aforesaid Executors shall be then dead), of the said Dean, or either of them, President of the said Chapter, and six Canons residentiary, for this purpose to be chosen by the said Dean and President. And thenceforth so soon as any place shall be vacant in the said House by the death of any poor man so admitted and inducted, the first nomination, admission, and induction, shall belong to the Dean or President aforesaid. And which Dean or President shall nominate to the same place, and admit and induct into the same such person as aforesaid, within a month from the time of such vacancy being known. And the two next nominations shall belong to the aforesaid Master and his successors. And which Master for the time being shall nominate, admit, and actually induct two other such persons when the places there shall then next be vacant, within a month of such vacancy being known.

And so thenceforth for ever whensoever any place shall be vacant by death, the said Dean or President shall have one nomination, admission, and induction in the same, and the aforesaid Master shall have two, without the contradiction or challenge of the aforesaid Master and Commonalty and their successors, or any other person whomsoever in their name. So **NEVERTHELESS** that if it happen that any person so nominated, admitted, and inducted, withdraw from the said house, without the licence of the aforesaid Master, and absent and keep himself therefrom by one whole and continuous month; or if it happen that any person by the deliberate consent and assent of the aforesaid Dean or President, and of the Master for the time being, be altogether expelled—his deserts requiring it—from his habitation there, then another shall be substituted in the place of such person so absenting himself, or being expelled by him who nominated, admitted, and inducted the same person into the House aforesaid. And the aforesaid Master and Commonalty will and grant and consent, for them and their successors for ever, that after such Houses or Habitations shall be constructed and built, the same Master and Commonalty and their successors shall well and sufficiently support, repair, and maintain the same Houses or Habitations, and the soil or ground aforesaid in every part thereof, for the use of such poor persons and no other, and shall support all charges in anywise howsoever incumbent, appertaining, and belonging to the said soil; and shall permit such persons so as aforesaid nominated, admitted, and inducted, peaceably to dwell there without the payment of any rent or charge whatsoever; and shall make and ordain, with the deliberate consent and assent of the said Executors, or of the Dean or President, or six canons aforesaid, Ordinances and Statutes whatsoever, to be inviolably observed by the said poor persons, and other things in that behalf necessary and fitting, and shall freely allow, at every suitable place and time, the same Executors, or Dean, or President, and six Canons, together with the same Master and six Burgesses, so to ordain and decree. And the same Master and Commonalty will and grant for themselves and their successors for ever, that they will never disturb, molest, or hinder, by themselves or any other, or others, the aforesaid Dean or President, or their successors whomsoever for the time being for ever, whereby they shall not be able lawfully to nominate, admit, and induct every third person to have a habitation in the said House, in form above specified, and with the assent of the aforesaid Master for the time being, to expel and amove so often as it shall be necessary as aforesaid. And well and faithfully to keep, perform, and fulfil all and singular the covenants on behalf of the aforesaid Master and Commonalty and their successors, the same Master and Com-

monalty bind themselves and their successors to the aforesaid Dean and Chapter and their successors in two hundred pounds, to be paid in case they or their successors shall fail in the observance of the same or either of them. In testimony whereof to one part of this Indenture remaining in the possession of the aforesaid Master and Commonalty, the aforesaid Dean and Chapter have put their Common Seal, and the said Executors have put their Seals. And to the other part of the same Indenture remaining in the possession of the same Dean and Chapter, the aforesaid Master and Commonalty have put their Commou Seal. Given on the day, year, and at the place abovesaid."

The erection of the Hospital was probably begun about, or very soon after the date of this foundation-deed; and next to the venerable founder himself, gratitude is due to those who undertook this onerous duty, and that of framing statutes for the government of the institution. Of the executors named in the Bishop's will, four of them survived the testator, and were parties to the deed for giving legal effect to his directions with respect to the hospital. The first of these four was

SIR JOHN INYN, KNIGHT,

Who was descended from an ancient family long resident at "Inyn's Court," in the hamlet of Bishopsworth (or Bishport), near Bristol. In 1553 John Onewyn (afterwards called Inyn) lived there, and was probably the father of Sir John Inyn, the subject of this notice. This Sir John Inyn was a man of considerable property, and by his learning and abilities rose to a high position as a lawyer. His great talents acquired him extensive practice in his profession, as well as the important appointments of Recorder of the city of Bristol, and Chief Baron of the Exchequer. His death occurred in 1439, before which time the present Hospital had been completed. This is sufficiently attested by the fact that the hall at the western end of the Almshouse was built and actually used in 1438, as will hereafter appear. By Alice his wife he left a daughter named Isabel, and a son named William, his heir, who married, and left one only daughter, his heiress. She married, first, Robert Bowering, Esq., and secondly, John Kekewich, Esq., and dying, May 20, 1529, without issue, the family estates reverted to the descendant of Isabel, Sir John Inyn's daughter, who married John Kenn, Esq., of Kenn Court (where his

ancestors had settled previous to the time of Henry II.), and her grandson, John Kenn, Esq., on the death of the wife of John Kekewich, became heir and successor to the Inyn estate. To this John Kenn, who was living in 1545, succeeded Christopher Kenn, Esq., his son and heir, who by Florence his wife had two daughters, his co-heiresses. Margaret married William Guise, Esq., of Elmore, in the county of Gloucester, and Elizabeth married John, the first Earl Poulet^p, who thus acquired the family mansion, Inyn's Court, which has long been used as a farm-house, known as "Inne's Court Farm," and is now the property of Thomas Daniel, Esq. The grave of Sir John Inyn is near the north-east corner of the Lady-chapel in Redcliff Church, Bristol, where his monumental brass still remains in a state unusually perfect. This honourable place of interment affords further proof of his social position and wealth. On the brass he is represented in his robes as judge, and his head covered with a close skull-cap. Round the margin of the stone, engraved in brass, is inscribed in Latin the date of his decease, which may be thus rendered in English:—

"Here lies Sir John Inyn, Knight, Chief Justice to our Lord the King, . . . who died the 24th of March, Anno Domini 1439, whose soul may God propitiate."

At the feet of the effigy is a Latin epitaph, to the following effect:—

"O just God, patient Judge, have mercy upon John Inyn, who was in his time a soldier, but practising the law, he became Recorder of this city, and Chief Baron of the Exchequer, and also a Judge in the King's Bench; he tempered justice with clemency; maintained himself, being a soldier, in honour. Just John! brave soldier! now be thou propitiated: shut the door of death upon him: pardon his sins."

Below this are his arms, Or, a fess azure inter three unicorn's heads, quartered with a lion rampant. There are also two other shields.

JOHN STOURTON, ESQ.

Was a resident in Wells, and his name often occurs in the city records. An ancestor of his married one of the great family of Welles-legh, of Welles-legh, near Wells, and in that way be-

came the inheritor of considerable estates in Wells, and other parts of the county of Somerset.

JOHN STORTHWAITE

Was a man of importance in connection with the cathedral. He was precentor in 1426, and chancellor in 1439. He died about 1454, and was buried in St. Martin's Chapel, in Wells Cathedral, where his monument, on which is his recumbent effigy, still remains. By a deed dated Sept. 16, 1450, he founded a chantry at the altar of the Holy Cross, and endowed it with a pension of £10, charged on the church of Wraxall, near Bristol. He was a benefactor to several churches in the diocese of Bath and Wells. His chantry is thus noticed in the Commissioners' Survey made under the authority of a commission 1 Edw. VI. :—

“The Chauntrie founded ther by Joh'ns Storthwate, callyd Stortewattes Chauntrie, is yerely worthe in redy money to be paide by the foresaide Deane and Chapiture out of a penc'on of x£ due and payable yerely unto the same Deane and Chapiture out of the issues frutes and profects of the p'sonage of Wrexall, £vj. xiiij. iiiij^d.

“*Plate and Ornam'ts.*—None.

“*Memor'd.*—Gyles Buttat clerke of th' age of lxx yeres incu' bent ther. The saide yerely penc'on of x£ due to the foresaide Deane and Chapiture of Welles out of the p'sonage of Wrexall aforesaide hathe ben w'holden from the saide Deane and Chapiture by the p'sones of Wrexall the saide church of Wrexall and Sir Edwarde Gorge Knighte patroue and fermo'r of the same by the space of vi or vii yeres.”

JOHN REYNOLDS

Was a Canon of Wells, but nothing beyond this is now known of him. He is however mentioned in the introduction to the Statutes of the Hospital, hereafter quoted.

JOHN ROLAND

Died before the Hospital was erected, and before the foundation deed was made. He was buried in the nave of the cathedral, near the entrance to the north choir-aisle, where a few years ago could be seen a memorial thus inscribed :—

“Tumba Domini Joh'is Roland, canonici dum vixit Ecclesiæ Cathedralis Wellensis: et Magistri Cancellarii Domini Regis, qui obiit secundo die mensis Decembris, An'o Domini 1427. Cujus animi per meritum passionis et misericordiam Jesu Christi requiescat in pace. Amen.”

Which may be thus Englished :—

“The tomb of John Roland, canon of this cathedral church during

his life, and Master in Chancery of our Lord the King, who died the second day in December in the year of our Lord 1427. May his soul, through the merit of the passion and mercy of Jesus Christ, rest in peace. Amen.”

The works provided for in Bishop Bubwith's will were faithfully performed. The north-west tower of the cathedral was finished, evidence of which can still be seen in the building itself. In its western front are two canopied niches, one of which probably contained a statue of Archbishop Stafford, but its former occupant is gone. In the other is the sadly dilapidated statue of the munificent prelate himself, holding his pastoral staff, and in the attitude of prayer. Underneath is a shield charged with his arms. The statue appears to be in a most insecure and dangerous state, and seems to be looking frowningly down, inviting the notice of those to whom its safety and preservation are entrusted. Another shield, bearing the bishop's arms, is inserted in the eastern side of the tower. In the southern gable of the library, over the eastern cloister, the arms are again seen, and in the library windows, in stained glass, they are several times repeated. In the windows of the chapel, at the northern extremity of the Vicars' Close, the bishop's arms still remain, as well as on the oak door of the chapel, where there are three other shields, including one charged with the arms of the see, one with arms unknown, and the fourth shield is nearly similar to one of those now in the small window in the almshouse chapel, which has some resemblance to the armorial bearings of Archbishop Stafford. These latter facts lead to the inference that Bishop Bubwith was a benefactor to the Vicars' Choral; and several writers on our local history assign the great tithe barn as the work of this prelate.

BISHOP BUBWITH'S CHANTRY.

There were at the Reformation four chantry priests attached to Bishop Bubwith's chantry chapel, whose stipends were paid by the Dean and Chapter. Of these priests we have already seen that three were endowed by the Bishop himself. The fourth was probably appointed and endowed by some person to whom he had been a benefactor, as some return for favours received from him. This person may have been, and probably was, John Storthwayte, one of the executors named in the

Bishop's will, who did found a chantry in this chapel in 1451^q. These chantry priests continued their ministrations until the time of Henry VIII., when their services ceased, and the revenues of the chantries were soon seized and became vested in the Crown. In the first year of Edward VI. a royal commission was issued, directed to certain commissioners, who were ordered to enquire into and report on the endowments of all colleges, free-chapels, chantries, &c. In the Survey and Report made by the commissioners, the chantries now under notice are thus mentioned:—

“Foure chauntries ther, foundyde by Nicholas Bubwithe, ar yerely worthe in redy money to be paide by the same Deane and Chapiture, as well of the issues, frutes, and proffects of the p'sonages of Newton and Buckland, appropriated to the same Deane and Chapiture, as also of the issues and revenues of their Manor of Bicknaller, viz. to ev' priest, incu'bent in the same chauntries, cvj^a. viij^d. by the yere. £xxj. vi. viii.

“*Plate and Ornam'ts.*—None but a chalice xij oz. q^arter di q^arter.

“*Memor'd.*—John Paule, clerke, of the age of xliiij yeres; William Burgs, clerke, of the age of lj. yeres; John Shepherde, clerke, of the age of l. yeres; and John Newes, of the age of lv. yeres, Incu'bents ther.”

ENDOWMENT OF THE CHAPLAIN.

The hospital founded in the manner already described, required something more to render it perfect. Bishop Bubwith had made no specific provision for religious services, without which its establishment for the purposes for which it was designed would have been incomplete. This want was supplied by

WILLIAM GASCOIGNE, Esq.,

of Bridgwater, who was elected one of the representatives in parliament for that town in 1413, and whose son, William Gascoigne, lived in Wells, and represented the city in parliament, having been chosen to fill that office in 1447. In 1417, William Gascoigne the elder purchased one-third of the manor of Newton Placey, in the parish of North Petherton, near Bridgwater, of John de Garton, a descendant of Emma, one of the three sisters and co-heiresses of Sir Richard de Placetis, from whose family the name of the manor, Placey, or Placetis, was derived. William Gascoigne, the son, married Johane, daughter of Robert Bavent, and widow of Humphrey Scovell,

^q The altar there was dedicated to St. Catherine, St. Saviour, and the Blessed Virgin Mary.

lord of the manor of Brockley, Somerset, and by whom she had three daughters, her co-heiresses. Elizabeth, the third daughter, married Sir Nicholas Harvey, whose son and heir, Humphrey Harvey, was elected member of parliament for Wells in 1482, and 1488. He was a man of great wealth and importance, having married Agnes, daughter of John Attewater, Esq., of Wells, whose extensive estates in Wells and other parts of Somersetshire he thus acquired. As a proof of the local influence of this John Attewater, it may be mentioned that he was M.P. for Wells 23 Edward IV. and 1 Richard II., and Mayor of the city no less than ten times between the years 1453 and 1485.

William Gascoigne the elder having died, he left his son to complete his design in favour of the Hospital. The manner in which that duty was performed will best be seen by the deed endowing a chaplain for ministering in the chapel of the hospital, of which the following is an abstract (rendered in English). The deed (or indenture tripartite) is dated on Monday before the feast of Michael, 24 Henry VI. (1466), by which William Gascoigne (who is described as of Wells), after reciting that he was then seized of the third part of the manor of Newton Plecy, otherwise North Newton, in the county of Somerset, formerly in the possession of John de Garton, Esq.; for the health of his soul, and of the souls of Richard Bruton (canon of Wells), Richard Checke (or Choke), Hugh Kene, and Agnes his wife, granted to God and the church of the blessed Andrew in Wells, and to John Forest the Dean, and the Chapter of the said church, in pure and perpetual alms for the maintenance of a chaplain to celebrate masses and other divine offices in the chapel of the Almshouses, then newly built by the then late Bishop Bubwith in Beggar-street, in Wells, for the perpetual relief of twenty-four paupers, and their successors. And also for the performance of an anniversary for the souls of Richard Bruton, William Gascoigne, of Bridgwater, their parents, ancestors, and all the faithful departed, in the church of St. Cuthbert in Wells, on the 3rd of April, or on Easter Day, or on any other festival, if it could not be performed on Easter Day; an annual rent of ten marks of silver issuing out of the said third part of the said manor; to have, hold, take and levy the said ten marks from the said third part of the said manor and appurtenances, to be paid by him and his heirs

for ever, in the said church of Wells yearly, as follows: five marks at Michaelmas, twenty shillings at Christmas, twenty-six shillings and eightpence at Easter, and twenty shillings at the feast of the nativity of St. John, to the aforesaid Dean and Chapter and their successors, out of the said third part of the said manor, for the perpetual support of the said chaplain and of the said anniversary, and the relief of the said paupers. Power is given to the Dean and Chapter to distrain in case the said rent should be in arrear for four weeks after the said days so appointed for payment as aforesaid; and in case the same rent should be in arrear for eight weeks after such days, then the grantor to pay twenty shillings as a fine for each default, with power for the Dean and Chapter to distrain for such fines and incident expenses. Then follow covenants by the Dean and Chapter, to allow the said chaplain yearly out of the said rent 6s. 8d., to be distributed on the day of the performance of such anniversary, viz.

To the Vicar of St. Cuthbert for the time being, 4d.

To each Chaplain and Clerk of such church, 2d.

To himself, 8d.

To the Mayor of Wells for diligently superintending such anniversary, 8d.

To the Churchwarden for the bells, 8d.

The residue to the poor of the said House for commons.

Provision is made for the selection and nomination of the chaplain by the said William Gascoigne during his life; such chaplain to be admitted to his office and the profits thereof by the Dean and Chapter, and by them to be removed, if necessary, for misconduct. After the decease of William Gascoigne, the chaplain to be selected and nominated by the Dean and Chapter. On the day of each such anniversary the chaplain was to say in English,—

“Ye shall pray for the good estate of the Kyng, Peas and Prosperite of this Reame, William Gascoigne of Wells and Johane his wyfe, Hugh Keen^r and Anneis his wyf, The Dean and the Chapter of Wells, The Maister and the Cominalte of Wells, John Reynolds, John Storthwayte and Richard Chocke, and for the soules of Nicho-

^r Hugh Kenne and Agnes his wife are noticed in Coll. iii. 6, as owners of manors and lands at Martock.

las Bubwith, Bishop, foundere of this place, Richard Bruton, and William Gascoen of Bruggewater founder of this Mass, Thomas Gascoigne, Richard Penyfader, William Poulett, Robert Burgh, her fader and moder soules, Brether and Suster soules, and alle the good doers soules of this place and all Crystyn soules. Pater noster and Ave Maria.”

The witnesses to this deed were William Vowell, the then Mayor, Richard Mayn, John Godwin, and others.

To the document here quoted is appended an “Extent” of the manor charged with the payment of the said rent, from which it appears that the total yearly value of the freeholds was £3 6s. 8d., and of the copyholds £14 4s. 1½d. and six capons. It also appears that the advowson of the third part of the free chapel at Newton, with profits of courts, strays and waifs, formed part of the property.

The third part of the manor out of which the ten marks were to come, now belongs to the corporation of Vicars Choral of Wells Cathedral, which according to Collinson, the county historian^s, was a portion of the endowment given to them by Bishop Ralph de Salopia (who died in 1363); but this is clearly a mistake, for the following reasons. On William Gascoigne’s decease, the third part of the manor descended to his daughter and heiress Cristina, who married John Raynell. By a deed dated October 15, 1466, (the original of which is now with the Vicars’ muniments), this Cristina and her husband granted and confirmed to Hugh Sugar and Richard Swan (two of Bishop Bekynton’s executors), Canons of Wells, Thomas Chewe, Robert Catur, John Combe, and Richard Hayne, Vicars Choral, the said third part of the manor of Newton Placey, and the advowson of the free chapel there, “to the use and profit of the Vicars Choral of the cathedral church of St. Andrew” in Wells for ever, subject to a yearly rent-charge of £5 6s. 8d. for the lives of the grantors.

STATUTES OF THE HOSPITAL.

