

Bibliography of Pilgrim House

INTRODUCTION

Pilgrim House is located at the southern end of Hope Street in the town of Weymouth. Until the 18th century it faced into a small inlet which may have formed the original harbour and is now Cove Street and Cove Row. The town itself, on the southern side of the harbour, was established at least as early as the 10th century and was granted its first charter in 1252. It originally lay on the narrow strip of land with hills behind that bounded the harbour and was formed principally of High and Hope Street. Because of the restrictions that this topography imposed, the town was slow to develop and lost some of its importance to Melcombe Regis on the north side to the harbour, where level ground afforded more room for building.

The House is one of two examples of stone buildings of the 18th century that remain in Weymouth, the other being No. 6 Hope Street. Since the early 1960's it has been used as a day centre for the elderly. Before this many locals remember the house being occupied by the Goodwin family, who worked as fishermen from the harbour. No living members of this family could be traced and no dates for their occupation ascertained. In 1961 Colin Crickmay, senior partner in Crickmay and Sons Architects and President of Weymouth Rotary Club, chose the conversion of the property into a day centre as his presidential project for this year and to this end the Rotary Club formed the Pilgrim Trust who purchased the property and as trustees have continued with the development of Pilgrim House until the present day {April 2007}. The changes to the building since 1961 and its condition prior to these changes are documented by microfiche records held at Weymouth and Portland Borough Council planning department and original plans produced by Crickmay & Sons which are now held by the Dorset Records Office.



PILGRIM HOUSE VIEWED FROM HOPE SQUARE

DESCRIPTION OF PILGRIM HOUSE

Exterior

The present day property extends at first floor level over what was originally No's 2 – 5 Hope Street and has a two storey extension to the rear toilets and a first floor kitchen. It appears that there have been few alterations to the house before its acquisition by the Pilgrim Trust and from the survey drawings produced by Crickmay and Sons in May 1961 it has been possible to prepare plans and elevations representative of the house as it was originally built. Little internal detail remains and so the room usage shown in this drawing {fig.1} has been postulated by consideration of room aspect and fenestration, the location or absence of fireplaces and the relationship of the rooms to one another within the house.



{ fig 1 }

Pilgrim House, fig 1, is a Grade 11 listed Building. It has a symmetrical plain ashlar's facade with rusticated quoins and a moulded cornice under a coped parapet. The tiled roof has stone capped gables to the front and brick coping to the rear. The facade has a plinth running its full length and has a central six-panel flush door under a plain transom light. The fluted pilasters and frieze which surround the door are linked by small rosettes beneath a cornice. The double-hung sash windows with moulded stone architraves are set back from the face of the wall and are contained within a rebate.

The Portland Stone facade is constructed of Shelley Wit-Bed, some of which has been laid face-bedded and is showing signs of erosion. The ashlar's gables and coarsed squared rubble rear walls consist mostly of coarser Portland Roach-Bed.

Interior.



Fig 2

The interior has been much modified and little original detail remains. Walls and ceilings have been re-plastered, doors and fireplaces and the room layout modified, although in the ground floor room recently used as an office and described as the parlour in the reconstruction in Appendix E, what appears to be the original coving to the ceiling remains. Fortunately no changes have been made to the very fine open-well, dog-leg staircase {fig. 2}. This finely-crafted staircase has a ramped handrail with scrolled end, stick balusters, Doric newels and a planted-on string moulding.

Investigation of Documentary Evidence

Investigation into the history of Pilgrim House has been greatly assisted by the existence of a large number of indentures and other legal documents currently held by Dorset Record Office. Analysis of these documents with cross references to documents in the County Record Office has enabled it to be established that the plot of land that the house now stands on was in 1632 let to Bryan Spicer by the Borough of Weymouth {Appendix A}. By the time it was sold by grand-son-in-law Richard Nix and grand-daughter Elizabeth Orchard to William Orchard, Elizabeth's son, in 1734 the land was recorded as being built upon with the sale showing the transfer of "the said plot of ground and premises thereon erected and built and the messuage or tenement and stables and premises "

It would seem likely that Bryan Spicer bought the land which is the size of a small building plot, in order to build on it. This would mean that the original dwelling that was erected on the plot may have dated back to the mid seventeenth century.

William, whose wife died before him, bequeathed the property to his sister Elizabeth Orchard who then bequeathed it to her niece and niece's husband, Mary and Edward Russell in 1769. Ten years later, in 1779, they sold the property to Henry Buck, a customs officer. Henry was later recorded as having eight children, two of who, Warren and his sister Mary, were still living in the property that was then owned by Henry's son, their brother James, at the time of the 1842 census.



REAR VIEW SHOWING TWO-STOREY EXTENSION

Census records were further consulted to establish occupation after this date. No house numbers were started until after the 1891 census, the last census to be publicly available. Names recorded in the preceding period could not be matched to Pilgrim House and so a gap of 50 years appears in the record of occupancy for the house until 1891. It is then occupied by Edward Hart, a 54 year old locksmith from Wolverhampton, who is sharing the house with his wife and mother-in-law and two lodgers. Ownership and occupation of the property from 1632 to 1841 is shown in the following table.

Occupancy of Land and Property Now Known as Pilgrim House

<i>14th August 1632</i>	<i>Bryan Spicer and wife Avis</i>
<i>Not dated</i>	<i>Richard Nix and wife Avis Co-heir of Bryan Spicer</i>
<i>Not dated</i>	<i>Elizabeth Orchard Co-heir of Bryan Spicer</i>
<i>Not dated</i>	<i>Richard Nix Son of Richard and Avis</i>
<i>13th and 15th November 1734</i>	<i>William Orchard Given one half-share by his mother and buys the other half from Richard for £8.</i>
<i>13th November 1762</i>	<i>Elizabeth Orchard bequeathed by brother William Orchard</i>
<i>27th June 1769</i>	<i>Mary Russell bequeathed by her aunt Elizabeth Orchard</i>
<i>17th July 1779</i>	<i>Henry Buck bought from Edward Russell and his wife Mary</i>
<i>Not dated</i>	<i>Mary Buck widow of Henry Buck and mother of Mary, William, Warren, James, Richard, Ann, Joseph and Jemima</i>
<i>2nd July 1807</i>	<i>Mary, Ann and Jemima</i>
<i>2nd July 1839</i>	<i>James Buck bequeathed one third by his sister Ann</i>
<i>Not dated</i>	<i>John Wright Pope bequeathed one third by mother-in-law Jemima Clark nee Buck</i>
<i>18th November 1841</i>	<i>James Buck obtains sole ownership of the property in consideration of the sum of 5/- given to Mary, William, Warren, Richard and John Wright pope. In the occupation of Mary buck and Warren Buck</i>

Further research into the status of Henry Buck within the customs service has proved unfruitful with records for this period ending in 1770 with no reference to Henry being made. These records do show however that in 1770 there were three senior officers plus a tide surveyor and seven tidesmen based at the Weymouth customs house, thereby giving some idea importance of the customs service in Weymouth at this time. It has not been possible to carry out a further search at the Public Records Office, Kew, where some further records may be held

The evidence considered so far thus places the property in 1779 in the ownership of a customs officer who will soon be head of a large family. It does not however enable a firm date for the construction of Pilgrim House to be determined and so additional documentary evidence was sought to further inform the evaluation.