The Hospital being thus far established, statutes were required for its government, without which no mediæval institution of this kind would be considered perfect. Accordingly by another document, dated July 24, 1454 (32 Henry VI.), being

an Inspeximus of Nicholas Carent, then Dean of Wells, of which the following is an abstract (translated from the Latin); after stating that he (the Dean) had found in his archives the foundation deed of the said Hospital, and setting forth an instrument dated November 15, 25 Henry VI.; under the seal of John Stafford, Archbishop of Canterbury (theretofore Bishop of Bath and Wells), whereby the said John Stafford, reciting the foundation by Bishop Bubwith; and that King Henry VI. had granted his letters patent to the Dean and Chapter of Wells to hold lands in mortmain to the extent of forty marks a-year for the support of a chaplain for divine service in the said Hospital, and likewise for the support of twenty-four poor persons; and that William Gascoigne by indenture tripartite and indented, gave, granted, and confirmed to the said Dean and Chapter an annual rent of ten marks issuing out of the third part of the manor of Newton Pleycey, otherwise North Newton, in the said county of Somerset; and that John Reynolds, Canon and Sub-dean of Wells (one of the Executors of Bishop Bubwith), gave and granted to the said Dean and Chapter, to the use of the said Chaplain and the relief of the said poor, certain tenements, lands, mill, rent, reversions, &c., with the appurtenances which the said Bishop had acquired by his own industry, of the yearly value as in the rent roll thereof contained; To have and to hold the same to the said Dean and Chapter and their successors for ever; to the use, benefit, support, and relief aforesaid; and reciting that rules, statutes, and ordinances should be enacted, as well for the government of the property of the said Hospital, as of the said Chaplain and poor:—

“15th November, 1446.

“It was ordained by the said Archbishop, and John Storthwayt and John Reynolds that the following Rules, Ordinances, and Statutes should be observed and followed for ever thereafter:—

“First, That there should be always for ever one fit Chaplain of commendable life and manners, and competent learning, circumspect and expert in spiritual and temporal things, and free from all infamous vice, holding no other benefice whereby he might be less able to discharge his duties as Chaplain of the said Hospital, who (saving just cause) should continually reside, and every night sleep in a certain chamber on the western side of the said Hospital.

“Also, That when the said office of Chaplain should be vacant,

during the life of the said William Gascoigne, the said Dean and Chapter should examine the nominee of the said William, and should admit the said nominee, being found fit, to the office of Chaplain, who immediately after such admission should take oath to observe the Statutes concerning him.

“Also, That after the decease of the said William Gascoigne, when the said office of Chaplain should be vacant, another fit Chaplain should be admitted within a month of such vacancy by the Dean of Wells, or his deputy.

“Also, That the said Chaplain should celebrate Mass and other divine offices in the said chapel every Sunday and Festival, except during the Christmas, Easter, and Pentecost weeks; during which weeks he should celebrate the same every other day; and that three or four times a week he should say Mass for the souls of King Henry VI., Archbishop Stafford, and others therein named.

“And, That the said Chaplain should diligently see that the said paupers should pray for the souls of all benefactors to the said Hospital, at his discretion.

“And, That the said Chaplain should daily say the Office of the Dead according to the use of Sarum, in the said Chapel, or any other lawful place, for the souls of the aforesaid, and all other faithful departed.

“And, That the said Chaplain should take order that the said paupers, as well at table as in all other parts of the said Hospital, should keep peace and agree with one another, and that they should avoid and cast away all strifes, contentions, quarrels, foul speaking, scoldings, and slanders, and prohibit all those, under pain of removal.

“And, That if any of the said paupers, being thrice warned, should dare to offend in any of such ways, he should be expelled from the Hospital.

“Also, That the said Chaplain should diligently provide that each of the said paupers should daily have a substantial meal.

“And, That the overplus of the produce of the possessions, &c. of the said Hospital (if any), after paying the salary of the Chaplain and making provision aforesaid, should be placed in a common chest, with three locks and keys; one to be kept by the Mayor of Wells, another by the Chaplain, and the third by one of the Chapter of Wells.

“Also, That the said Chaplain for the time being should provide that all the rents, &c. belonging to the said Hospital (with the advice and assent of the said Dean or his deputy, and with the assent of the Mayor of Wells) should quarterly be levied and collected, and discreetly, faithfully, and moderately expended for the benefit of the

paupers, and that the residue should be faithfully preserved as aforesaid.

“Also, That the said Chaplain should quarterly make out an account and balance-sheet in writing upon oath, of all and singular the receipts levied and collected, and of all alms given to the said Hospital and paupers, and of the expenditure thereof in the previous quarter; which said account and balance-sheet should be produced by the said Chaplain to and audited by the said Dean or his Deputy, and the Mayor of Wells, or some other trustworthy auditor.

“And, further, that every year, about the feast of All Saints, the said Chaplain should make out a full account of all his receipts and payments during the year preceding, at a time and place to him assigned by the said Dean and Mayor, and before them, or before an auditor to be deputed by them, should produce and effectually acquit the same, so that the annual produce of the estate of the Hospital should be clearly perceptible.

“And, That if the said Chaplain should be found to be negligent, remiss, or indiscreet in the collection of the rents of the Hospital, and in the proper and moderate expenditure thereof, or negligent, faithless, or incompetent in the management of the said Hospital and poor, and in rendering the said accounts and balance-sheets, in manner aforesaid, or in the celebration of the masses and offices of the dead; or if he should not do his duty in form aforesaid; Or if the said Chaplain should be lawfully convicted of incontinence with a woman, or should be credibly accused of frequenting suspected women, then in any of such four cases last above mentioned (unless he should justly, clearly, and reasonably exonerate himself), and if having been thrice warned by the said Dean, or Mayor, he should not abstain from his cohabitations and sin with suspected woman, or women, then he should by the said Dean, or his deputy, and the Chapter, be summarily, and without disturbance, deprived of his office of Chaplain, on plain proof of his offence in any of the cases aforesaid.

“Also, That the said Chaplain for the time being, well and competently performing the duties of his said office, should receive yearly out of the annual rent of ten marks aforesaid, from the said Dean and Chapter, four pounds for celebrating masses and other divine offices, and 6s. 8d. for bread, wine, &c., and for washing and keeping in good order the altar-cloths, chalices, and other ornaments of the altar, by payments of 20d. at the beginning of each quarter; together with 6s. 8d. yearly to be paid at the end of March for obits, as in the said will of William Gascoigne; together with 26s. 8d. to be allowed at the end of each year to the said Chaplain out of the aforesaid produce by the said auditor, for his trouble in collecting and

faithfully administering the produce of the charity property. And if it should happen that the said Chaplain, by reason of infirmity, or any other impediment, should be unable to collect and administer the said produce, then that he should be content with the said four pounds yearly, while such impediment should continue, and that the aforesaid forty shillings should be paid by the said Dean, or his deputy, or the said Mayor, to the person who should supply the place of the said Chaplain and celebrate the masses &c. as aforesaid.

“And further, that the said Chaplain should every year make out an inventory in writing of all the ornaments, furniture, &c. of the said chapel, and of all the furniture, moveables, &c. of the said Hospital, to be kept in the chest of the registry of the said Hospital.

“A Register to be kept of the admissions and first entrance of each pauper.

“An inventory and valuation by two trustworthy men, of all the goods belonging to each pauper on entry, to be taken by the said Chaplain, and a statement of all the possessions of, and debts due by and to each pauper, to be made and verified on oath; and all debts due to them to be collected and brought to the Hospital within a fitting time.

“All goods, debts, &c. belonging to the paupers to be at the disposition of the Chaplain during the life of the paupers, if they should so long remain in the Hospital. If leprosy, or other contagious disorder should break out, then the paupers to be at liberty to withdraw from the Hospital, and have and receive their goods, &c.

“No pauper remaining in the Hospital for life, to presume to part with his goods, or remit debts, without the special licence of the Dean, Mayor, and Chaplain, but to surrender them entirely to the use of the Hospital, under penalty of removal.

“All paupers to respect and obey the Chaplain as a Father.

“No leper, or person affected with contagious or incurable disease, or of notoriously vicious life, to be received.

“Any pauper affected with contagious disease, to be removed and maintained at the expense of the Hospital.

“Two paupers out of every three vacancies, to be admitted to fill vacancies on the nomination of the Mayor and Corporation; and a third on the nomination of the Dean and Chapter.

“Newly admitted paupers to have vacant beds assigned to them, at the discretion of the Chaplain.

“Reduced Burgesses of Wells to have the more honourable places and beds assigned them.

“To discourage avarice and self-seeking, any wages earned by the paupers to be converted to the use of the Hospital, or to be laid out in purchasing provision for the Hospital.

“In order that the said Chaplain and paupers should endeavour to increase the benefit of the Hospital, licence was given to seek alms in aid of the Hospital.

“All goods and alms, as well those brought by the paupers to the Hospital, as those collected by them, or received therein, victuals, and other things, to be notified immediately to the Chaplain, and (if perishable) to be faithfully distributed among the paupers, (if otherwise) to be converted to the use of the Hospital.”

Then follows an injunction to all concerned, to faithfully observe the Statutes, to amend and interpret which provision is also made.

These statutes were sealed by Archbishop Stafford, John Storthwayte, and John Reynolds, and the Inस्पeximus was verified by the common seal of the Dean and Chapter.

Before being admitted to the privileges and benefits of the Hospital, each pauper was required to take the following oath before the Chaplain, which was called

“THE POOR MEN’S OATH OF OBEDIENCE.”

“I will be trew, lowly and obedyent to you and your Successours, Prests of this place, and trewly awayte and doo by my power the profite and worshippe of this place while my life lasteth; and trewly certifye you of all my goods and detts when ye wol byd me; and doo my dew besinesse to bryng them into this place at yo’r bidding; and when they be brought yn, I shall never doo them away while I am here biding, but trewly kepe them, and all oder goods of this place by my power, to the com’on p’fite of this place; and stirre oder men of my fellowshippe to doo the same: and if I may know whoo doth the contrarye, I shall a noon discover hym to you, or to yo’r aftercomers. I wol also kepe peace, love, and charytee among my fellowshippe, and all the ordynances of this place as longeth to me to doo. So God me helpe, and thees holy Gospels.”

The Hospital, governed under these ordinances, continued to fulfil the designs of its founders, in affording an asylum for the aged and impotent inhabitants of the city—a HOME in their declining years, as well for their temporal as their spiritual comfort and consolation. The revolution produced by the Reformation brought about changes so great, that for a time the benefits of the institution were almost entirely suspended. The survey made in the first year of the reign of Edward VI.,

already quoted, enables us to judge of the state and value of its revenues at that time :—

“The salarie or stipend of one priest celebratyng in the Chapell scituate wⁱⁿ the Almshouse of Welles aforesaide wⁱⁿ the sayde paryshe is yerely worthe in redy money to be levyed and receyved of the issues, revenues, and profects of the landes and possessions belonginge to the Vicars of the foresaide Cathedraall Church of Saincte Andrewe in Welles, *iiij^l xij^s iiij^d*.”

“*Plate and Ornaments.*—A Chalice of Silv^r waying *di. di. q^{rt}, xvij. oz.*

“*Memoranda.*—John Dyble, Clerke, of the age of *lxx* yeres, Incu^{bent} ther. Ther ar belonging to this Almshouse land, and ten^{ts} to the yerely value of *xij^l v^s iiij^d* ob. and besydes the aforesayd Priest's salarie. This Almshouse was ordeyned and erected for the reliefe of one Priest and *xxiiij* poore men and women to pray for the sooles of the Founders.”

In Cardinal Pole's pension list (dated Feast of St. Michael, 2 and 3 Philip and Mary), the Chaplain of the Almshouse is again noticed :—

“*Johⁿ'nis Dible, vl^ti incumb' hospit' infr' cim^t Wellens' p^r annu', lxxvj^s viij^d.*”

From the Survey it appears that the estimated yearly income of the Hospital estates, was at that time only £13 5s. 4d., and that the salary of the Chaplain was £4 13s. 4d. (or seven marks), whereas the original pension was £6 13s. 4d. (or ten marks); but in the pension list the salary is set down at 66s. 8d. only.

The Vicars Choral now pay to the Governor of the Almshouse £4 13s. 4d. from their Manor of Newton Placey, but the Almshouse has the full sum of £6 13s. 4d., the remaining £2 being paid by the Chapter; and it is said in the Charity Commissioners' Report, that this was the result of an agreement made in 1613. It is certain, however, that the £2 were paid before that time, as the subject is noticed in the Wells city records in 1588, when the Chapter refused to pay the money, as appears by the proceedings of the Corporation in that year :—

“Hit is agreed that the ordinances of the Almshouse be henceforth had in remembrance and that conference be had with the Dean and Chapter at their next chapter, touchinge and concerninge the payment of ten marks to be paied oute of the third parte of the Mann^r of Newton Plays^tie, whereof they do detayne *xl^s* as hit is supposed.”

The subject was again discussed at a meeting of the Corporation, Oct. 15, 1612, when the following record was made :—

“This daie it was moved by Mr. Maior that Mr. Doct'r Powell, on behalfe of the Deane and Chapter, hath moved him that they the said Dean and Chapter doe desire to know if the Maior, Masters, and Burgesses will p'sent the cause for the Almshouse for the xl^s p. ann. w'ch was geven by Gascoigne; or will be contented to compose the same; wherfore the said Deane and Chapter doe desire an answere: whervppon it is condiscinded that Mr. Maior and the Masters, or fower of them at the least, shall confer w'th the Deane and Chapter about this cause with iij. or iiij. of them, and to vnderstand from them what they will consent vnto to give, to have an end; and certifie vnto this howse what they will p'p'se towards the ende, whereby a charitable course may be taken for the good of the poore w'owte suite at lawe.”

The negotiations here alluded to probably led to the arrangement between the Dean and Chapter and the Corporation, noticed in the Commissioners' Report. The origin of the disputes may be traced to the directions contained in the Statutes with respect to the payment of 40s. per annum to a Deputy Chaplain, in case the Chaplain himself should be incompetent to perform his duties.

By the operation of laws enacted subsequent to the Reformation, for suppressing chantries and other endowments for religious purposes, the pension theretofore payable to the Chaplain of the Almshouse became vested in the Crown. By a Royal Charter, dated February 16, 1 and 2 Philip and Mary (1553), the pension of £4 13s. 4d. was granted to the Corporation of Wells, for the perpetual use of the alms-people; and this charter was confirmed by another of Queen Elizabeth, bearing date the 19th of July, in the thirty-first year of her reign. It thus appears that the title to the pension must be traced through the Corporation of Wells, and the money, in strictness, ought to be received and paid by that body. It is, however, paid by the Vicars Choral direct to the Governor of the Almshouse.

The religious services prescribed for use in the Chapel ceased at the Reformation, and amid the general confusion consequent on that event, many changes took place. A considerable portion of the revenues of the Hospital was derived from casual sources, such as alms given by pious and charitable persons, money collected by a system of begging, for which the statutes gave special licence, besides money and effects possessed by the alms-people, of which they were bound to render an account on

oath to the Chaplain. After the lapse of many years, the Chapel services were revived on the plan of the Reformed Church, but the Chaplain did not reside in the Almshouse.

The Civil Wars in the time of Charles I. again disturbed the arrangements of the institution, and the services of the Chapel were again stopped. In 1643 a curious notice of this occurs in the Corporate records. In that year the Rev. Daniel Buckley, who had been Chaplain and Governor for a long time, died. The Dean and Chapter, whose duty it was to appoint another Chaplain, were then absent from Wells "for certain causes known to themselves, but chiefly by reason of the dangerousness of the tymes." The Corporation then appointed the Rev. Francis Standish, one of the Vicars Choral, as Chaplain and Governor, until the Dean and Chapter should otherwise dispose of the place. During a long period the office was generally held by the senior curate of St. Cuthbert's, who also received from the Corporation a pension of £7 6s. 8d., granted by Queen Mary and confirmed by Queen Elizabeth in their charters already referred to, and from that circumstance the Curate was often styled "the Mayor's Chaplain." An instance of this occurs in the Burial Register of St. Cuthbert's Church, in 1612 :—"Mr. Thomas Mere, Chaplain to the Mayor of this Cittie, and Governor of the Almshouse, departed this life the 14th of May, and was buried on the 17th."

At the present time there is no Chaplain attached to the Almshouse with any defined or regular course of duty in the Chapel, but the Vicar of St. Cuthbert receives from the Governor £20 per annum for occasional religious services there.

RESTORATION OF THE ALMSHOUSE CHAPEL.

For many years the chapel was in a state of dilapidation and neglect. In the year 1850 the whole of the interior was thoroughly renovated, and the coats of whitewash and ochre removed. The roof and walls were repaired, and the wood seats or benches renewed. The floor of the eastern end was raised, and laid with encaustic tiles of suitable character. The eastern window was opened, repaired, and filled with stained glass (by Bell), in which are represented the armorial bearings of Bishops Bubwith, Still, and Willes, the three founders, together with the arms of Bishop Bagot, during whose episcopate the renovations

in the chapel were made. In the upper part of the window the arms of the city are also represented, and in the lower part is a figure of St. Andrew. In a small window in the north wall, and near the east corner of the chapel, are the arms of Bishop Bubwith, with his name in ancient characters, and three other shields, probably those of two of the founder's executors, or some other benefactors to the Hospital. The arms of one of the shields are very similar to those of Archbishop Stafford. These shields were removed from windows in the common kitchen. On a corbel, on the south side of the chapel, is a mitred head, with the initials N. B., intended for Bishop Bubwith.

The total cost of the repairs amounted to about £270, which sum was not taken from the funds of the Almshouse, but the whole was raised by voluntary contributions, obtained mainly through the efforts of the late governor, Mr. Edmund Davies, to whom the chief credit is due for completing the work.

Previous to the commencement of the recent restorations in the almshouse chapel, the following interesting memorial could be seen on the interior of the wall :—

“Nicholas Bubwith being under King Henry the Fourth Treasurer of England, was, first, Bishop of London, secondly of Salisbury, thirdly of Bath and Wells; was Founder of this Hospital, or Almshouse; endowing it with good possessions for the relief or sustentation of one Priest, or Chaplain, to celebrate divine service there, and twenty-four poor people to frequent the said service and prayers. He built in the cathedral church of Saint Andrew, the chapel over against the great pulpit, and dying the 27th of October, 1424, was in the said chapel buried under a marble stone, when he had been Bishop of this Diocese xvi. years and seven months.”

THE OLD GUILDHALL.

The “Hall” at the western end of the Almshouse was, originally, no part of the almshouse establishment. Before the time of Bishop Bubwith, the corporate body had no building answering to the modern Town-hall. They met for the transaction of their ordinary business in a place called “the Exchequer,” which stood opposite St. Cuthbert's churchyard, and near the southern extremity of Priest Row. The more important affairs of the city, such as the election of representatives in Parliament, and the swearing of burgesses, were con-

ducted in the Bishop's Guildhall; but where that building stood is not certain, though some persons believe that it is the house adjoining, on the north side, the gate leading from the market-place to the palace. Bishop Bubwith seems to have been more favourably disposed towards the citizens than several of his predecessors, with whom many and serious disputes and controversies occurred, chiefly arising out of ancient privileges, originating in feudal times, claimed by the bishops, which as time went on and knowledge advanced, were challenged by and met with a determined resistance from the citizens. There cannot be much doubt that the erection of a guildhall for the city formed part of the design of Bishop Bubwith, when he resolved on founding his almshouse, and that his executors only followed his directions in building and presenting it to the city. The following extract from the proceedings of the corporate body will afford convincing evidence of that which has here been stated. Soon after Bishop Fox was advanced to this see, several of the old controversies were revived, many curious particulars of which are preserved in the municipal records.

On the 15th of April, 1492, the corporate body met, and agreed upon the following answers to certain complaints by the Bishop (Fox), embodied in "Articles to be shewed to the Maistr of the Towne and his Brethren by the com'andement of the Lord of Bathe." In the second Article the Bishop complained "That they [the corporation] vsurpe the makyng and amovyng of Bvrgeseys weer the auctoryte ther of perteyneth only to me." To this the Corporation answered as follows:—

"To the secunde Article thei answer that by virtue of both the saide Grantes [Charters], that is, of the Kinge's and the sayd Lorde Bysshoppe's the space of right nygh of ccc yeres passed, thei have vsed to make burgesses in the sayd cyte in lyke wyse as theye nowe doe: And in the sayd Lorde's Gildehalle so contynued, and for offence and certayne causes, discomyned and amoved theym of the saide Liberte w't'owte interupcion of any Lord byshoppe, or any of his officers, and the baylyf of his franchyse: and also of the seyde cyte have made and create burgess's in the seyde Gildehalle ther, takinge the others as other burgess's by tyme of no mynde have do. And not onlye the sayd bailiffs, but also the Marshall and other officers and S'vants to the said Bysshoppes, as it appereth in their co'mon boke of the acts made in the saide Halle: *And in the xvth yere of Kinge Henry VIth, the Executors of the goode Lorde*

Bysshoppe Bubwith bilded a new Halle oonlye for the meetynges, assemblies, and besynesses of the saide burgess's, and for ther synguler plesour, by the curteyes assente of ther righte good lorde Bysshope Stafforde, whoes Soule God reste."

The conclusion of the answers of the Corporators is sufficiently curious and interesting to be quoted here :—

"The p'mysses considered, and alsoe the veye tender love and affeōn that the Ryght Noble Lordes Bysshoppes of blessed memorye, to the nombre of xxii, in ther dayes by many yeres, have hadde ther saide Cite, wher ther honorable See resteth; whiche See was firste begunn in Welles by the tyme of xvi. Bysshoppes or anye wer at Bathe: and alsoe that the saide matters of the iiij. articles shulde not hurte ther saide good Lorde a Peny in a thousande yeres, they truste to fynde ther saide Ryghte Noble and Goode Lorde nowe alsoe goode and lovyng to his saide Cite, as his other honorable P'decessors have ben vnto theym in ther dayes, w'owte other defects of ther parte; and thei pray ther saide good and gracious L'd, ther moste humblewyse soe to accepte theyme, and to take this ther symple and rude answer in gres at this tyme, and to the beste intente; and thei shal at his com'andemente also wyth ther daylye prayers."

If any further proof were required of the donation and purpose of the old hall in question, the following extract from the city records, being the preface to the proceedings of the corporate body at a meeting in 1438, will, it is submitted, be sufficient :—

"Convocaco. tent. in Dies Jovis P. post Festum Sa. Mathei. Ap'ti. in noua honorifice de dono construct. in Domo. Elemosinar. edificat. P. Execut. Reu'd Nich'i. D'ni. Bathon. et Wellen. Ep'i. Anno Regni Regis Henrici Sixti post Conquestu. xvij."

From the period of its completion until about the year 1779, this old Guildhall continued to be used for the purposes for which it was originally designed. Of this there is abundant evidence in the books of the Corporation. It was generally called the "Almshouse Hall," in contradistinction to the Exchequer, or Common Council House, which, as before stated, was in Priest-row, and afterwards in the upper part of the Market-house, built by Bishop Knight and Dean Woolman in the present market-place, destroyed about ninety years ago.

An instance in proof of this is here quoted from the city records :—

“Convocaco. Gen'all tent. in Aula Vocat the *Almeshouse Hall*
Dies Jovis viz. decimo die Decembris Anno R'ni D'ni Rex Caroli n'c
Angl. &c. undecimo, 1635.”

When the Charity Commissioners held their enquiry in Wells in 1819, their attention was directed to this hall, as will appear by the following extract from their report :—

“It is here proper to remark, that a portion of the Almshouse, consisting of two rooms, which are of much more modern date than the original building (?), and with an inner roof belonging to such rooms, is appropriated for other purposes than for the use of the house. At present these rooms are used by the churchwardens and overseers of the poor of St. Cuthbert's for vestry meetings and parish business. Before they were so used by the parish they were employed by the Mayor and Corporation for corporate purposes, and were given up by the Corporation to the parish about thirty-five years ago, when the new town-hall was built. It seems that the consideration for which these apartments were so given up was, that the parish was in future to bear the burden of repairing the roof of the building, which the Corporation had repaired before; but this seems to have proceeded from ignorance or forgetfulness of the fact, that the Corporation in virtue of the old deed entered into, on the foundation of the Almshouse, between them, the executors of Bishop Bubwith, and the Dean and Chapter, had taken upon themselves the obligation of keeping the almshouse in repair, so that they could found no title to the use of these rooms on the ground of any undertaking, express or implied, to do these repairs. Whether, in point of fact, this obligation to repair was considered to be in consequence of any stipulation made between the city and the almshouse at the time the rooms were first occupied by the city, or in virtue of any agreement of older date, does nowhere appear; but it is clear that the Corporation, while they enjoyed the rooms, paid no rent for them, neither has the parish ever paid any; but according to the evidence of an old workman, who had been employed, as well as his father before him, in these repairs, the Corporation paid for them until the parish had the use of the rooms, and afterwards the payments on this account were made by the parish.”

This proves how little was known of the original donation and purpose of the old hall; but from what has now been said

on the subject, no doubt can be entertained that the obligation as to repairs at the cost of the citizens, does not extend to their ancient Guildhall.

A few years ago the hall was divided, one portion being set apart for increasing the accommodation of the Almshouse, and the other part being appropriated as a place for the meetings of the trustees. This was probably done in ignorance of the real purpose for which it was built, and without enquiring into the public rights of the city. Before the lapse of many years the revenues of the Almshouse must increase, and a corresponding enlargement of its buildings and accommodations will no doubt be made. Then it is hoped that the old hall will be restored to its original beauty and proportions, and devoted to some public use, either as a public library or some such purpose.

The bell-turret in the eastern gable of the hall has the arms of Bishop Bubwith, with the initials of his name, on the north side, and on the south side the arms of the city. This gable is certainly a work of subsequent date to that of the hall.

BISHOP STILL'S ADDITION TO THE ALMSHOUSE.

The Hospital, or Almshouse, founded by Bishop Bubwith in the manner already described, had several benefactors both before and since the Reformation. Before that event, Bishop Beckynston and Dean Gunthorpe added to the revenues, and afterwards, among several others, Bishops Bourne and Montague also contributed to its endowment. All these, however, were far outshone by another successor of the original founder, whose name was

DR. JOHN STILL,

Who became Bishop of Bath and Wells in 1549, his age being then only forty-nine. At the time of his elevation to the mitre, he was Vice-Chancellor of Cambridge, a fact sufficient of itself to prove that his learning and abilities were of a superior order. His intimate friend, Sir John Harrington, says of him that he was a man "to whom he never came but he grew more religious, and from whom he never went but he parted better instructed." His first arrival at Wells was in February, 1592, when he was received, according to an old established custom, by the Mayor and Corporation with great ceremony, "a faire

piece of plate" graven with the arms of the city being presented to him by the Corporators, who entertained his lordship at a public banquet, together with the canons and other cathedral dignitaries, the total cost to the public purse being fifty-three shillings.

Bishop Still died July 26, 1607, and his remains were interred in the cathedral on the south side of the choir, between the two easternmost columns, where a ponderous monument, most unsuitable to the architecture of the church, was erected, (on which is represented a life-size recumbent figure of the Bishop,) which has since been removed to the chapel of the Holy Cross, near the Chapter-house stairs. His arms—Sable, guttée d'eau, three roses argent, impaling the saltier of St. Andrew—appear in a shield surmounting the monument, and these are repeated, singly, in the spandrels of the arch. The epitaph is as follows :—

“Memoriæ Sacrum.

“Joanni Still Episcopo Bathoniensi sacræ Theologiæ Doctori, acerrimo Christianæ Veritatis propugnatori, non minus vitæ integritate, quam variâ doctrinâ claro, qui cum Domino div vigilasset, in Christo spe certâ resurgendi obdormivit. Die xxvi. Februarii mdevii. Vixit annos lxi. Sedit Episcopvs xvi. Nathaniel Still filivs primogenitvs optimo patri mœrens pietatis ergo posvit.”

The following is recorded in Heralds' College, referring to Dr. Still's death :—

“The Reverend Father in God, John Styll, Bishop of Bath and Wells, departed this transitorie lyfe the 26 of February, 1607, at his pallace at Wells. The said John Still married to his first wife Anne, daughter of Thomas Alabaster, of Hadley, in the county of Suffolke, by whom he had issue, 2 sonnes and 4 daughters, viz. Nathaniel Still, son and heir, John Still, second son, Sara, eldest daughter, married to Will. Morgan, of Westminster, by whom she hath issue, &c.; Anne, 2nd daughter, married to Mr. Rob. Eyre of Wells, by whom she hath issue 4 daughters; Elizabeth, 3rd daughter, married to Mr. Richard Edwards, of London, by whom she hath issue, 2 sonnes and 2 daughters; Mary, 4th daughter, married to Caston Jones, by whom she hath issue 1 sonne. He married to his 2nd wife Jane, daughter of John Horner of Cloferd, in the county of Somerset, Kt., by whom he hath issue, 1 sonne, Thomas Still, about 12 years of age. The funerals of the aforesaid reverend Father in God, were solemnized the 4th of April next following.”

The almshouses for which Bishop Still made provision were not built immediately after his decease. This is evidenced by the proceedings of the Corporation of Wells at a meeting of that body on October 13, 1612, an extract from which is here given:—

“An order conc'inge the £500 given by Bp. Still.

“Whereas the late Rev'end Father John Still, late Buishopp of Bathe and Welles by his last will, bequeathed £500, or thereabouts, towards the buildinge of a new Almshouse in Welles, or to the encrease of the Commons and allowance of the now Almshouse; whereoppon conference had w'th Mr Eire, and uppon consideraçon had of the will of the said Buishoppe Still, It is condiscinded that (if it shall please the Executors of the said Buishoppe) the said money, or the land therw'thal purchased shalbee ymployed towards the reliefe of the poore of the nowe almshouse, and of sixe other people to bee added of newe, and newe Roomes to bee made w'tin the same Howse.”

Within three years, however, from the time of this meeting the houses were completed and occupied.

During a long series of years the following plan was followed in filling up vacancies. The Corporation met and agreed upon a list of four or five duly qualified persons. This list was then sent to the Bishop and he selected one, who was then “admitted” by the Mayor. An instance of this, in 1615, is here given from the corporate records:—

“Upon the death of Will'm Baley, one of the poore men of the Almshouse erected by the late Bishop Still, there is now information given of . . . Dosset, . . . Feare, . . . Chipper, & . . . Harden, all poor men, and suche as have inhabited w'thin the Towne vij yeares; w'ch poor men ar to be certified to my L'd, and he at his pleasure to elect one of them.”

Another instance, in 1633, is here quoted:—

“To the Right Worth Mr Bartholomew Cox, Maior of the City of Wells.

“Whereas there is a place void in the Almshouse by the death of Augustiu Bayly, in one of the places of the late Lord B'p Still, his foundac'on; and the place now in my nominac'on and gift:—These are therefore to authorize you to admit of John Lane, of Wells, and to place him in the said House and Government thereof; and this shalbe your warrant and discharge. Dated the 19th of August, 1633.

GUIL. BATHE & WELLE.”

Then follows a record of the admission :—

“By virtue of this warrant, the said John Lane was admitted, placed, and sett, to observe the Statutes of the said House, the day and year above said, in the presence of — Barth'w Cox, Maior, M^r Thomas Baron, M^r George Baron, and M^r Richard Deane, Governor of the said House.”

An oath of qualification was required from each candidate. In the instance quoted, the following record was made :—

“The said John Lane did affirme on his oathe that he lived in this Towne of Wells, and was resident there by the space of seven yeares last paste.”

This oath was administered by the Mayor, but it was soon found out that John Lane had sworn falsely as to the time of his residence in the city, and he was at once expelled.

During the Bishop's life the lead-mines on Mendip (part of the possessions of the see) were unusually productive. Fuller says of the Bishop,—

“In his days God opened the bosome of the earth,—Mendipp Hills affording great store of lead, wherewith, and with his own providence (which is a constant *mine* of wealth), he raised a good estate.”

By his will, which he made on Feb. 4, 1607, he gave £500 for the relief and sustentation of the aged and impotent poor of the town of Wells. The manner in which his son and heir fulfilled his father's intentions, will be seen by the following abstract of the endowment deed :—

By an indenture of feoffment, dated Dec. 23, 12 James I. (1613-14), between Nathaniel Still, of Hutton, son and heir, and one of the executors of Bishop Still, of the first part; James Montague (the then Bishop) of the second part; the Dean and Chapter of Wells of the third part; the Corporation of Wells of the fourth part; and Francis James, of Wells, LL.D., and Robert Eyre, Esq. (the other executors of Bishop Still), Thomas Southworth, and Henry Southworth, of Wells, Esqrs.; Andrew Bowerman, Thomas Edwards, George Meyrock, of Wells, Gentlemen; Thomas Baron, of Wells, Mercer; William Bull, of Wells, Linen-draper; Bartholomew Cox, of Wells, Gentleman; and Hugh Mead, of the same place, Pewterer, of the fifth part. Reciting the said gift of £500, and that Nathaniel Still, in performance of his father's will, had laid out that sum, and

£269 of his own money in purchasing lands, theretofore a wood, or woody ground, called Bligely Wood, and Old Wood, then converted into meadow or pasture, containing by estimation 101 acres, parcel of the manor of Muddesley (in Wedmore), then leased to divers lessees at the yearly rents of £33 13s. 4d. ; and that it was thought fit and agreeable with the will of the said Bishop Still, that the said lands should be employed as well for the better sustentation and relief of the twenty-four poor men and women already settled in the Almshouse founded by Bishop Bubwith ; as also for the relief of six more poor aged and impotent men, and to be settled there in a house already built upon the ground belonging to the said Almshouse of Bishop Bubwith ; the said Nathaniel Still in the performance of the said will, and for the better continuance of the said Almshouse, and the better maintenance of the chaplain, and twenty-four poor men and women, and also for the relief and sustentation of six more poor men, with the rents and profits of the said lands, did release and convey to the said Francis James and others, their heirs and assigns for ever, all the before-mentioned lands ; Upon trust that all the rents and profits thereof should be for ever thereafter distributed and employed for the better maintenance of the said twenty-four poor men and women, and of six more poor aged impotent men to be added as aforesaid. And it was further set forth that it was thought expedient to establish one uniform government and order, for the governing and ordering of all the said thirty poor people, that the said house then built for the six poor men of the gift of Bishop Still should continue thereafter quiet and peaceable to the said six poor men to be added as aforesaid, without disturbance or molestation ; and that the said new house erected for the said six poor men should be built and perfected, and for ever thereafter repaired and upholden out of the profits of the said lands thereby granted. And in consideration of building the said house upon the ground of the ancient almshouse, and the peaceable enjoyment thereof, and in consideration also that the said six poor men should from time to time have and enjoy the common use and benefit of the chapel, hall, or kitchen, common fires, &c., and that the weekly allowance for the twenty-four poor men and women for flesh and fish was 3s. 4d., or thereabouts, for the ancient foundation of Bishop Bubwith ; howbeit the same had then lately been

increased by Bishop Montague to 5s. 10d., it was agreed that the same should be further increased 4s. 8d. more, which should for ever thereafter be deemed as the special gift and addition of Bishop Still; and provision was thereby made for certain specific allowances to the said charities proportioned to the increase in the revenues of the estates. It was also agreed and ordered that according to the will and meaning of Bishop Still the said six poor men should be only such poor decayed burgesses, not under the age of fifty years, of the city of Wells, which should be old and impotent, and without other means to relieve themselves; or in default of such poor decayed burgesses, then they to be such poor and distressed impotent men, not under the age of 50 years, as should have been resident and dwelling within the said city by the space of seven whole years, at the least, next before such election; and the same six poor men to be such as should have been of honest and good behaviour in life and conversation, and no common drunkards, incontinent or idle persons, or infected with leprosy, or any other contagious or infectious disease; and that such six poor men should be, according to the said will, from time to time for ever thereafter, appointed and chosen by the Bishop of Bath and Wells, for the time being, or his lawful assignee or deputy, within forty days next after the death or removing of the said six poor men, or any of them. And after such nomination by the Mayor of the said city, to be admitted and placed within the said new house presently, or within one day next after such nomination and election; and during any vacancy of the See, the nominations were to be made by the Dean and Chapter and the Corporation of Wells, *alternis vicibus*. Power is given to the said authorities to remove the said six poor men for ill-behaviour or breach of the statutes; and an account and inventory was to be taken of the goods brought into the House by any of the said six poor men on their admission, the same to be appraised by two or more persons, and to be preserved and used for the common good of the whole thirty; and that every one of the said six men should be bound by an oath to make known to the governors or chaplain, all their goods, money, &c., upon pain of expulsion; and upon their being removed or expelled from the Almshouse, they should have such goods, money, &c., subject to reasonable deductions in regard of loss or extraordinary allowance to them in their necessities; and that

such as should remain in the said house all their lives should not dispose, bequeath, &c., any of their goods, money, &c., without the license of the chaplain or governor, upon reasonable cause to be allowed by the Dean and Chapter, and the Mayor of the city, on pain of expulsion. And the said poor men were thereby ordered to frequent divine service, and prayer to be made in the Almshouse by the chaplain or governor, unless upon a just occasion, on pain of expulsion. A sermon was to be preached on the feast of St. John the Evangelist, in the afternoon, by the Vicar, to commemorate the foundation by Bishops Bubwith and Still, which the alms-people were ordered to attend, the preacher to have 10s. for the same. Power is given to the Dean and Chapter, the Mayor, eight of the Masters, or chief burgesses, with six of the feoffees, to make such ordinances and statutes for the government of the chaplain and the thirty poor people, and for hearing and determining all complaints and controversies between the chaplain and poor people, or any of the said poor people one against another; and also for increasing or decreasing of commons and allowances to the said poor people. And it was also provided that on the making of leases of any of the lands thereby granted, the feoffees were to give notice to the Dean and two of the Chapter Canons resident, and to the Mayor of the said City, to the end that two at least of either Corporation might be present and privy, that such fines and income as were made upon such lands and tenements might be reasonable and had and made for the best benefit and behoof of the said thirty poor people; such leases not to be for more than three lives or twenty-one years, or ninety-nine years determinable upon one, two or three lives, and no lease to be made to any of the feoffees, or to any for their use, or to any of their servants or fellows; no consideration to be taken for favour shewn in the contract, other than the fines, saving the right of the steward and his clerk for making and engrossing the leases; and the counterparts of leases to be kept in a room for that purpose in the new buildings, in a strong chest there, with three locks and keys, one of which to be kept by the Mayor, another by one of the Chapter, who should be always Canon resident, and in his absence to be left with the chaplain or governor, and the other to remain with the feoffees, or one of them, resident in Wells. The chaplain or governor to

give security to the Dean and Chapter for accounting for moneys he should receive. The feoffees, or any four of them to be always present at such accounts, and they to give notice to the Dean and Chapter, the Mayor, Masters, and burgesses, that some one or two of either Corporation might also be present. When the feoffees were reduced to six, twelve others to be appointed; four of the Dean and Chapter, four of the Corporation of Wells, and four gentlemen, or very substantial sufficient men dwelling in or near Wells; such new appointment to be of five parts, one to remain with the Bishop, the second with the Dean and Chapter, the third with the corporation of Wells, the fourth with the feoffees, and the fifth with the said Nathaniel Still and his heirs.