Hutchins map of 1774 {fig 3} records the Hope Square area of Weymouth prior to the infilling of the inlet to the square, in the location now occupied by Pilgrim House and the lock up garages that were No's 2 to 5 Hope Street can be seen two separate building clusters. The southernmost of these groups scales as approximately 54 feet from north to south and 27 feet from east to west, excluding the enclosed area to the front adjacent to the square and appears to be two buildings with the northernmost smaller and set back further from the square.



Fig 3

Pilgrim House measures 32ft 8ins across its frontage and is 28ft 9ins deep excluding the rear yard and would therefore fit well as the larger building of the group, no earlier maps have been found. The same groupings are again shown in the engravings of B. Baker included in

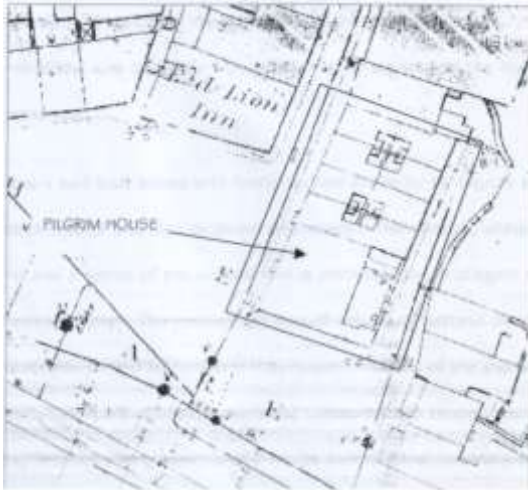


Fig 4

Harvey's guide of 1800 and S Clapp included in Kay's guide of 1824. The tithe map of 1824 was consulted but does not show building outlines in the Hope Square area and the Buck family do not appear in the tithe list as owner or occupier of 'titheable' land. The 1:500 Ordnance Survey map of Weymouth of 1866 {fig 4} clearly shows Pilgrim house with its rear yard along with four properties to the north to have been built by John Henning in the first decade of the nineteenth century. In 1774 Hutchin's map confirms the presence of a large house, more likely to be Pilgrim House than an earlier seventeenth century house and stable. This would suggest that Edward Russell Quarryman, of Portland had the house built to replace the earlier buildings bequeathed to him by his aunt in 1769.

Conclusion

The evidence gathered points to Pilgrim House being built by Edward Russell in the early 1770's to replace an earlier building. The house has a typical plan-form for a Georgian Town House, with a room layout that would also be typical of farmhouses of the period i.e. Window detailing, fine glazing bars and a frame set back behind a rebate are typical of the later part of the eighteenth century. It appears that rebuilding was complete with no aspect or element of the original building remain.

It is a well built house with finely crafted ashlar's to its facade showing a joint thickness of only 2 to 3 millimetres. The interior, although much changed, retains a sense of the original and is enhanced by an elegant staircase of great craftsmanship. The property is one of two Portland Stone houses of the Georgian period to remain in Weymouth. Houses of the period were most commonly built of brick, sometimes rendered with stucco and so this house represents a rare example of a house built of local materials rather than those that the fashion of the time would have dictated.

The house would seem to have a secure future, having been successfully transformed from a large family home to a well supported day centre for the elderly. The trust that care for it are able to carry out regular maintenance and repairs but there should be some concerns for the facade where movements water damage is evident and steel supports used to hold Christmas Trees are causing rust of the ashlars. Immediate action to remove the supports is necessary to prevent further, more catastrophic, damage and future intervention to remove Portland Cement based repairs and control rainwater damage should be planned for.

Bibliography

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<i>Hutchins J</i>	1774	<i>The History & Antiquities of the County of Dorset 1st Edition</i>	London	<i>Bower & Nicholls</i>
<i>Nicholson P</i>	1823	<i>The New Practical Builder</i>	London	<i>Rider</i>
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<i>Ricketts E</i>	1975	<i>The Buildings of Old Weymouth</i>	Weymouth	<i>Weymouth Bookshop</i>
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<i>Watt D</i>	1996	<i>Surveying Historic Buildings</i>	London	<i>Donhead</i>
<i>Ashton R</i>				
<i>Weymouth</i>	1824	<i>A New Weymouth Guide & Dorset Itinerary</i>	Weymouth	<i>G Kay</i>

Manuscripts

<i>Dorchester Reference Library</i>	1902	<i>Extra Illustrated Copy of John Hutchins, History & Antiquities of the County of Dorset. Broadly A M {editor Indentures & Legal Documents Relating to 1 to 5 Hope Street</i>
<i>Pilgrim Trust, Pilgrim House, 1 Hope Street, Weymouth</i>		

The Trustees currently hold 39 documents that were formally held by their solicitors and were thought to relate to numbers 1 to 5 Hope Street. Upon initial inspection of the documents none could be directly related to what is now Pilgrim House. However this investigation did suggest that the linkages with Pilgrim House were possible and so further analysis of the documents was undertaken in parallel with a search of the Dorset Record Office for documentary evidence relating to name mentioned in the earliest of the documents, an indenture which refers to the sale of a void plot of land to Bryan Spicer in 1632. Amongst the documents held by the Pilgrim Trust are indentures showing



SOUTH GABLE END

the transfer of 4 newly erected dwelling houses from the ownership of M r John Henning. There are 4 separate indentures, 2 of which include the naming of the dwelling by house number. In addition all of the indentures include statements which show the relationship of each property to its surroundings and so could help in establishing the location of adjacent properties outside of their group. It should be mentioned that Hope Street runs in an approximately north-south direction with Pilgrim House the most southerly dwelling on its eastern side. The following abstracts show these relationships, commencing with the northern-most property in the group.