The large addition to Bishop Still's gift made by his son Nathaniel Still, entitles him to be considered as joint-founder of the Almshouse. He was Sheriff of Somerset in 1615, and for many years an active magistrate; in which capacity, and as a country gentleman he sustained a very high reputation. His death occurred in 1626, at Hutton, Somerset, where he inherited from his father a large estate. He was buried in the chancel of Hutton Church, where there is a brass plate, on which are represented his own and several figures of his family, with the following epitaph:—

“In memory of Nathaniel Still of this Parrish, Esq^{re}, who dyed the 2nd day of February, Anno Dn'i 1626.

“Not that hee needeth monuments of stone,
For his well gotten fame to rest upon;
But this was reared to testifie that hee
Lives in their loves that yet surviving bee.
For unto virtue who first raised his name,
Hee left the preservation of the same;
And to posterity remain it shall,
When brass and marble monuments shall fall.”

THE OLD CHEST. [See Woodcut, p. 42.]

One of the statutes for the government of Bishop Bubwith's Almshouse, required that there be a COMMON CHEST for the safe keeping of the funds of the Hospital. The ancient and curious coffer or chest, now remaining in the “hall” of the house, is no doubt the original chest provided according to the

injunction of the Hospital Statutes. The frame on which it stands is of later date, and was added about the time of the completion of Still's Almshouse. This fact is attested by the date, and the quaint verse on each end:—

GOD AND GOOD FOYNDERS FOR POORE HATH DON WEL
YF FAYTHE ABYDE WHEARE YT OVGHT TO DWELL;
BVT FYDELITYE FAYLINGE, SAY WHAT BE SHALL,
THE MEANEST MVST WANE WHEN YE MIGHTYE HAVE ALL.

H.

S.

IN YEARLYE ACCOVNTES YE FOVNDER DOTH WILL
TO RESITE YE GVIFTE OF YE LORD BVISHOPP STILL,
LEASTE BY NEGLECTE POORES PAYMENTS IN NEDE
BE ALL BVT IN WORDE, AND NOTHINGE IN DEEDE.

16

15.

The initials H. S. probably are those of Henry Southworth, Esq., who was one of the original trustees, and a wealthy and eminent citizen of Wells. His daughter and co-heiress, Jane, married William Bull, Esq., of Wells, and afterwards of Shapwick, where one of their descendants, Henry Bull Strangeways, Esq., still resides.

THE RIGHTS, &c., OF THE CORPORATION OF WELLS.

By the Corporation Reform Act (3 and 4 Wm. IV. c. 76) the constitution of municipal bodies was changed, and from that time to the present certain members of the Town Council are appointed annually on the 1st of January to act in the trusts of the Almshouse for one year. In the early times of the Almshouse the Corporation possessed important duties and privileges in connection with the Almshouse. It has already been stated that this body not only gave the site of the Hospital, but undertook for themselves and their successors to keep it in repair. The Mayor was made the custodian of one of the keys of the common chest, and he was also to advise in and assent to the collection and expenditure of the Hospital revenues. He was also to be a party to the regulating the duties of the chaplain, and to warn him for any neglect. To him, as the chief municipal authority, and the representative of the general body of the inhabitants, was delegated the trust and privilege of filling up two out of every three vacancies in the House; and by the deed endowing Gascoigne's chantry,

a yearly sum was assigned to the Mayor "for his diligent superintendence." With respect to Still's Almshouse, although the Bishop has the sole right of nomination, yet his nominees were to be "admitted" by the Mayor, who with the eight "Masters" of the Corporation, with six of the feoffees were empowered to make statutes for the government of the establishment, and certain members of the corporate body were to be present at the sealing of leases, and auditing the accounts. All these facts prove the intention of the Founders, that the Corporation should take an active and important part in the affairs of the institution; but much of this has fallen into disuse, though the ancient customs could be revived without detriment (probably with advantage) to the Almshouse.

The nominations to Bishop Bubwith's Almshouse are, as already stated, chiefly vested in the Mayor, he having two appointments to one by the Dean. In the early days of the House, and for a long series of years, the Mayor's appointments were invariably made with the knowledge of the other members of the corporate body, and frequently recorded on their proceedings; but at length this wholesome practice gradually fell into disuse. The old custom however was revived by the late Mr. Joseph Lovell-Lovell, during his mayoralty, as will appear by the following extracts from the Corporate Minute-book:—

"June 1st, 1836.

"The Mayor further reported that he, in right of his office, had nominated Ann Toogood to Bishop Bubwith's Almshouse, in the room of Miriam Hawkins deceased."

"May 1st, 1837.

"The Mayor reported to this Meeting, that in right of his office, and in compliance with a requisition from many of the inhabitants of the Borough, he had nominated Henry Foster to supply a vacancy in the Old Almshouse occasioned by the death of William Smith."

"Oct. 31st, 1837.

"The Mayor reported that in exercise of his privilege as Mayor, he had nominated John Chislett to supply the vacancy in the Old Almshouse occasioned by the death of Henry Foster."

In this way evidence of the privileges of the city was perpetuated, and moreover the ancient practice adverted to, and revived by Mr. Lovell-Lovell served, indirectly, a most important purpose, namely, that in making the appointments the

Mayor was only exercising a *public trust*, as the representative of the whole body of the inhabitants.

The question as to the liability of the Corporation of Wells to repair the Old Almshouse, in virtue of the covenants contained in the deed of September 29, 1436, was much discussed after the Corporation Reform Act had altered the constitution of the municipal body of the city; and also whether that Statute had affected the ancient rights of the Corporation in connection with the Hospital. At length it was determined to obtain the opinion of some high legal authority on the subject. Accordingly the Deputy Recorder of the City, Peter Stafford Carey, Esq., and Sir Frederick Pollock, were consulted. Both these learned gentlemen advised that neither the liabilities nor the privileges of the Corporation were materially altered by the Act, and that certain members of the new Town Council should annually be appointed to execute the duties which were performed by the Mayor and eight Masters of the old Corporation, under the provisions of the deed of 12 James I. This plan was agreed on by the Council and the Governor and Trustees of the Almshouse, and has been ever since, and is now acted upon. The appointment of the nine members of the Council is made on the 1st of January yearly.

BISHOP WILLES'S ADDITION TO THE ALMSHOUSE.

The original number of alms-people was again increased in 1777 by

DR. EDWARD WILLES,

Who succeeded to the see of Bath and Wells in 1743. He was born in 1693, and owed his success in life mainly to his skill in decyphering secret correspondence written in cypher. From being Dean of Lincoln, he became Bishop of St. David's, in 1742, and in the following year he was translated to Bath and Wells.

Bishop Willes died Nov. 24, 1773, and was buried in the cloisters of Westminster Abbey. He had nine children, several of whom attained positions of eminence, and some of his descendants have held high and important appointments in the State; Sir James Shaw Willes, Knt., is now one of the Judges of the Court of Common Pleas.

By an indenture dated January 16, 1777, between Edward Willes, son and executor of the Bishop of the one part, and

Peter Davis, four members of the Corporation of Wells, Lord Francis Seymour, Dean of Wells, and three of the canons residentiary (trustees of Bishop Still's Almshouse), of the other part; reciting an indenture of December 23, 12 James I. (Still's foundation-deed), and that the said Bishop Willes was prevented by death from completing a settlement in favour of the Almshouse; the said Edward Willes thereby covenanted with the trustees to transfer £1200, old South Sea stock, upon trust for payment of the income to arise therefrom for the better support of the Almshouse, and for the relief and support of four more poor impotent persons to be settled in the house, in addition to the twenty-four and six already there.

DONATIONS TO THE ALMSHOUSE.

The following donations are known to have been made to the Almshouse, though many others have, no doubt, been given:—

	£	s.	d.
1613. Henry Joyce	10	0	0
1616. James Godwyn, Esq., of Wells	5	0	0
The same (as representative of his brother, John Godwyn, Esq.), 12d. to each of the 30 inmates	1	10	0
1626. John Atkins (by David Woodruffe, his executor)	24	0	0
1686. Dr. John Sellick, Archdeacon of Bath	50	0	0
1704. Dr. Ralph Bathurst, Dean of Wells	100	0	0
Peter Davis, Esq., Recorder of Wells	306	0	0
1719. Dr. Robert Creyghton, Canon of Wells	41	0	0
Dr. Richard Busby	50	0	0
1772. Mrs. Frances Day	50	0	0
Mrs. Day	50	0	0
1815. Clement Tudway, Esq., M.P. for Wells	306	0	0
Mr. William Melliar, Governor of the Almshouse	300	0	0

The Almshouse estates, comprising the endowments of Bishop Bubwith's Almshouse, are situate at Glastonbury, Wookey, Kingsbury Episcopi, Cheddar, Westbury, and in the In and Out parishes of St. Cuthbert, in Wells. The whole of the lands forming the endowment of Bishop Still's Almshouse, are at Mudgeley, in the parish of Wedmore. The income arising from this property (a large portion of which is copyhold, or granted out on leases at small reserved rents), and from money investments, and other sources, goes into one common fund, without any distinction as to the original donors. According to the Report

of the Charity Commissioners, made after their enquiry in Wells in 1819, the "entire income of the Hospital from all sources" in 1818, was £409 1s. 2d. The expenditure for the same year—

	£	s.	d.
For 26 weeks (Winter) at 5s. per week, and 26 weeks (Summer) at 4s. 6d., to the Inmates, Matron, and Assistant Matron	362	0	0
Funerals	5	8	0
General Household Account, Fuel, Lighting, Repairs, Tradesmen's bills, &c.	61	10	10
Salaries :—Surgeon	10	10	0
Governor	13	0	0
Barber	4	4	0
Steward	14	0	0
	28	8	0
Sermon (provided for by Bishop Still's foundation-deed)	10	0	0
Clothing for Inmates	59	18	6
Entering the Account	10	0	0
	<u>£518</u>	<u>5</u>	<u>4</u>

The Commissioners remark on the accounts that the expenditure exceeded the income by £109 4s. 2d., but they add that part of the disbursements, such as for coats, gowns, and hats, only happens once in two years, and further that the costs of repairs were not likely soon to occur again. The fines, too, arising from the renewal of leases enable the trustees to cover any occasional excesses of expenditure. As to the internal arrangements of the Almshouse, and the treatment of the inmates, the Commissioners reported as follows:—

"The alms-people have a common kitchen, with fire provided for them, and the use of common pumps and offices; each poor person has a separate apartment. Some of the rooms are provided with fireplaces, and others not. Originally there were no fireplaces in the apartments. A governor or master, and matron, are placed over them, the matron constantly living in a part of the premises. There is a small portion of cultivated garden attached to the premises, the remainder being let out as has been stated.

"It is considered that eighteen of these poor persons (men and women) are under Bishop Bubwith's foundation, six men under Bishop Still's, and four men under Bishop Willes' legacy. They are all treated alike.

"Under the old foundation, twenty-four was the number provided

for by Bishop Bubwith, but the income seems not to have been sufficient to maintain twenty-four, and in point of fact only eighteen have been in general there supported."

At this time (1866) there are thirty inmates in the House, namely, twenty on Bishop Bubwith's foundation, six on Bishop Still's, and four on Bishop Willes's. All of them now receive 5s. weekly during the whole year. Each man has two shirts yearly, and a great coat and hat every alternate year. Each woman has two shifts yearly, and a gown and bonnet every alternate year. All have the common use of the great kitchen for cooking, &c., if they wish to avail themselves of the privilege, the fuel for the fire there being found by the trustees. Each inmate also receives on the day of the annual meeting of the trustees, from the Dean and Chapter 1s. 6d., and from the Trustees 1s., as voluntary donations. Besides the addition of two inmates, the trustees, in 1853, laid out nearly £1200 in altering and repairing the Almshouse, (inserting a new floor in the original roof,) by which the accommodation and comfort of the establishment have been much increased.

The gross income of the Almshouse endowments in the year 1865 was £733 9s. 6d., and the expenditure £746 3s. 2d., as will appear by the following account:—

INCOME.

	£	s.	d.
Rack-rents	270	19	4
Eleemosynary rents (Bp. Montague's)	15	2	0
Fee-farm rents (including that of the Vicars Choral)	9	10	0
Pensions (Gascoigne, 40s. ; Dean Gunthorpe, 10s.)	2	10	0
Gifts by Dean and Chapter	1	0	0
To which is added	4	16	0
	—	5	16
		0	
Chief rents from estates still outstanding on Leases, &c.	64	9	6
From Money investments	365	2	8
		—	
	£733	9	6

EXPENDITURE.

Pecuniary allowances to the Matron, Assistant-Matron, and Inmates	480	16	0
Funerals	13	7	6
General Household expenses, Fuel, Lighting, Repairs, Tradesmen's bills, &c.	111	14	0

Salaries :—Surgeon	15	15	0
Governor	13	0	0
Barber	4	4	0
	<hr/>		32 19 0
Fire Insurance	1	9	11
Vicar of St. Cuthbert, for services in the Chapel	20	0	0
Sermon in St. Cuthbert's Church, on St. John the Evangelist's Day	0	10	0
Taxes	4	2	8
Clothing	9	3	0
Repairs and improvements of Estates	36	10	0
Steward, Collecting Rents, &c.	35	11	1
	<hr/>		<u>£746 3 2</u>

It will of course be understood, that several items in the accounts are subject to considerable fluctuation; and although the expenditure sometimes exceeds the income, yet it often happens that the receipts are in excess of payments. All renewals of leases and copies of Court Roll, have for several years ceased, and in the course of a few years, as the estates, by deaths of persons on whose lives they are held, fall in, the funds of the Almshouse will increase. As this occurs, there will be additions made to the alms-people, and as a provision for this the house accommodation must be extended.

In conclusion, the writer of these notes wishes to bear witness to the efficient and judicious management and general superintendence of this valuable institution. One convincing proof of this, as well as of the benefits derived from it, will be found in the following table, compiled 1855, shewing the ages of the alms-people at that time:—

Above 85	5
Under 85 and above 80	2
" 80 " " 75	9
" 75 " " 70	8
" 70 " " 65	3
" 65 " " 60	1
	<hr/>
	28

At the present time (1866) there are on the books of the Almshouse thirty-four alms-people, viz.—

Above 85				7
Under 85 and above 80				4
„ 80	„ „	75		8
„ 75	„ „	70		7
„ 70	„ „	65		7
„ 65	„ „	60		1
				<hr/>
				34

and the aggregate number of years of these thirty-four persons will give an average of 77 years for each.

Finally, the writer also deems it his duty to acknowledge the courteous and free manner in which the respected governor, Henry Bernard, Esq., has answered his enquiries, whereby the information concerning this institution, much of which has never before been published, is rendered more interesting and valuable.

NOTE ON THE CHANGE IN THE VALUE OF MONEY.

IN reading of the value of property at the time of the Reformation, or of donations during two or three previous centuries, we must always bear in mind, that a shilling of that period would purchase about as much as a pound at the present time. From the fourteenth to the end of the fifteenth century there was no general or material change, but during the sixteenth century the gold of Peru began to pour into Europe in large quantities, and the effect of it was soon felt in the abundance of money, with the consequent change in its value; or in other words, everything became dear, and the wages of labour were necessarily raised in proportion. In the course of that century there was a very rapid change in the value of money. During the happy days of the good Queen Bess everybody seemed to grow rich, and, the usual sign of wealth, a great number of new buildings were erected during the reigns of Elizabeth and James I.; after that time the troubles of the Civil War made people poor again. At the end of the seventeenth century, and in the course of the eighteenth, and especially in the nineteenth, the system of paper money and a National Debt again made a further great reduction in the value of money; gold, the standard measure of value, has also continued to come into Europe in large and increasing quantities.

In the fifteenth century the ordinary wages of an unskilled day-labourer were one penny a-day. The accounts of the Chapter of Salisbury shew that at the beginning of the reign of Elizabeth, in 1559, they were eight-pence a-day in that place, and this was rather below than above the average. They are now seldom less than twenty-pence a-day.

The cost of buildings, of which the accounts are numerous and easily referred to, indicate the same proportion. The tower of Merton College, Oxford, built in 1448—50, cost £141 19s. 4½d. It could not now be built under £3,000. Professor Rogers, in his valuable work on the History of Prices, reckons the proportionate value at one to twelve only, but the series of tables he has so diligently collected, shew that in the fear of overstating his case, he has considerably understated it. If the real proportion is only one to twelve, or somewhere between that and one to twenty, it is in any case a matter for grave and serious consideration. It is probable that in another century ten shillings will buy no more than one shilling does now.