This indenture made the thirtyfirst day of October eighteen hundred and seven between John Henning of Weymouth and Melcombe Regis in the County of Dorset Gentleman on the part and William Swatridge of the same place Mariner of the other part..... Doth demise and grant unto the said William Swatridge all that newly erected dwellinghouse with the yard to the same belonging situate lying and being in Weymouth and Melcombe Regis aforesaid in the part of the town called Weymouth Side in a certain street there called Hope Street and called or known by the name of No. 4 being the Northernmost of 4 dwellinghouses lately erected by the said John Henning fronting Hope Street... and bounded on the North or Northeast by a yard....belonging to another newly erected dwellinghouse on the South or Southwest by one of the said newly erected dwellinghouses now in the occupation of Wm. Talbot and on the West or Northwest by the said street called Hope Street.

The second indenture is water damaged and in very poor condition with much of the txt barely legible or illegible. Sufficient text remains to show that the indenture transfers ownership of a property from John Henning to William Talbot in November 1811.

This indenture dated the fifteenth of January one thousand eight hundred and eleven between John Henning... and John Bray, Mariner....in consideration of one hundred and fifty pounds... the said John Henning...Doth demise and grant... to the said John Bray all that lately built dwelling house and numbered number two, with the courtyard behind the same now or late in the occupation of Peggy Reynolds...bounded on the North by another new building or messuage or dwelling house in the occupation of William Talbot, on the South by another messuage number one in the occupation of Robert Sheen.

This indenture dated the second day of December one thousand eight hundred and seven between John Henning... and Robert Sheene of the same place, Mariner...in consideration of the sum of one hundred and fifty pounds... the said John Henning Doth demise and grant to the said Robert Sheene all that newly erected dwelling house with the yard to the same...in a street called Hope Street and called or known by the name of No. One, being the Southernmost of four dwellinghouses lately erected by the said John Henning...bounded on the South or Southwest by a dwellinghouse belonging to the Wife Buck and on the Northwest by the said street called Hope Street and on the North by another newly erected dwellinghouse in the occupation o Peggy Reynolds.

These indentures therefore place the dwellinghouses in the arrangement shown below.

Hope Street	Purry 31 st Oct 1807
Number 4 Hope Street	John Hemming to William Swatridge 31 st Oct 1807
Number 3 Hope Street	John Hemming to William Talbot 31 st Nov 1807
Number 2 Hope Street	John Henning to John Bray 15 th Jan 1811 formerly occupied by Peggy Reynolds
Hope Street	Wife Buck 2 nd Dec 1807

Fig 5

The indentures place Robert Sheene in occupation of 1 Hope Street. However there is reference to a more Southerly dwellinghouse owned by Wife Buck. Included within the documents held by the trustees are two indentures relating to an unnumbered property in Hope Street and the last will and testament on one Mary Buck. The following abstracts develop the emerging link between the properties built by John Hemming and the property now called Pilgrim House, 1 Hope Street.

This indenture dated the seventeenth day of July one thousand seven hundred and seventnine between Edward Russell of the Isle of Portland, Quarryman and his wife Mary...and Henry Buck of Weymouth and Melcombe Regis, Officer in His Majesties Customs...the Mayor Alderman Baylives Burgesses and Commonalties of the Borough and Town of Weymouth and Melcombe Regis on 14 August 1632. Let to Bryan Spicer and his wife Avis...all that void plot of ground with the appearances situate lying and being in Weymouth aforesaid on the North side of a certain street there that leadeth unto the hills between the lands then of William Morgan the elder and the lands of John Cotton on the South containing in length from East to West forty and four feet and in breadth from North to South thirty feet...for a term o one thousand years.

13th November 1734, Richard Nix of Weymouth ...Mariner, son of Richard Nix by Avis his wife who was one of the daughters and co heirs of Bryan Spicer by Avis his wife. Sold for &8 to William Orchard of Weymouth and Melcombe Regis, Mariner and his wife Edith. All that moiety or half part of the said plot of ground and premises thereon erected and built and the messuage or tenement and stable premises.

By indenture 15th November 1734 Elizabeth Orchard aforesaid widow the other daughter and one of the co heirs of the said Bryan Spicer by Avis his wife for and in consideration of the natural love and affection which she had bare unto William Orchard her son did demise ...all that her moiety or half part of the aforesaid plot of ground and premises thereon or part thereof was then erected and built a messuage or tenement and stable and whereas the said William Orchard in by his last will and testament bearing date the 3rd November 1762 {he then having survived Edith his wife}, amongst other things there mentioned gave and bequeathed the said messuage or tenement and stable and premises...to his sister Elizabeth Orchard...spinster...and whereas the said Elizabeth Orchard in and by her last will and testament and bearing date 27th June 1769 gave and bequeathed to her niece Mary Russell the wife of Edward Russell of the Isle of Portland the aforesaid messuage stable garden and premises.

The premises when sold to Henry Buck in 1779 were in the tenure of Cornelius Hendy

This Indenture made the eighteenth day of November 1841 between Mary Buck of the first part...spinster...William Buck...mariner...Warren buck...late cabinet maker...Richard Buck...the reverend John Wright Pope of Heavitree...dissenting minister...{indec}..Buck...and James Buck...and whereas by divers mesne assignments and other acts in the law the said demised piece of ground with a messuage or dwellinghouse which had been erected thereon many years ago became vested in Henry Buck...the late father of the first, second, third, fourth, and seventh part...who died intestate leaving a widow Mary Buck and eight children namely the said Mary, William, Warren, Richard, James...Ann Buck since deceased...Joseph Buck since deceased and Jemima Buck since deceased and whereas Mary Buck the widow shortly after the death of her said husband...became legally possessed of...the dwellinghouse...and shortly after made her will and demised the... dwellinghouse... to her three daughters the said Mary, Ann and Jemima in equal shares...and whereas the said Ann Buck died in the year 1839 and by her will...gave all her share to the said James Buck...and whereas the said Jemima Buck intermarried with Mr Henry Clark of Devonshire, both of whom died some years ago leaving an only child a daughter who intermarried with the said John Wright Pope but is lately dead...and whereas the said Joseph Buck lately died intestate leaving a wife but no child...who procured letters of administration of his goods, chattels and effects granted to her...and whereas the James Buck having for many years supported and maintained his sisters... Mary and Ann and also repaired and upheld the said dwellinghouse and paid the rates and taxes for the same, at an expense exceeding the shares of the several parties hereto of the first, second, third, fourth, fifth and sixth parts. In consideration whereof they have severally consented...to make over their shares in the said premises...to the said James Buck...the premises now in the occupation of Mary Buck and Warren Buck...