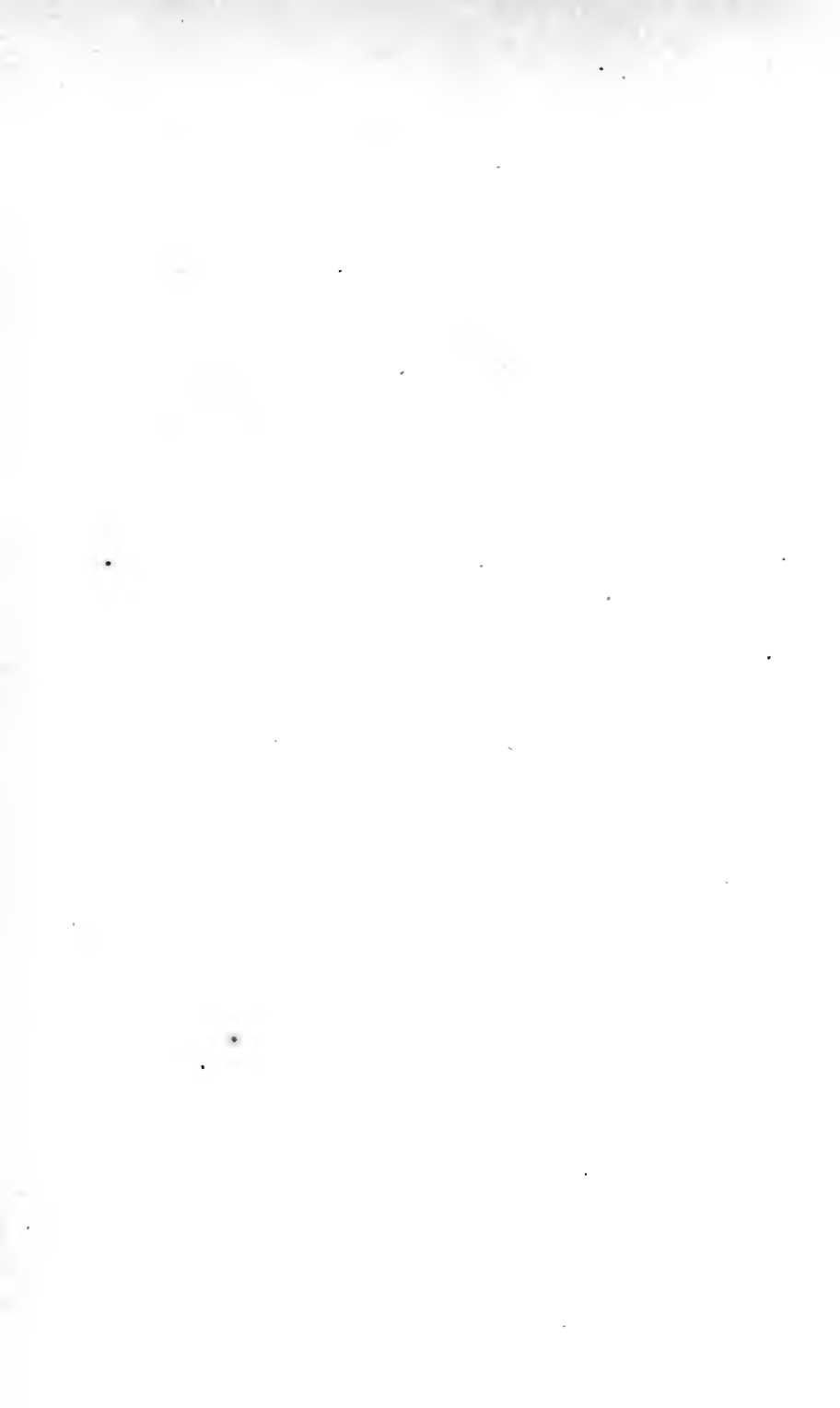
The Ecclesiastical Commissioners, in dealing with the permanent property of the Church or of Public Charities, should always bear this in mind.

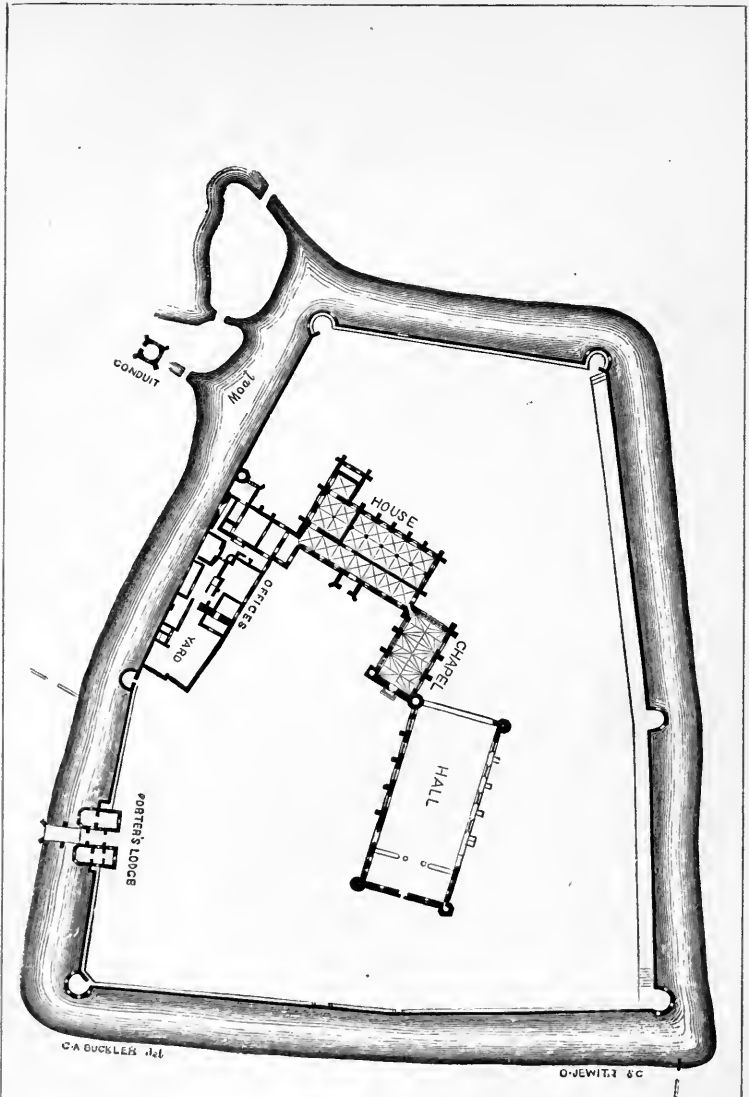
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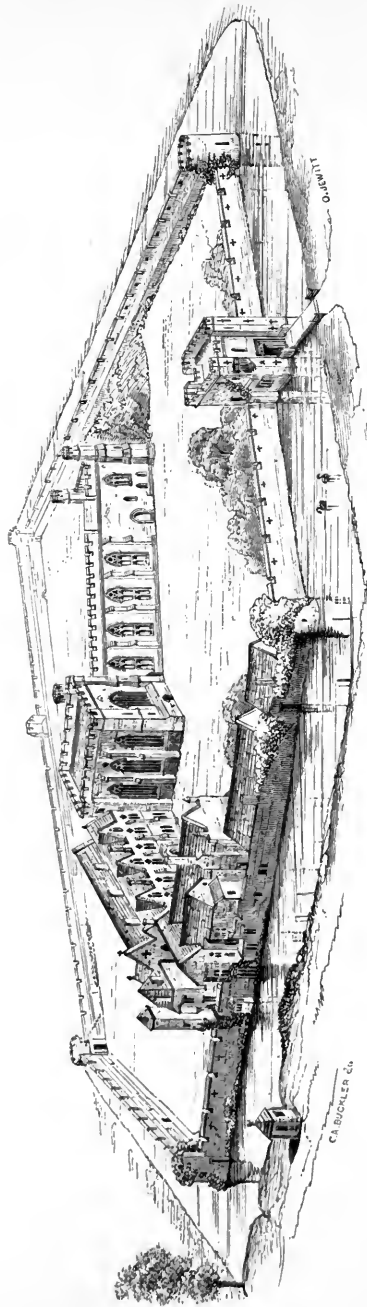
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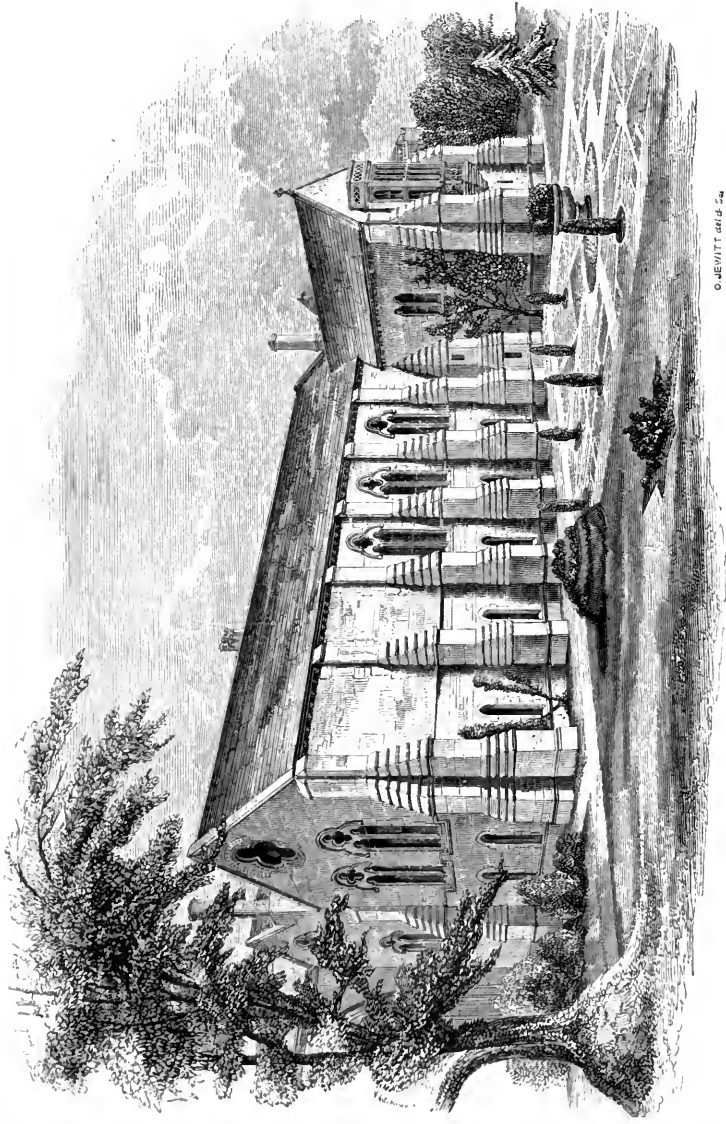




GENERAL PLAN.



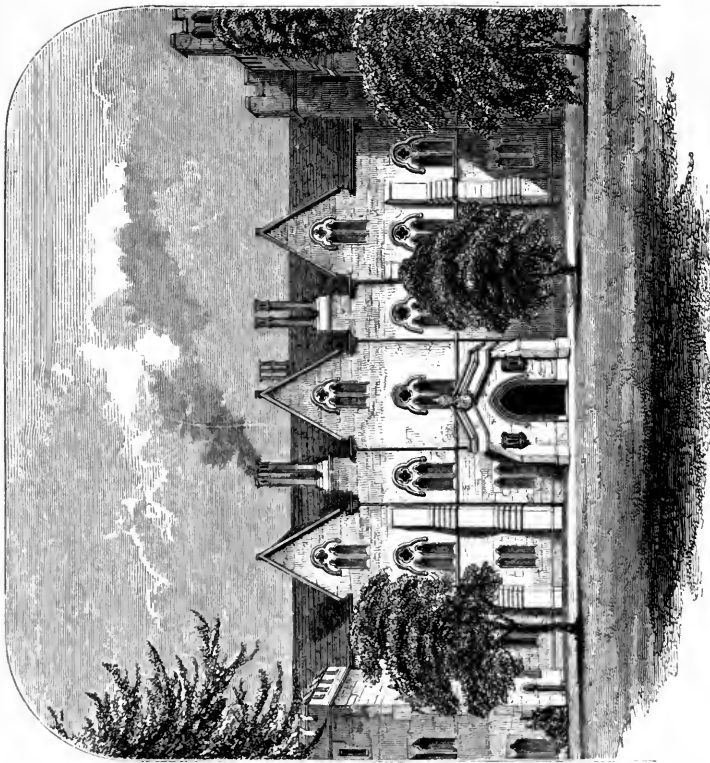
Bird's-eye View of the Bishop's Palace.



G. HEWITT del. & sc.

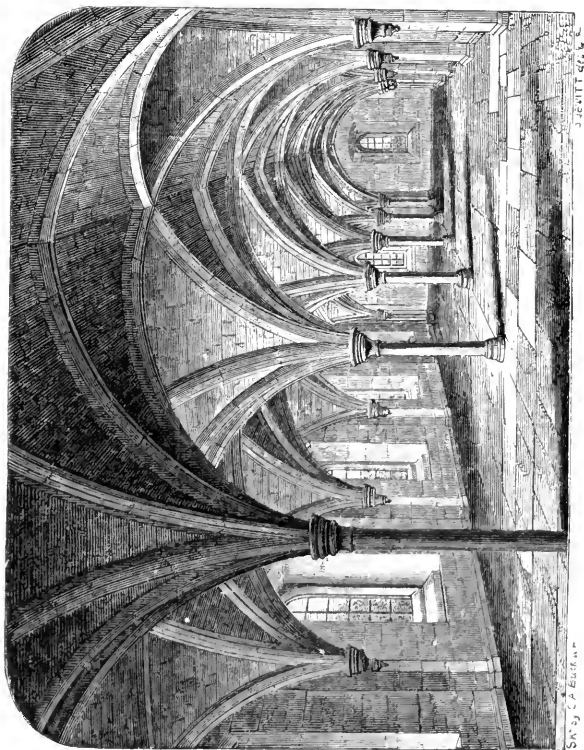
East or Garden Front of Bishop Jocelyne's Palace, A.D. 1205—1244.
(The Oriel Window inserted.)



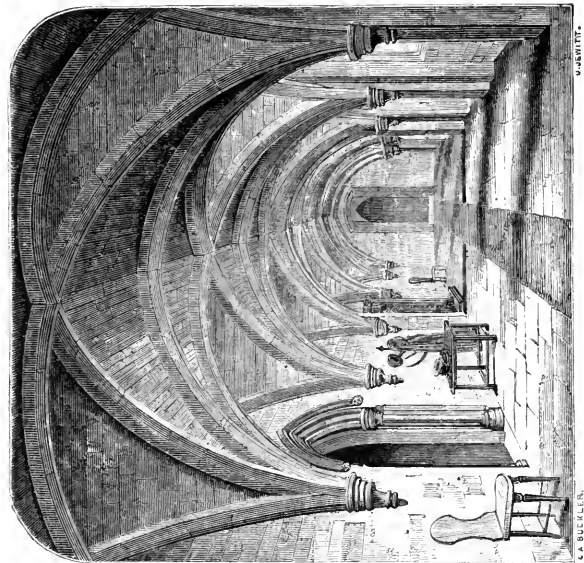


G. J. HUNT del. & sc.

West Front of Bishop Jocelyne's Palace, A. D. 1205—1244
(The upper story and Porch added.)

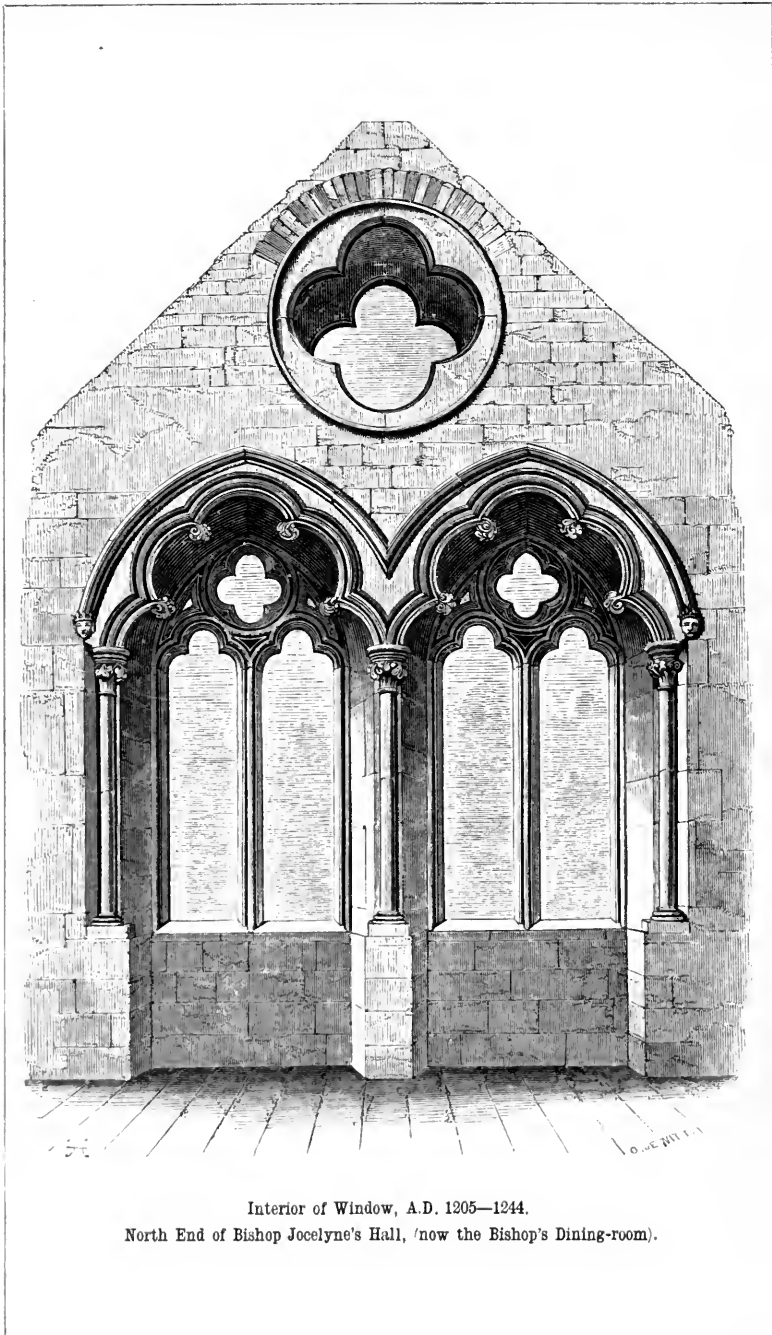


Servants' Hall.

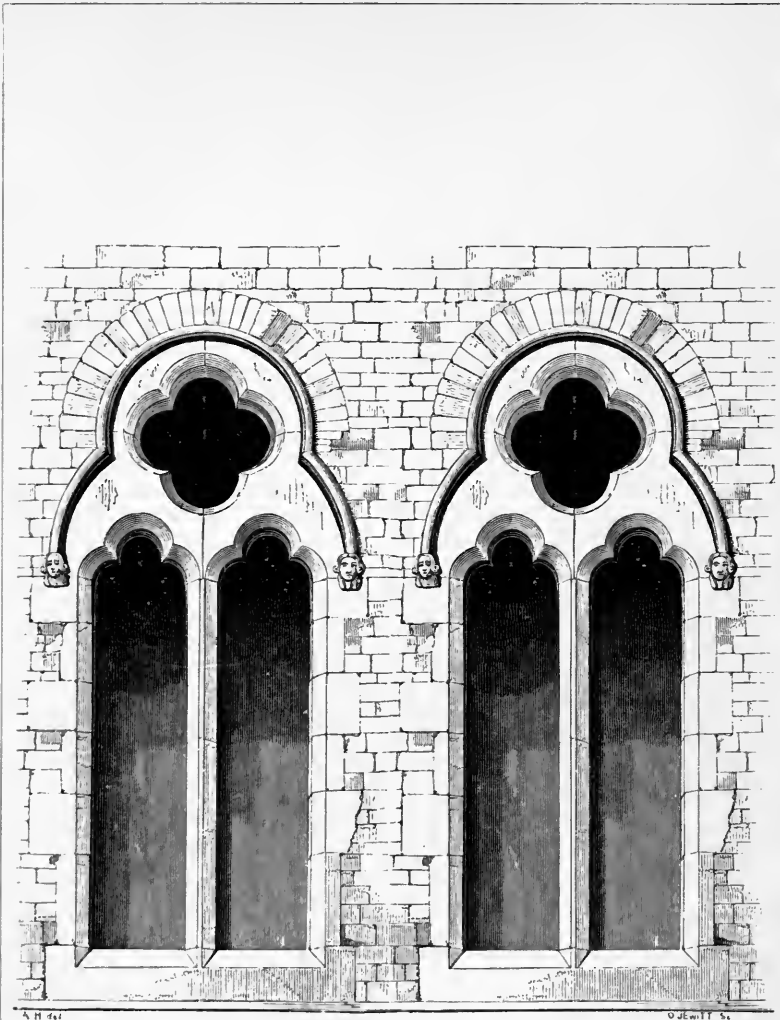


Entrance Hall.

The work of Bishop Jocelyne, A.D. 1205-1244.

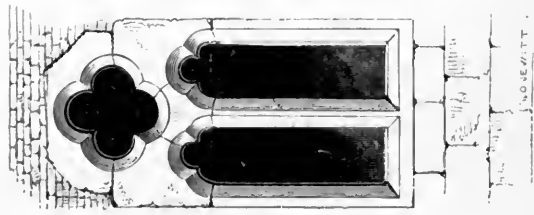


Interior of Window, A.D. 1205—1244.
North End of Bishop Jocelyne's Hall, (now the Bishop's Dining-room).

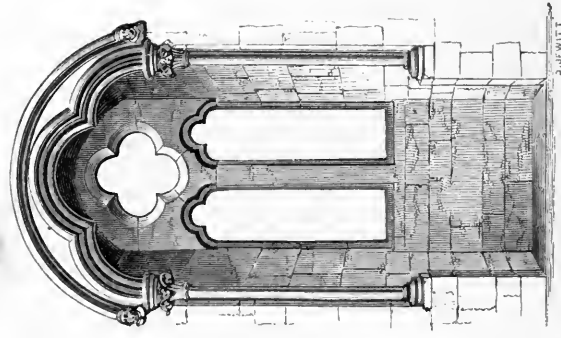


Exterior of South Window of Bishop Jocelyne's Hall, A.D. 1205—1244.

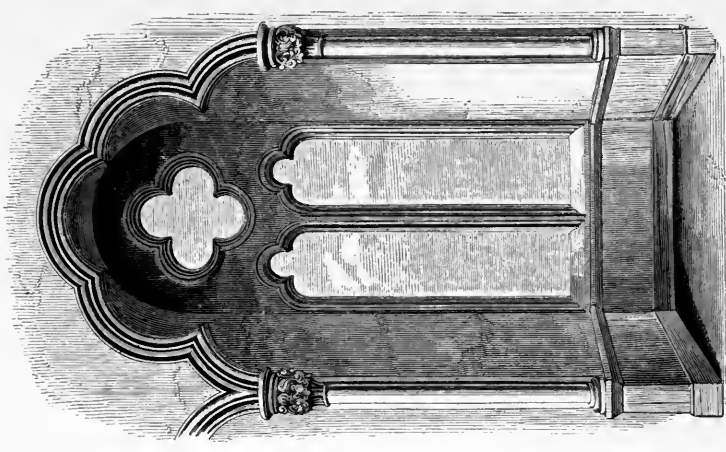




Exterior.
Side Windows in the Long Gallery, on the first floor.

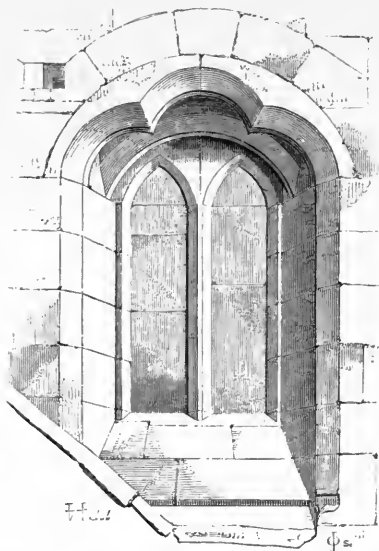


Interior.



Interior of South End of Window, Bishop Jocelyne's Hall,
(now the Bishop's Library).

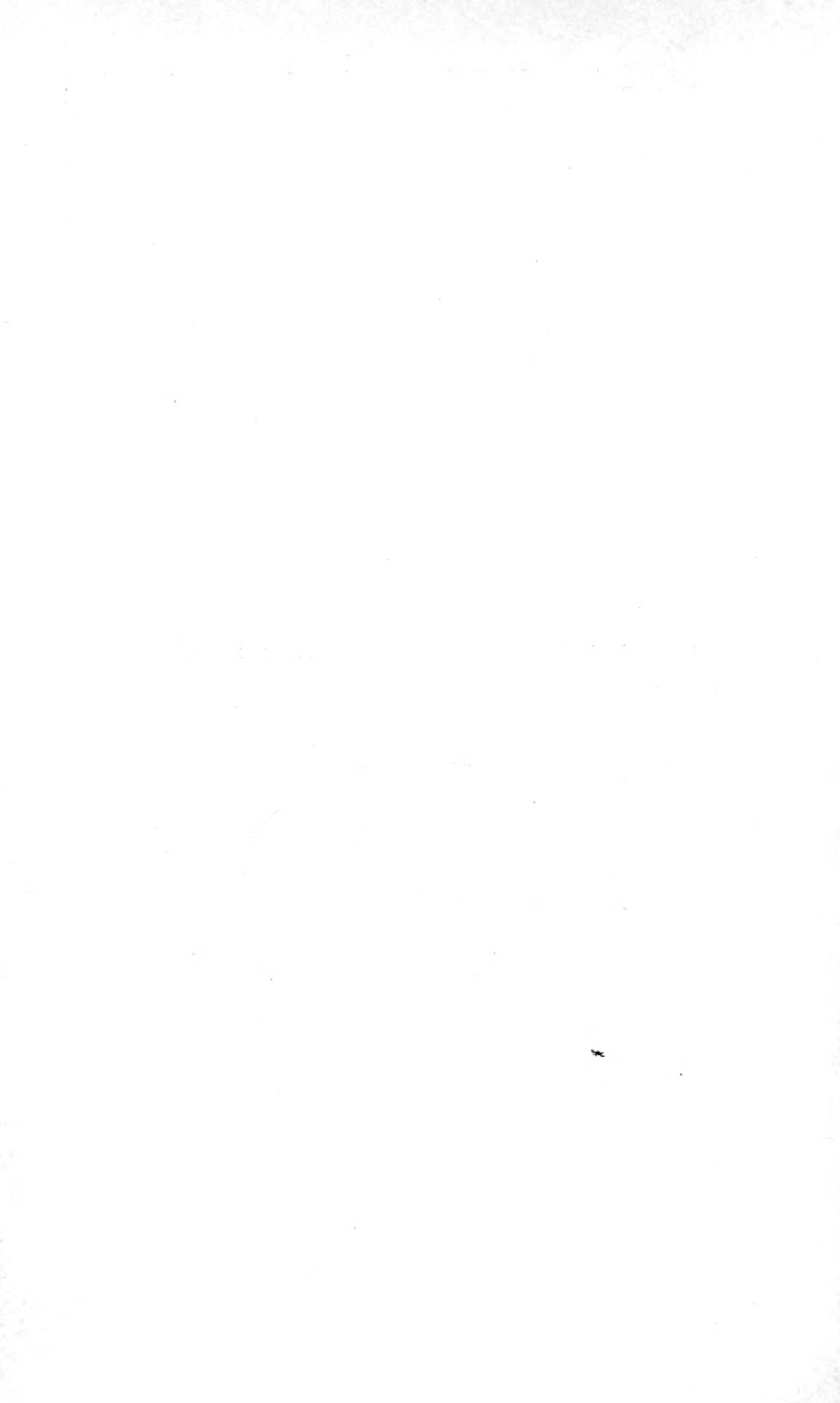


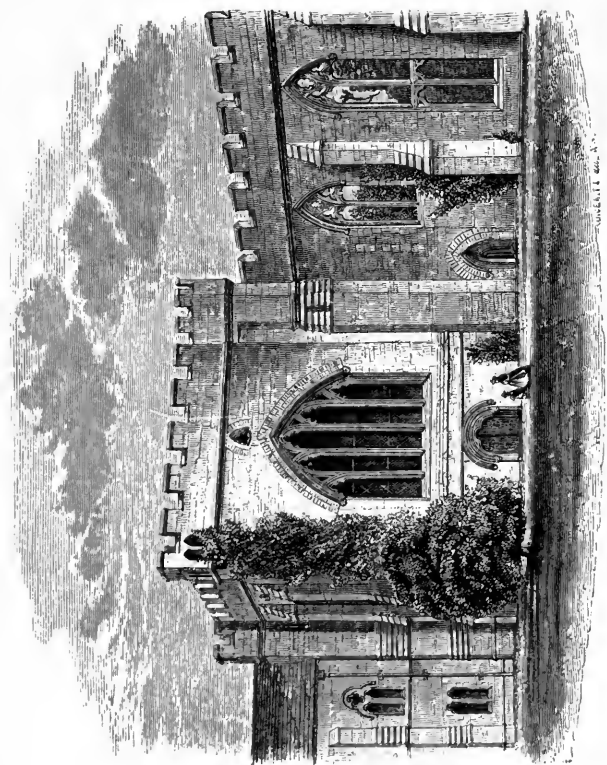


Window in the West Front of the Cathedral, A.D. 1205—1244.

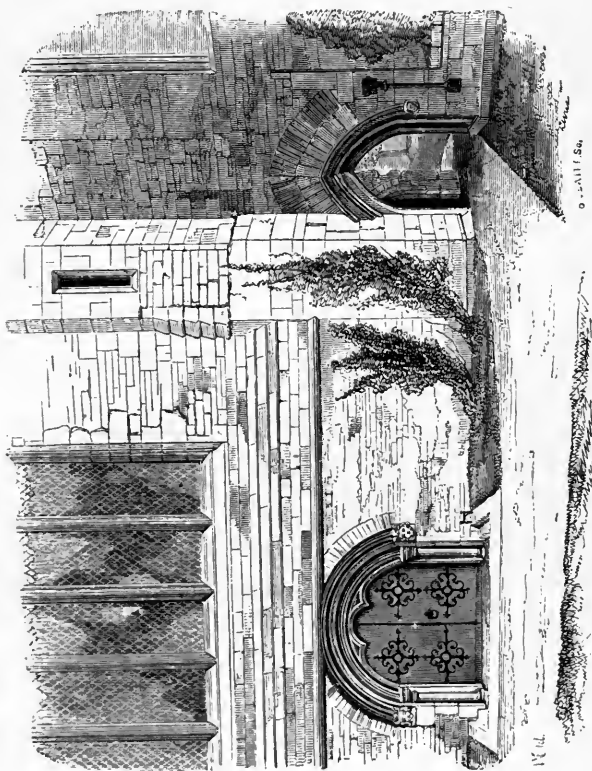


West Door of Chapel, interior.



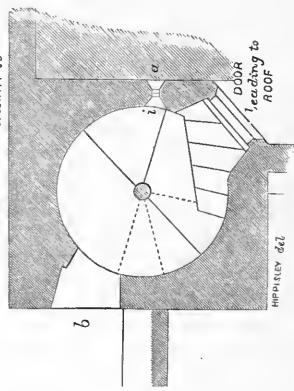
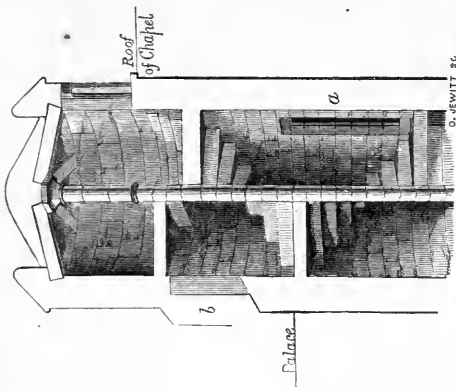
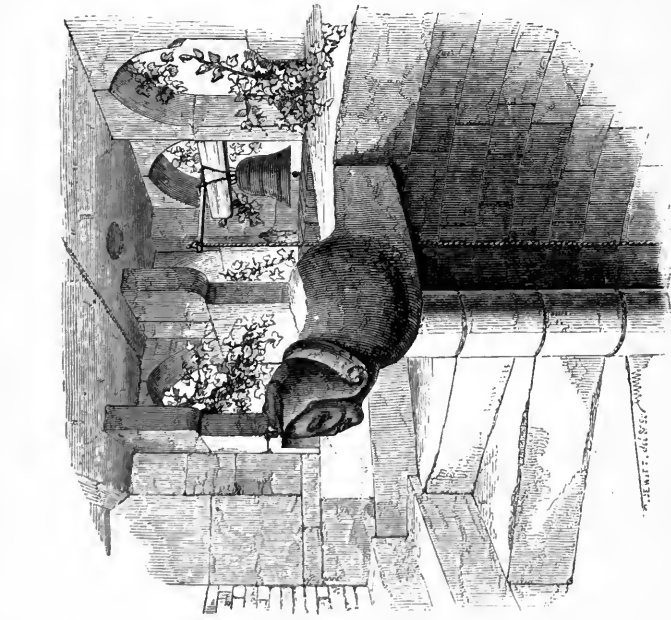


West end of the Chapel, with part of Bishop Jocelyne's House and Bishop Burnell's Hall.



Part of the West End of the Chapel, shewing the junction with the Hall.





a The loop-hole
blocked up by
the end of the
east wall.
bb Doorways.
i Interior of loop-
hole.

G. EWITT SC.

Scale of 1 2 3 4 5 6 feet.

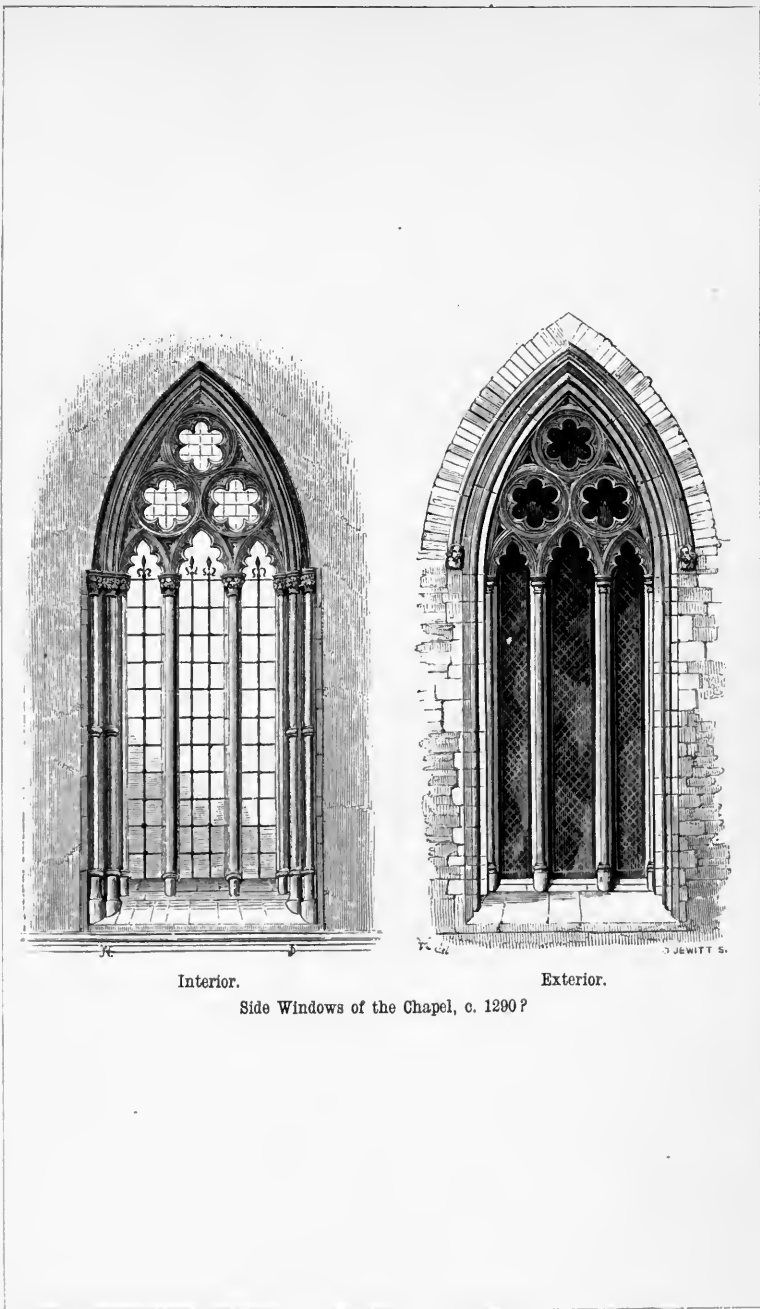
Interior at the top of the North-west Stair-turret, shewing the early

Carved wood used against

Scale of 1 2 3 4 5 6 7 8 feet.