These two indentures therefore trace ownership of what is originally an empty plot of land measuring 33 feet across its frontage with Hope Street and 44 feet deep from a sale to Bryan Spicer in 1632, to a final sale to James Buck in 1841. The second indenture places James' mother Mary Buck in ownership of the property after the death of James' father in 1802 {referring back to fig 5} wife Buck was occupying a property to the south of what was then No. 1 Hope Street on 2nd December 1807. This introduces the possibilities that these last two indentures could relate to Pilgrim House if additional evidence were to show that wife Buck and Henry's wife Mary Buck are the same person.

1841, the year that James Buck became sole owner of a property in Hope Street, occupied by his brother Warren and sister Mary, was also the year of the first census. The census for Weymouth and Melcombe Regis records by street name only the occupants of each dwelling on the census date. The first two entries for Hope Street are as follows:-

Hope Street	Warren Buck	60	Cabinet Maker
	Mary Buck	70	
	Mary Charles	20	
New Dwelling	Jane Shean	65	Mariner
	Robert Shean	20	

These records accord with the postulation that the indentures are those for Pilgrim house with Robert Shean's wife Jane living next door to Mary Buck's children Warren, described in indenture "late cabinet maker" and Mary. Further support to the theory can be found in the probate records for the Dorset Archdeaconry, which records the proving of Mary Buck's will on 2nd July 1807. The reference to wife Buck {fig5} and the indenture is therefore consistent with Mary being given as the owner of the property although by December it was in reality being inherited by her daughters.

The evidence overall is that the indentures are indeed for the property later to become Pilgrim House, 1 Hope Street, with later deeds for adjacent properties showing evidence of the re-numbering.

This mortgage 24th October 1932...all that dwellinghouse called No. 2...all that dwellinghouse called No. 3...now known as numbers 3 and 4 Hope Street...

The plot of land is recorded as being a "void plot" in 1632, with a next reference in 1734 recording the plot as "said plot of ground and premises thereon erected and built and the messuage or tenement and stable premises".

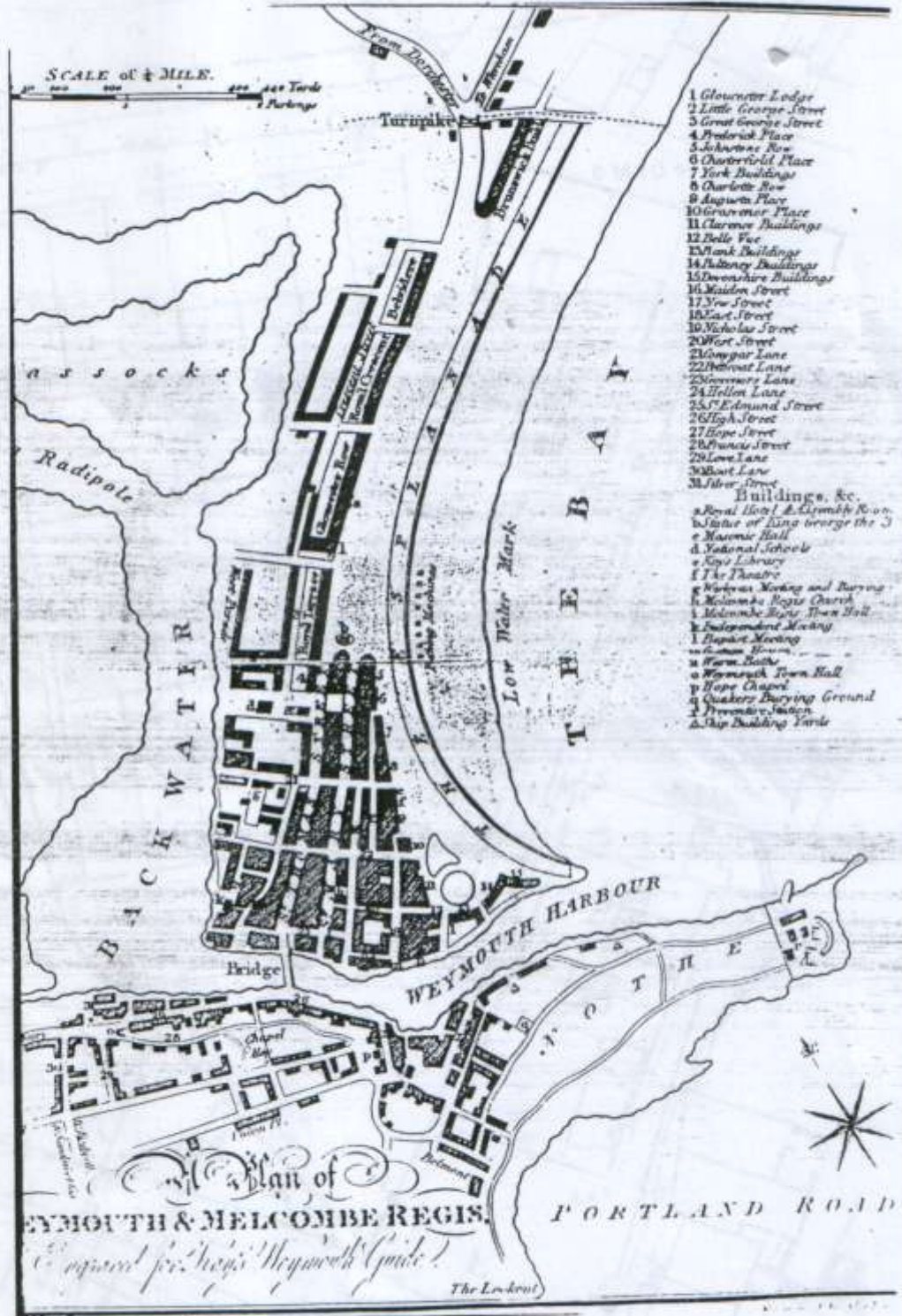
The indentures suggest the existence of a house pre-dating Pilgrim House, possibly dating back to the 1630's. The establishment of a date for the erection of Pilgrim House is not possible by consideration of those documents alone and further investigations, as described earlier were therefore made.