Section and Plan of Stair-turret at the north-west corner of the Chapel





Interior.

Exterior.

Side Windows of the Chapel, c. 1290?

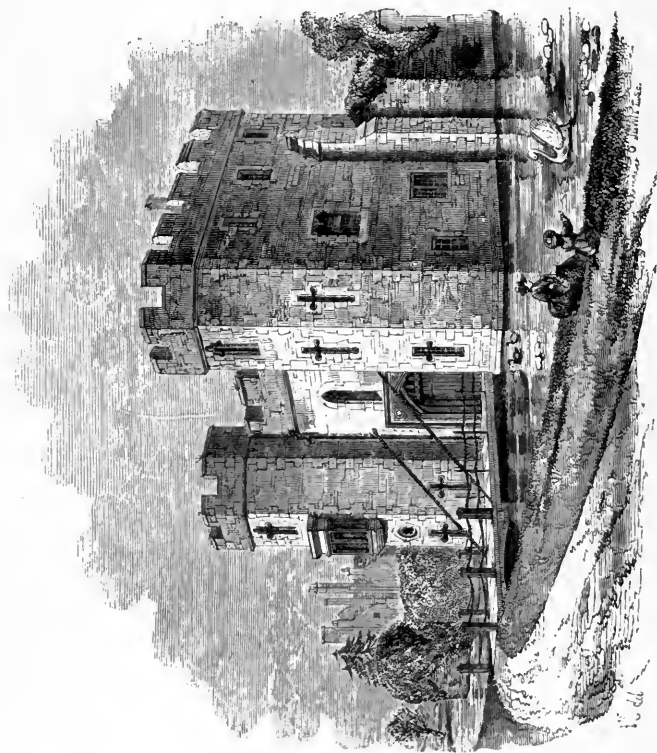


Exterior.

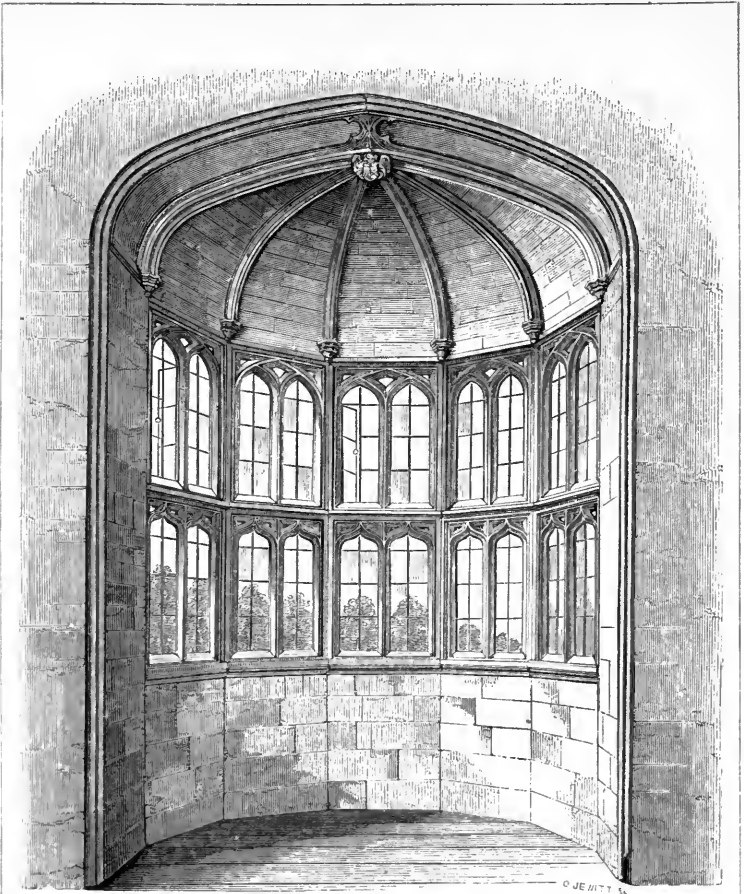
Interior.

Windows of Bishop Burnell's Hall, c. 1280?





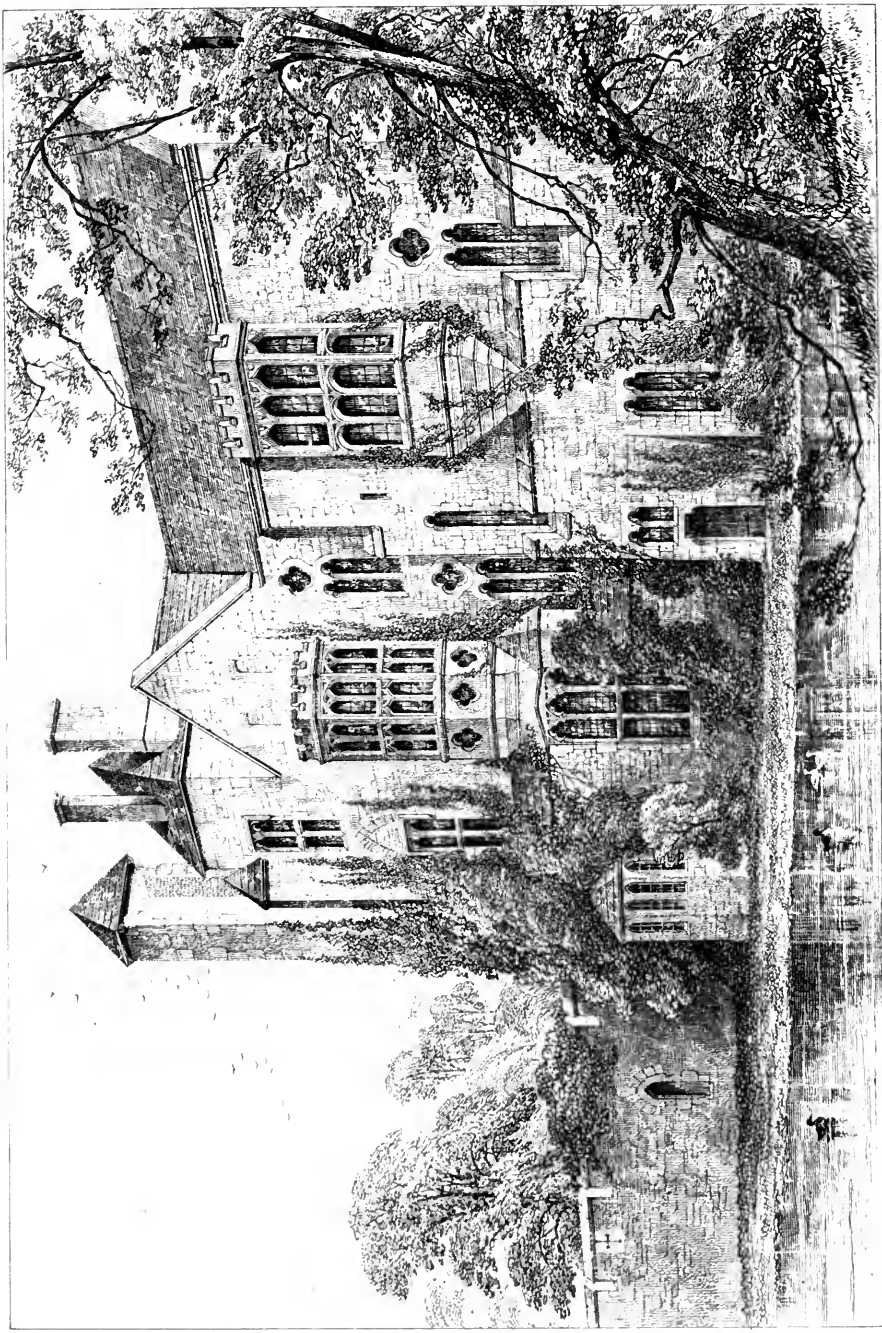
The Gate-house, built by Bishop Ralph of Shrewsbury, A.D. 1329—1363.



Oriel Window—Bishop Clerke, A.D. 1523—1540.



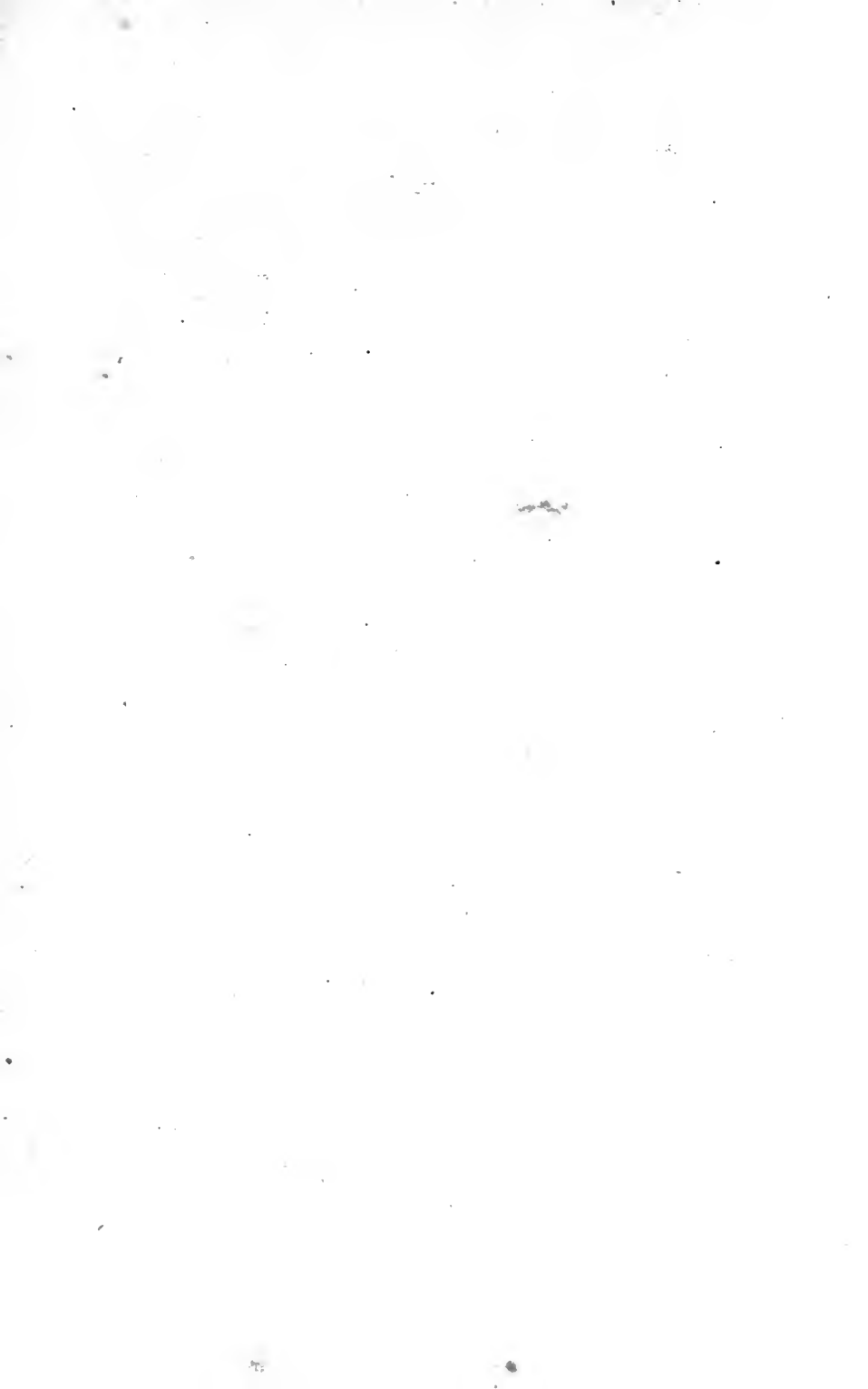
Boss—Arms of Bishop Clerke.

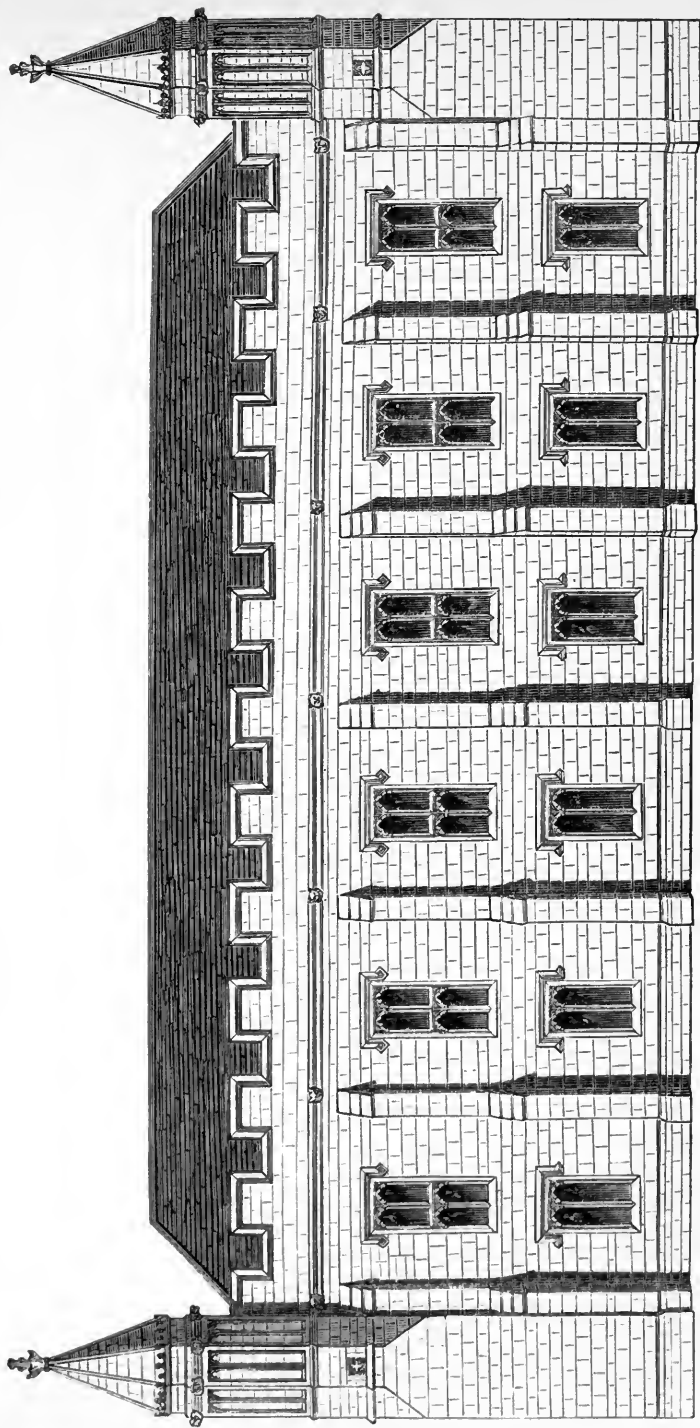


A.A. Clarke, del.

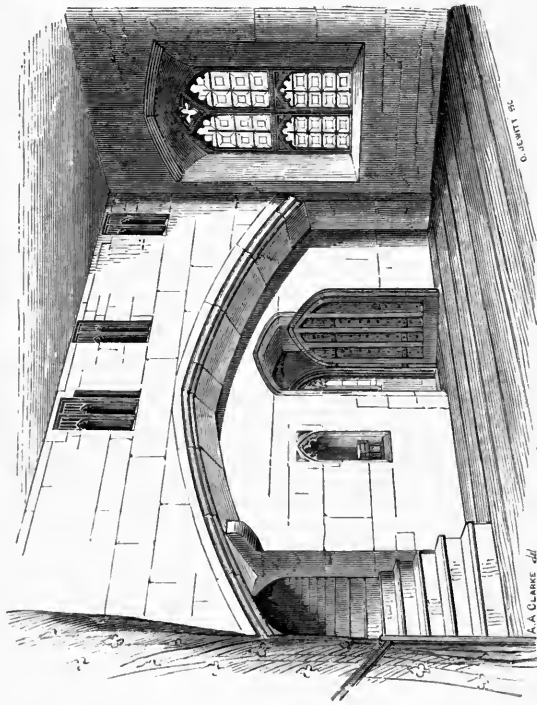
BISHOP'S PALACE, WELLS, NORTH VIEW

J.R. Jobbins, lith.

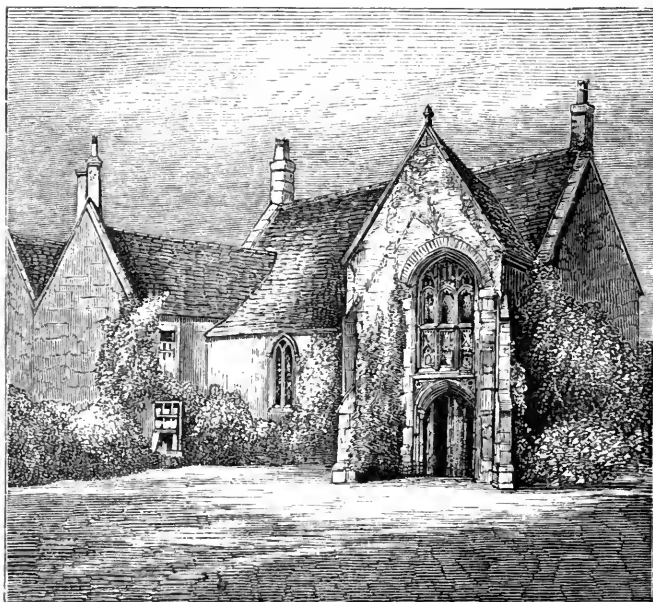




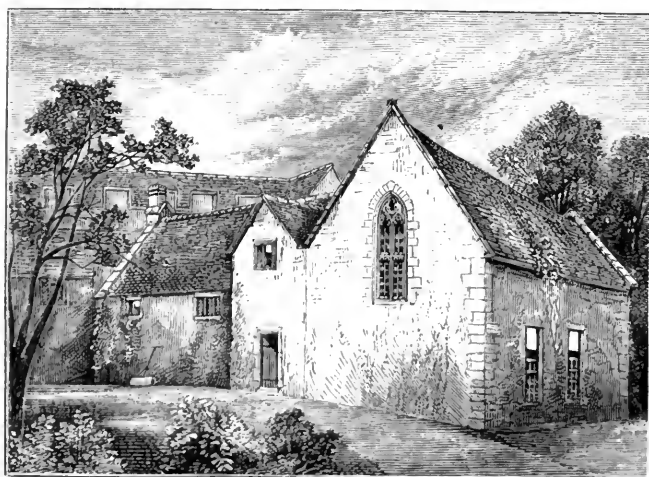
South Front of the Deanery, A.D. 1480.