Map of Weymouth & Melcombe Regis 1824

1824

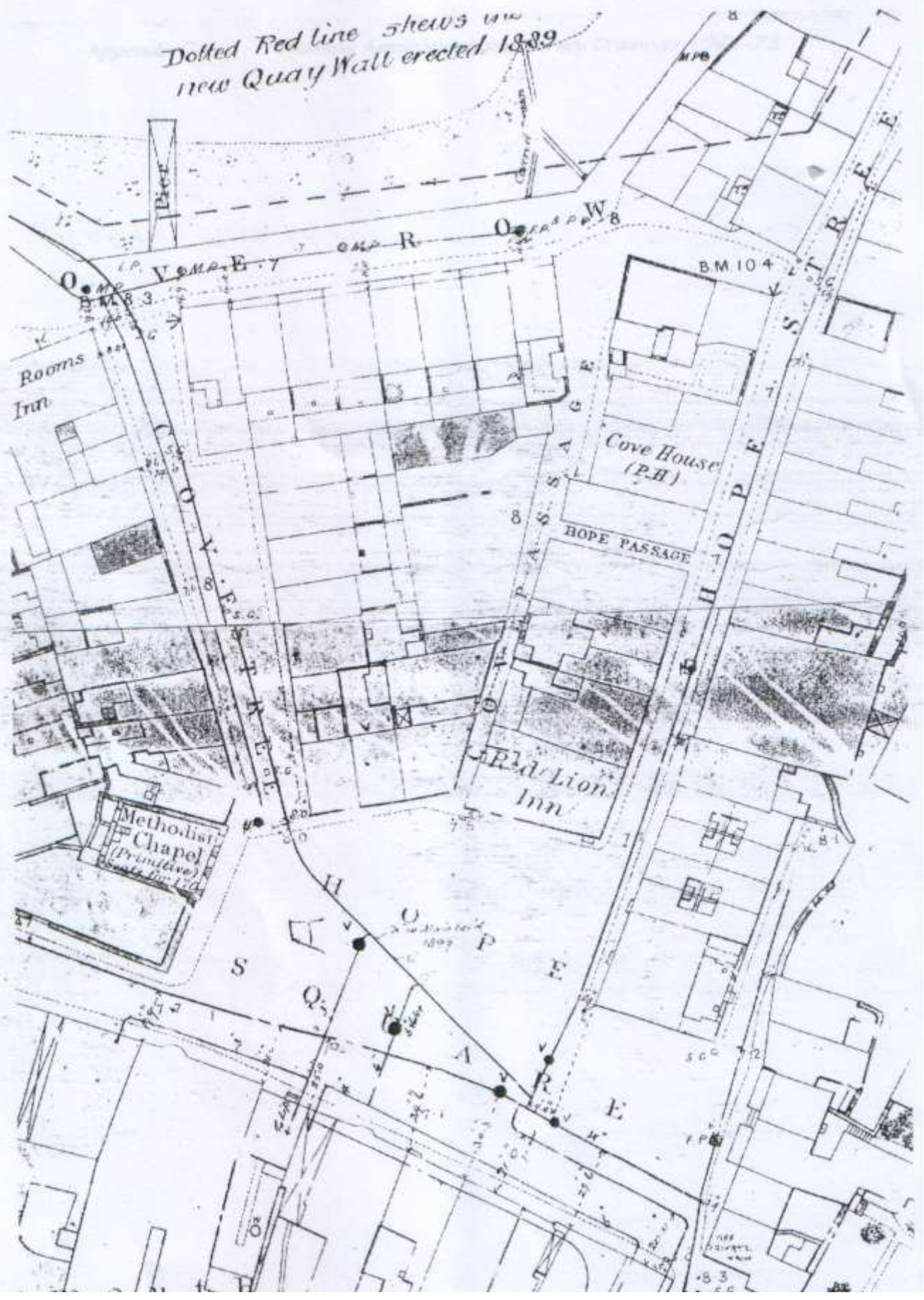
Plan of Weymouth and
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New Weymouth Guide and
Dorset Itinerary

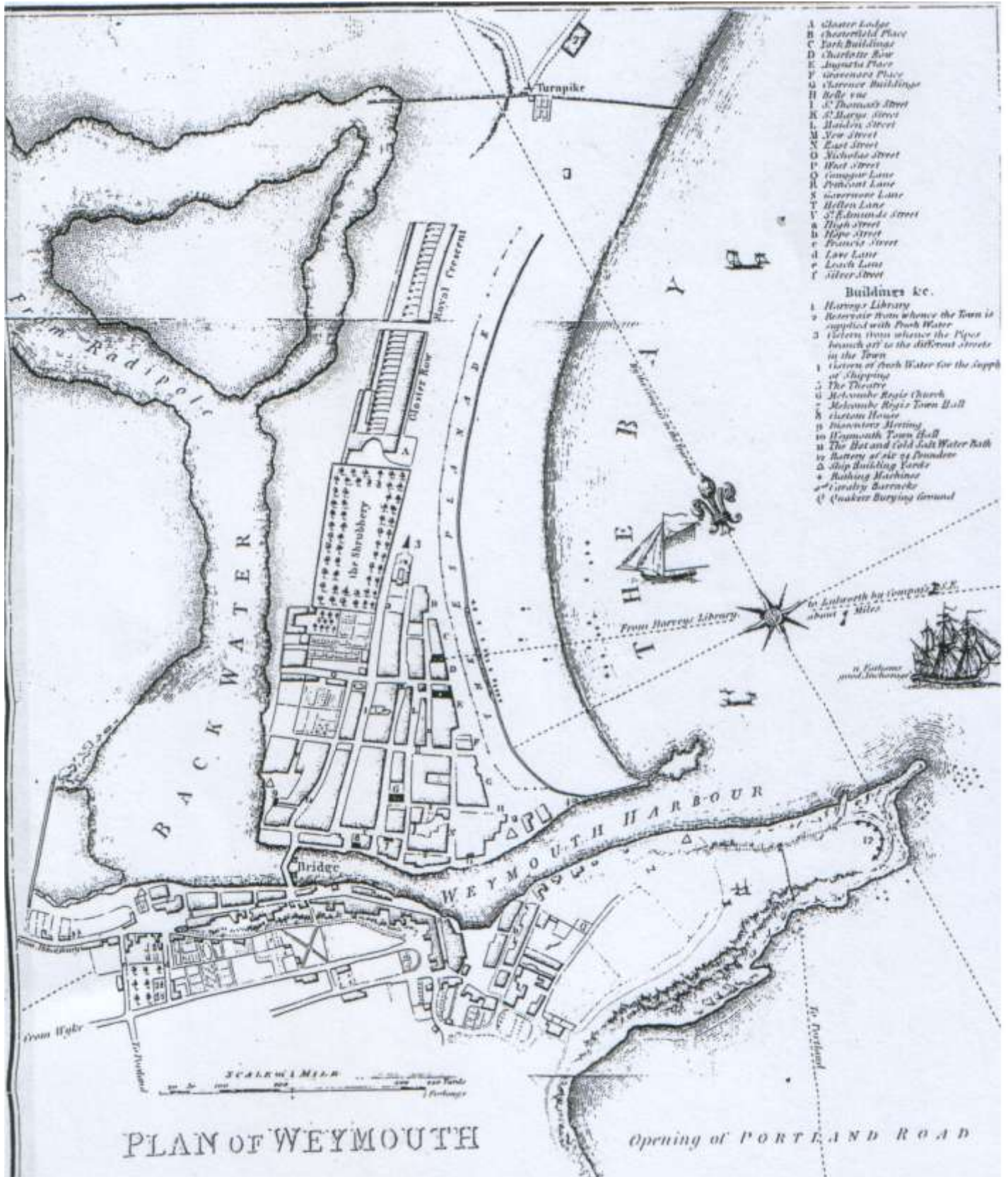
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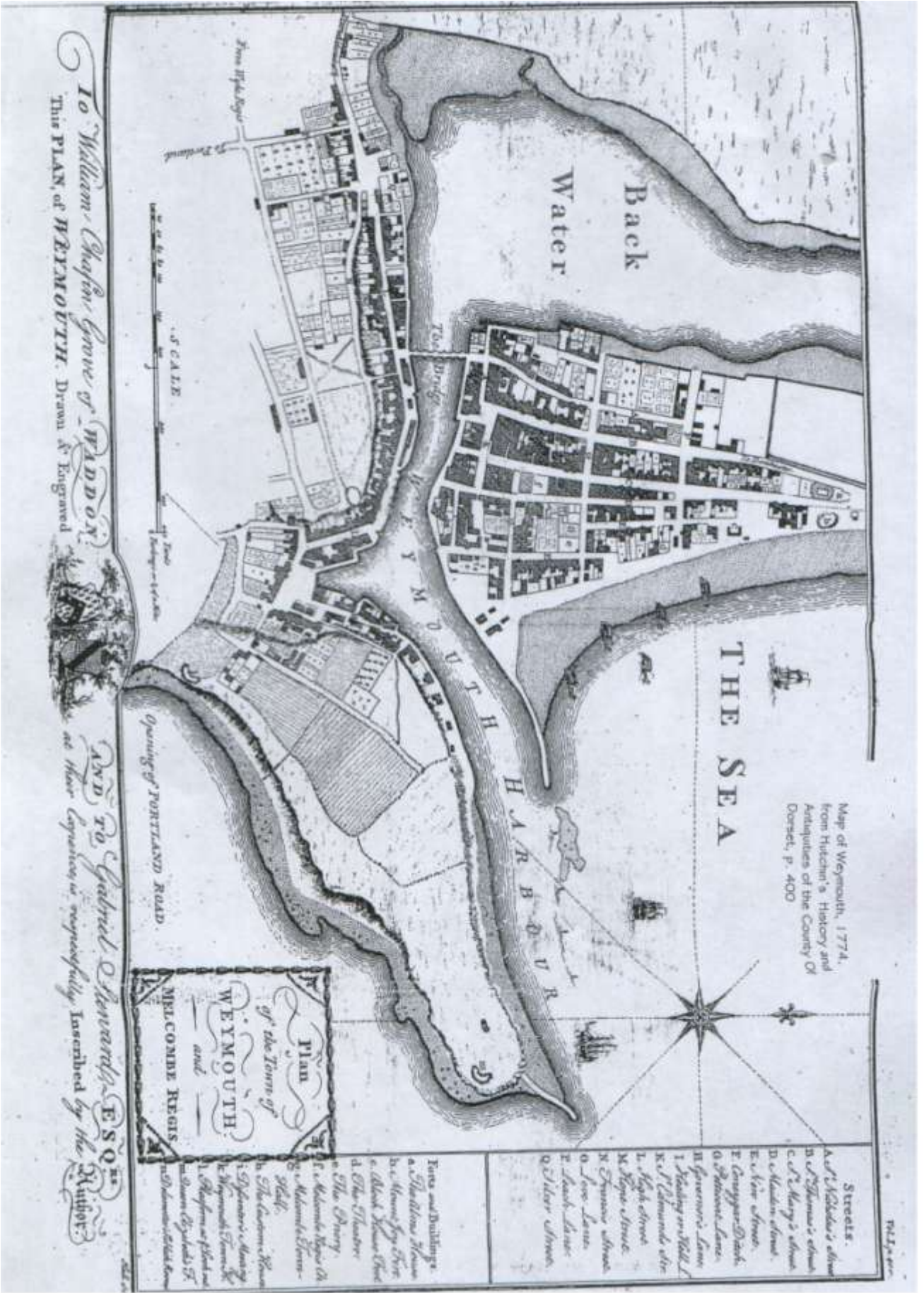
Plan of Weymouth and Melcombe Regis, by S. Clapp, 1824.
From Kay's New Weymouth Guide and Dorset Itinerary - 1824.

*Dotted Red line shows the
new Quay Wall erected 1839*





MAP OF WEYMOUTH, 1800



To William Chapin Esq of WADDON
 This PLAN of WEYMOUTH Drawn & Engraved

And to Gabriel Howard Esq
 as their Captains is respectively Inscrbed by the Author

Map of Weymouth, 1774,
 from Hitchin's History and
 Antiquities of the County of
 Dorset, p. 400