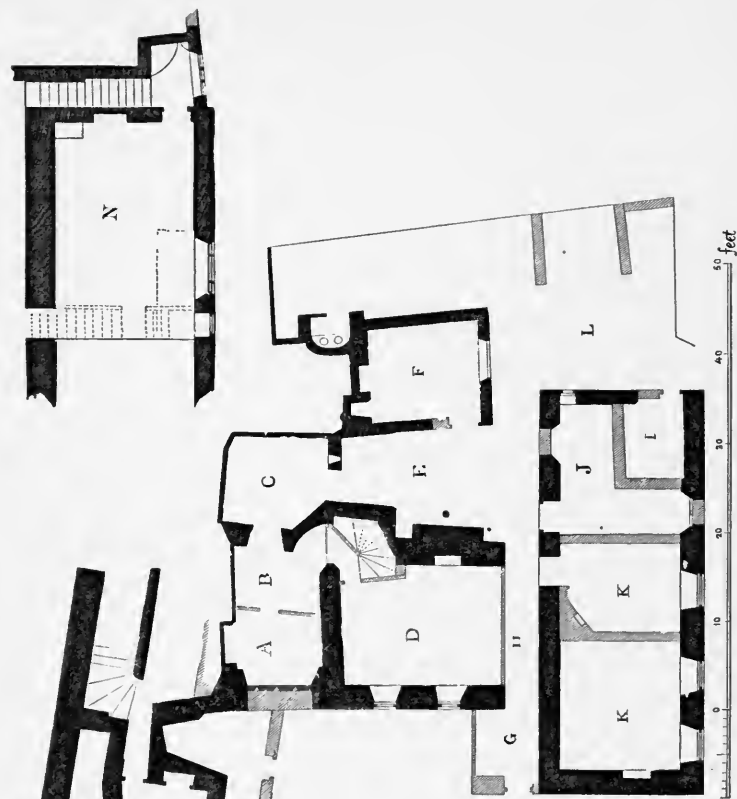
Lavatory and Minstrels' Gallery in the Hall of the Deanery, A.D. 1480.



North Front of the House of the Choir-Master, c. 1480.

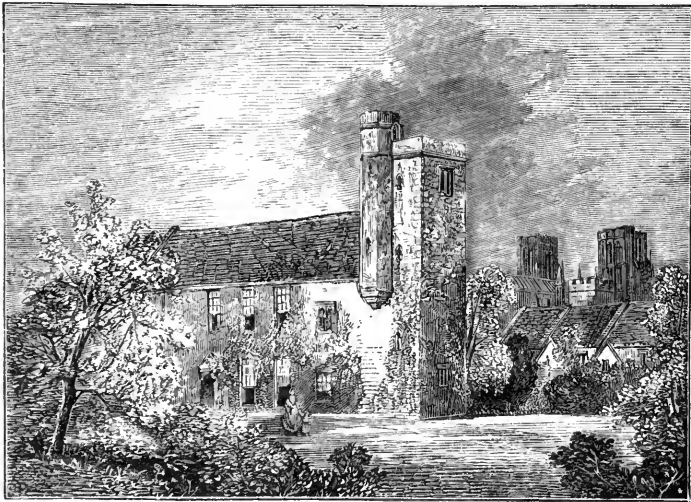


Organist's House, c. 1390.



- A. B. C. Cellars.
- D. Parlour.
- E. Yard.
- F. Kitchen.
- G. Porch.
- H. Modern Passage.
- I. Modern Stable.
- J. Lumber Room.
- I. and J. Originally the Buttery and Pantry.
- K. Hall.
- L. Yard.
- M. Rooms under Singing School with modern wall in front.
- N. Singing School, with original Staircase to the Cloisters, and modern Staircase.

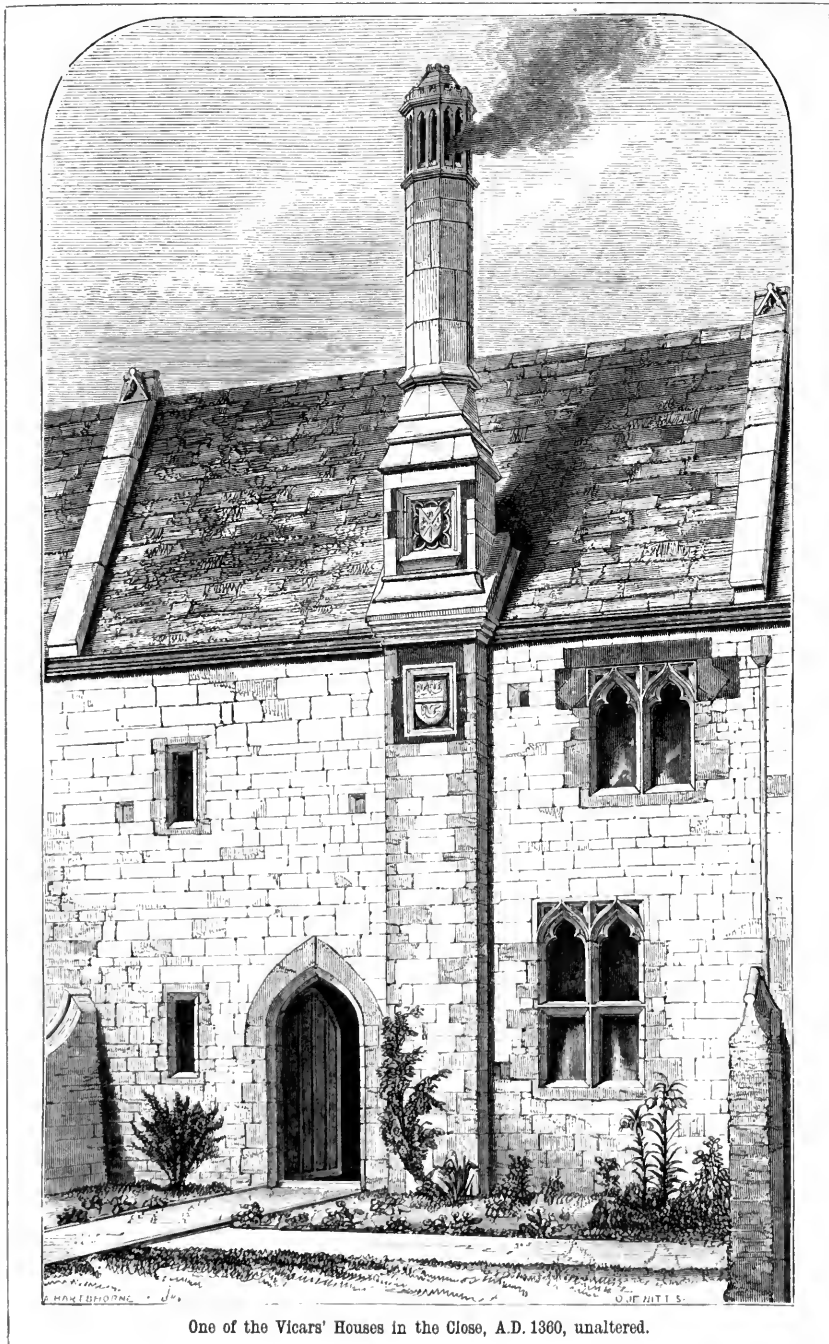
Plan of Organist's House and Singing School.



House of the Master of the Fabric, c. 1450.



Prebendal House, c. 1400.

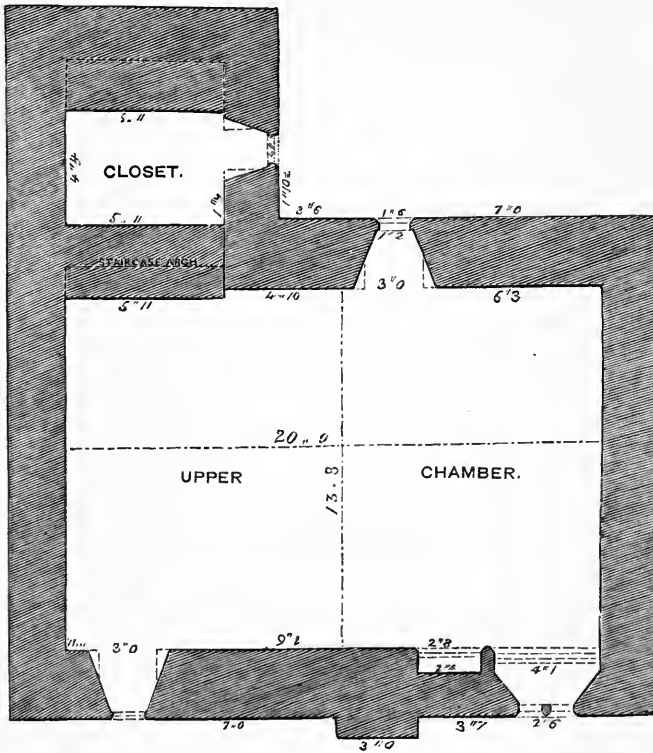


One of the Vicars' Houses in the Close, A.D. 1360, unaltered.



Upper Room in one of the Vicars' Houses in the Close, c. 1360.

The floor restored 1864; the roof, fireplace, and window original.



Plan of Upper Floor of a Vicar's House in the Close, A.D. 1360.



Vicars' Hall, South-west View (as restored), and the Chain Gate.



View of part of the Vicars' Hall from the Close, restored 1864.

Illustrations of Architectural Antiquities.

WELLS.

1. WEST FRONT of the CATHEDRAL, A.D. 1213—1239. The TOWERS, (1.) A.D. 1366—1386, and (2.) A.D. 1424—1440, with the SINGING SCHOOL on the right, and VICARS' HALL on the left.
2. NORTH PORCH and NORTH-WEST TOWER of the CATHEDRAL, A.D. 1213—1239, and upper part of TOWER, A.D. 1424—1440.
3. VICARS' HALL, A.D. 1329—1363 (restored A.D. 1866), and CHAIN GATE, A.D. 1459—1464.
4. VICARS' HALL, from the VICARS' CLOSE, A.D. 1329—1363; and STAIRCASE, A.D. 1443—1464.
5. CHAIN-GATE, or NORTH-EAST ENTRANCE to the CATHEDRAL GREEN, A.D. 1459—1464.
With the ENTRANCE to the VICARS' CLOSE.
6. CELLAR or PARLOUR in the VICARS' HALL, A.D. 1329—1363; restored A.D. 1864. From a sketch by O. JEWITT.
7. DETAILS OF PARLOUR, VICARS' HALL, A.D. 1329—1363; restored A.D. 1864.
8. VAULTED ENTRANCE CHAMBER to VICARS' HALL, restored A.D. 1864. From a sketch by O. JEWITT.
9. DETAILS of VAULTED CHAMBER, VICARS' HALL, restored.
10. BED-CHAMBER, VICARS' HALL, restored A.D. 1864.
11. VICARS' CHAPEL and LIBRARY at the north end of the VICARS' CLOSE, A.D. 1443—1464, with fragments, A.D. 1206—1239.
12. VICARS' CLOSE from the North,
(with the CATHEDRAL seen over the HALL).
13. BISHOP'S PALACE, GARDEN FRONT, A.D. 1206—1239. The ORIEL WINDOW, A.D. 1850. From a drawing by A. A. Clarke.
14. BISHOP'S PALACE, BANQUETING HALL, and WEST END of CHAPEL, A.D. 1275—1292. From a drawing by A. A. Clarke.
15. BISHOP'S PALACE, the MOAT, and GATEHOUSE, A.D. 1329—1363. With PART of CLOISTER, A.D. 1213—1239. From a drawing by A. A. Clarke.
16. SOUTH SIDE of the CLOISTER, A.D. 1213—1239, with end of LIBRARY and CHIMNEY, A.D. 1424—1440.
17. SOUTH DOORWAY of CLOISTER, A.D. 1213—1239.
18. The ARCHDEACONRY, EAST END of the HALL, A.D. 1275—1292. From a drawing by A. A. Clarke.
19. The ORGANIST'S HOUSE, A.D. 1366—1386. From a drawing by A. A. Clarke.
20. The PRECENTOR'S HOUSE, A.D. 1465—1491. From a drawing by A. A. Clarke.
21. HOUSE of the MASTER of the FABRIC, A.D. 1443—1464. From a drawing by A. A. Clarke.

22. A PREBENDAL HOUSE, A.D. 1443—1464.
From a drawing by A. A. Clarke.
23. The DEANERY ENTRANCE GATEHOUSE, A.D. 1465—1491.
24. The DEAN'S EYE, or NORTH-WEST GATEHOUSE of the CATHEDRAL GREEN, called also "BROWNE'S GATE," A.D. 1465—1491.
25. The BISHOP'S EYE, or ENTRANCE to the CATHEDRAL GREEN, also called "PENNYLESS PORCH," with the BISHOP'S GATEHOUSE, east of the MARKET-PLACE, A.D. 1443—1464.
26. The BISHOP'S GATEHOUSE, east side, with its WINGS, and the REBUS of BISHOP BECKINGTON, A.D. 1443—1464.
27. BISHOP BUBWITH'S ALMSHOUSE, A.D. 1424—1440 (?).
28. SAINT CUTHBERT'S CHURCH, north-west, A.D. 1424—1440 (?).
29. PLAN OF THE VICARS' CLOSE, A.D. 1329—1365. From Pugin.
30. GENERAL PLAN of the CATHEDRAL, with its APPURTENANCES.
From a drawing by J. Carter in the possession of the Society of Antiquaries of London.
31. CONDUIT in the HIGH-STREET, as it appeared in 1791, from an engraving in the "Gentleman's Magazine" for 1811, of a drawing by J. Carter.
32. The BISHOP'S EYE, or GATEHOUSE of the CATHEDRAL GREEN—DETAILS.

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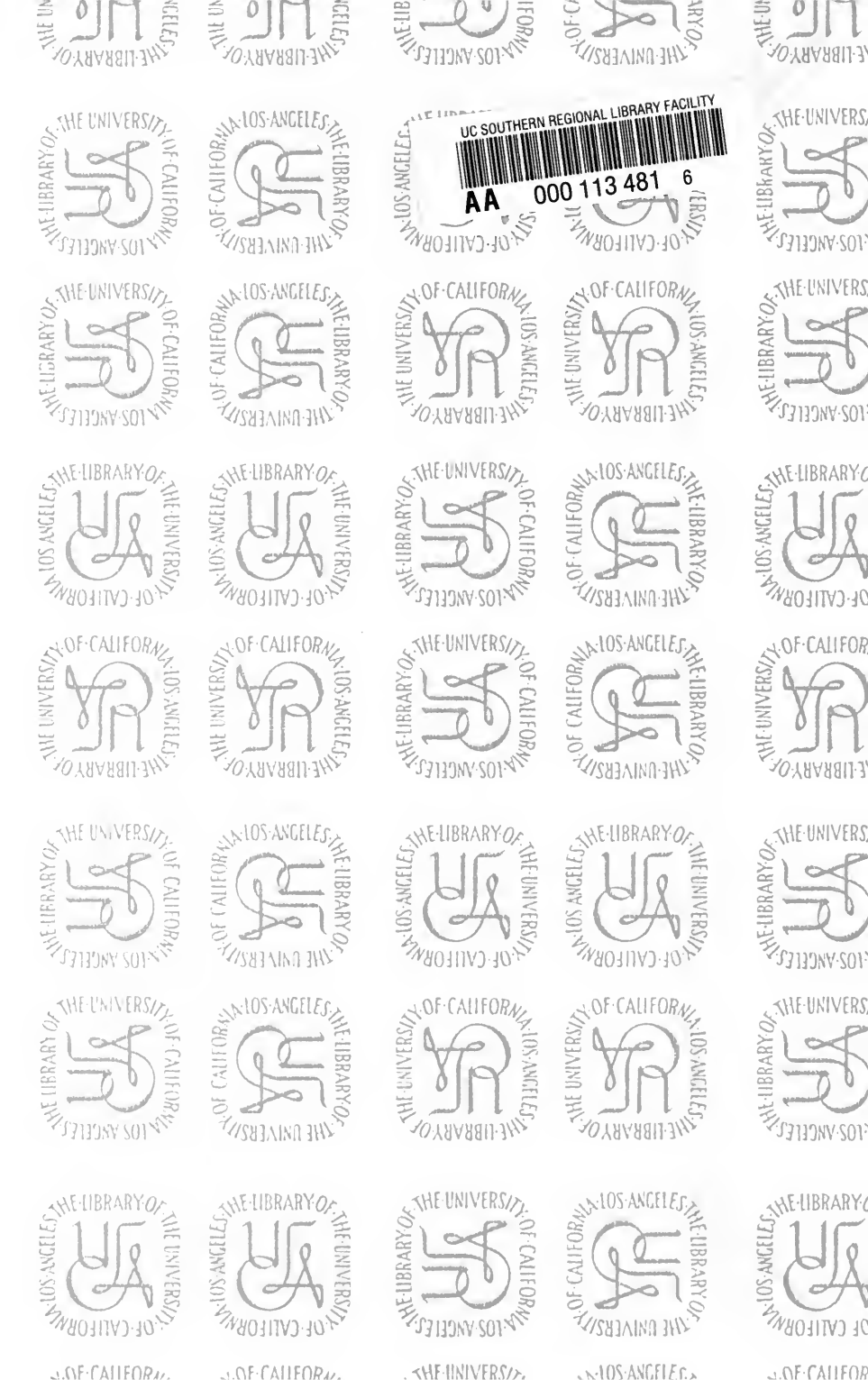
1. GLASTONBURY, S. JOSEPH'S CHAPEL, SOUTH DOORWAY,
c. A.D. 1184.
2. GLASTONBURY, S. JOSEPH'S CHAPEL, c. A.D. 1500,
(the Vault rebuilt of Norman materials).
3. GLASTONBURY, S. JOSEPH'S CHAPEL, VIEW of INTERIOR
(looking West), c. A.D. 1184.
4. GLASTONBURY, S. JOSEPH'S CHAPEL, EASTERN ENTRANCE,
c. A.D. 1200.
5. GLASTONBURY ABBEY CHURCH, PIERS of EASTERN ARCH of
CENTRAL TOWER (looking West), A.D. 1189.
6. GLASTONBURY ABBEY CHURCH, NORTH-EAST PIER of TOWER,
with ARCHES to SIDE AISLE and CHAPEL, A.D. 1189.
7. GLASTONBURY ABBEY CHURCH, ARCHES to SIDE AISLE and
CHAPEL, A.D. 1189.
8. GLASTONBURY ABBEY CHURCH, NORTH WALL of CHOIR and
PART of NAVE, c. A.D. 1220.
9. GLASTONBURY ABBEY, THE ABBOT'S KITCHEN, c. A.D. 1300.

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