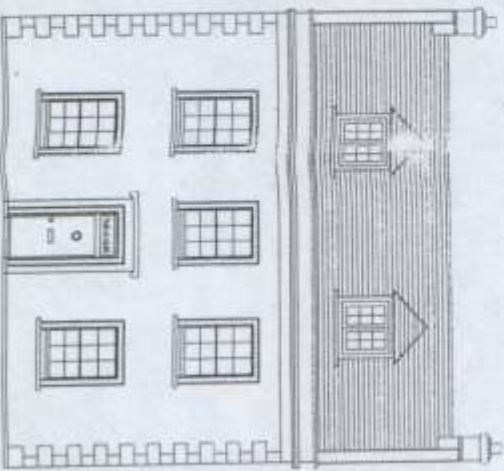
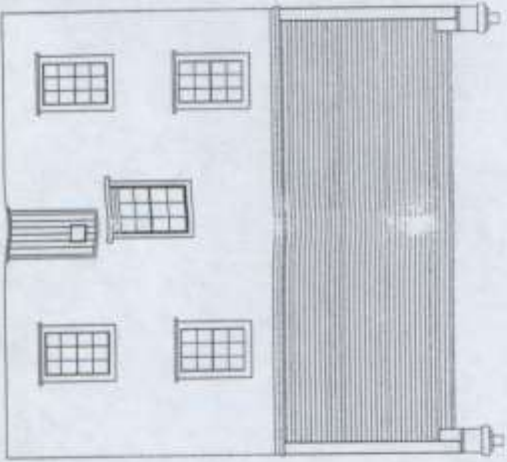
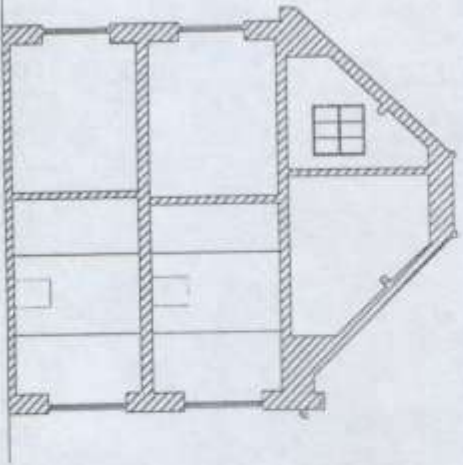
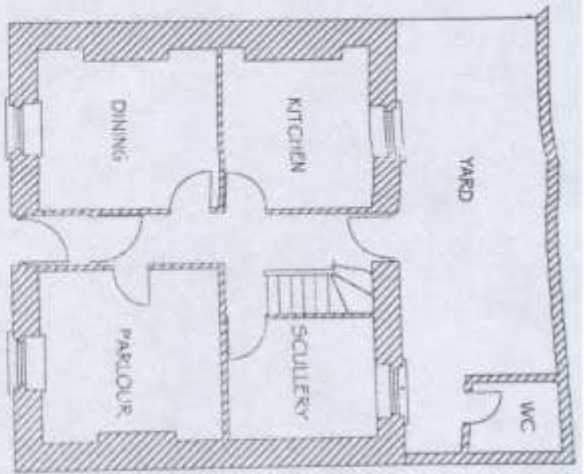
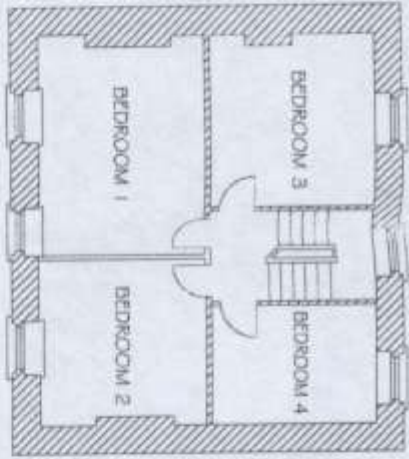
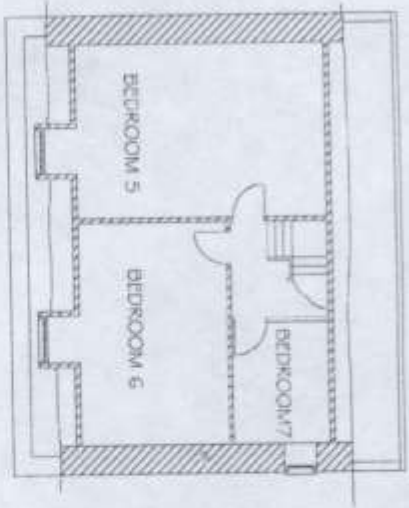
Plan
 of the Town of
 WEYMOUTH
 and
 MELCOMBE REGIS

- Streets.**
- A. St. Michael's church
 - B. St. Andrew's church
 - C. St. Mary's church
 - D. Market street
 - E. King street
 - F. Conqueror's street
 - G. Market lane
 - H. Governor's Lane
 - I. Steady or Mill Lane
 - K. St. Edmund's street
 - L. High street
 - M. Royal street
 - N. Synner's street
 - O. Low Lane
 - P. South Lane
 - Q. Silver street

- Fires and Dwellings**
- a. St. Michael's House
 - b. St. Andrew's House
 - c. Market House
 - d. St. Mary's House
 - e. St. Peter's House
 - f. St. James's House
 - g. St. John's House
 - h. St. George's House
 - i. St. Elizabeth's House
 - j. St. Anne's House
 - k. St. Agnes's House
 - l. St. Margaret's House
 - m. St. Catherine's House
 - n. St. Barbara's House
 - o. St. Ursula's House
 - p. St. Lucia's House
 - q. St. Thome's House
 - r. St. Nicholas's House
 - s. St. Martin's House
 - t. St. Giles's House
 - u. St. Eustace's House
 - v. St. Denis's House
 - w. St. Leodeganda's House
 - x. St. Medard's House
 - y. St. Gildard's House
 - z. St. Oswald's House
 - aa. St. Amand's House
 - ab. St. Erasmus's House
 - ac. St. Valentin's House
 - ad. St. Eusebius's House
 - ae. St. Vitalis's House
 - af. St. Anastasia's House
 - ag. St. Agatha's House
 - ah. St. Cecilia's House
 - ai. St. Dymphna's House
 - aj. St. Margareta's House
 - ak. St. Gertrude's House
 - al. St. Euphemia's House
 - am. St. Margareta's House
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 - at. St. Euphemia's House
 - au. St. Margareta's House
 - av. St. Euphemia's House
 - aw. St. Margareta's House
 - ax. St. Euphemia's House
 - ay. St. Margareta's House
 - az. St. Euphemia's House

MAP OF WEYMOUTH, 1774

APPENDIX E | HOPE STREET, RECONSTRUCTION OF ORIGINAL PLANS AND ELEVATIONS



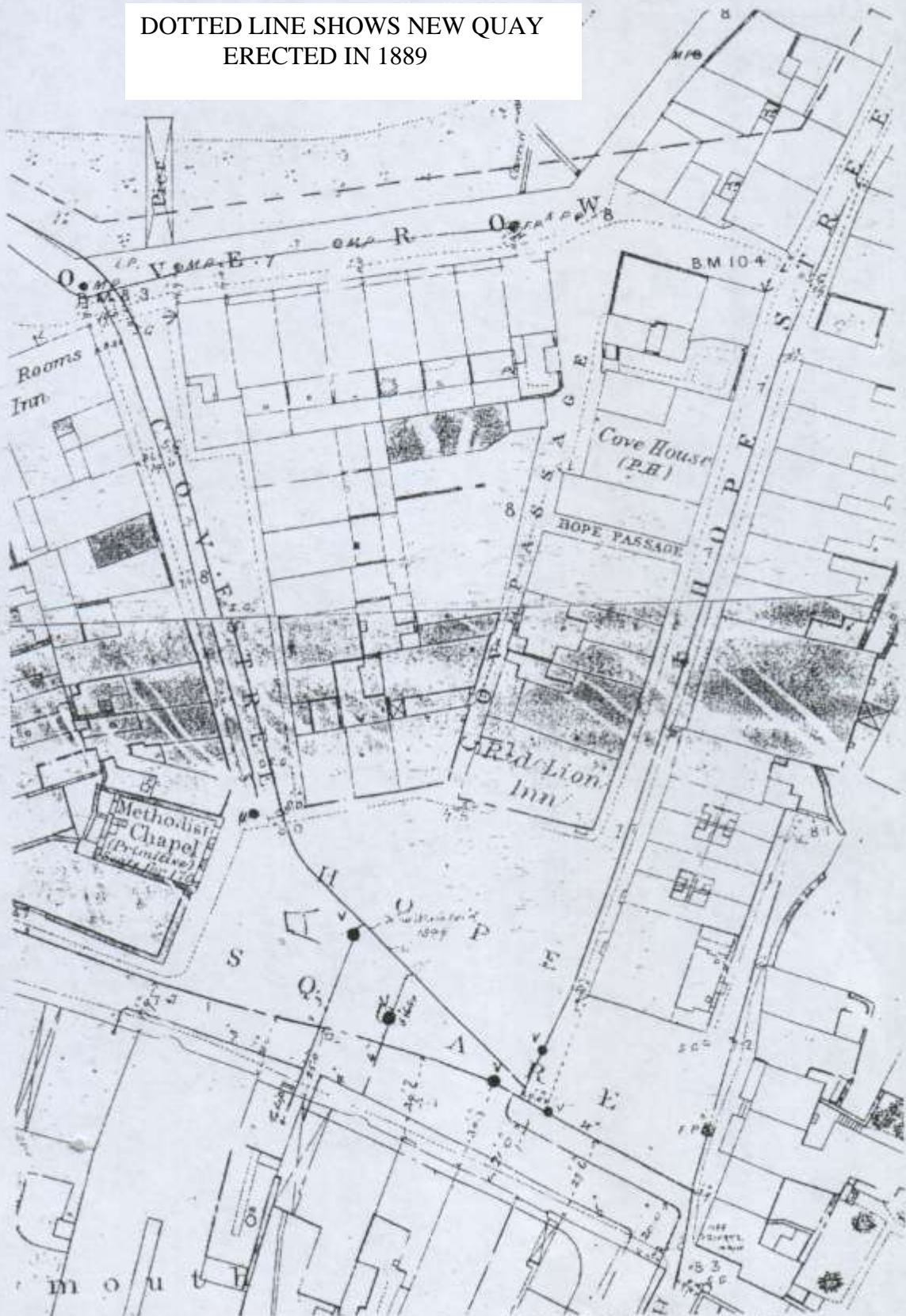
SECTION

REAR ELEVATION

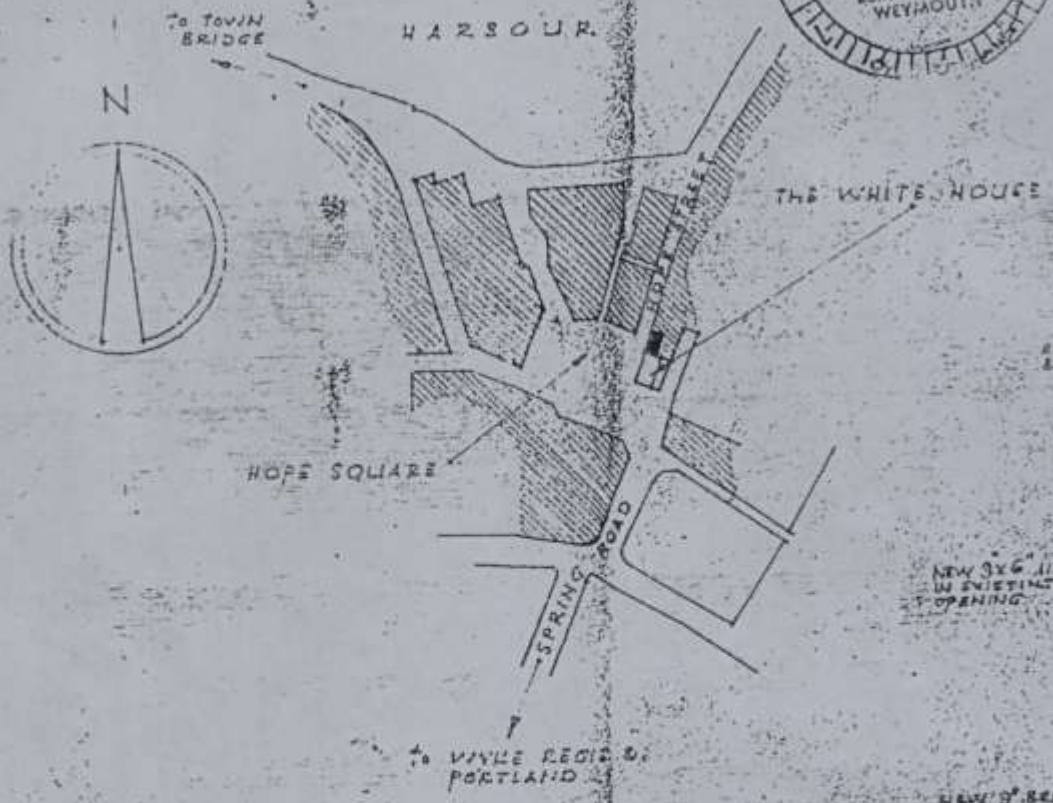
FRONT ELEVATION

SCALE 1:100

DOTTED LINE SHOWS NEW QUAY
ERECTED IN 1889



Ordnance Survey, Weymouth and Melcombe Regis, 1:500, 1864, Sheets LII, LIII.



BLOCK PLAN
SCALE 1:2500

Planning Application, 1968
Location Plan