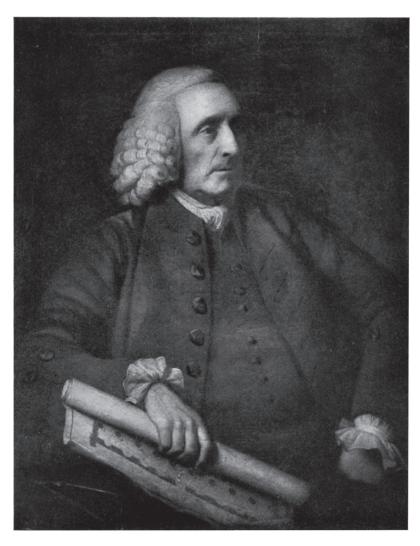


# THE HISTORY OF THE MANSION HOUSE





GEORGE DANCE, THE ELDER
By kind permission of Miss Dance of Bath
(not previously published)



# THE HISTORY OF THE MANSION HOUSE

 $\mathbf{BY}$ 

SYDNEY PERKS F.S.A., F.S.I., F.R.I.B.A.

CITY SURVEYOR TO THE CORPORATION OF THE CITY OF LONDON

CAMBRIDGE AT THE UNIVERSITY PRESS 1922



## CAMBRIDGE UNIVERSITY PRESS

University Printing House, Cambridge CB2 8BS, United Kingdom

Cambridge University Press is part of the University of Cambridge.

It furthers the University's mission by disseminating knowledge in the pursuit of education, learning and research at the highest international levels of excellence.

www.cambridge.org Information on this title: www.cambridge.org/9781107456532

© Cambridge University Press 1922

This publication is in copyright. Subject to statutory exception and to the provisions of relevant collective licensing agreements, no reproduction of any part may take place without the written permission of Cambridge University Press.

First published 1922 First paperback edition 2014

A catalogue record for this publication is available from the British Library

ISBN 978-1-107-45653-2 Paperback

Cambridge University Press has no responsibility for the persistence or accuracy of URLs for external or third-party internet websites referred to in this publication, and does not guarantee that any content on such websites is, or will remain, accurate or appropriate.



#### **PREFACE**

HEN it was decided in 1728 to build the Mansion House a Committee was formed and it was known as the Mansion House Committee, the name was altered to the General Purposes Committee in 1789, and that Committee is still entrusted with all matters arising in connection with the building, but in addition it has, as its name implies, other duties.

For many years I had considered the idea of writing a history of the building and had collected material, and when the War broke out, the customary holiday in France or Italy became impossible, and I had time to devote to research work in London, Oxford and elsewhere.

In 1916 the Chairman of the General Purposes Committee kindly mentioned my work to his Committee, which resolved "that permission be sought for him to search the records in Guildhall, and also have permission to search the records at the Mansion House at any time convenient to the Lord Mayor." Consequently I had exceptional facilities for carrying on my researches.

I am very grateful to many people for kind assistance and particularly to Mr J. H. C. Evelyn; Mr J. Bevan, the Secretary, and the Burlington Fine Arts Club; the Governors of the Bank of England; Mr C. F. Bell, Keeper of the Ashmolean Museum, Oxford; Mr J. P. Gilson, M.A., and Mr Reginald A. Smith, F.S.A., of the British Museum; Mr Alfred Conder, F.R.I.B.A.; Mr P. M. Evans and the Clothworkers' Company; Miss Dance, of Bath; Miss J. Broadwood; Miss E. M. Thompson; Messrs Devonshire, Monkland & Co.; Sir Charles W. C. Oman, M.P., and the Authorities of All Souls College, Oxford; Mr Edward Tanner, Solicitor to the London County Council; the Medici Society; Mr R. W. Bobbins, Renter and Registrar of Guy's Hospital; the Trustees of Sir John Soane's Museum; Mr R. V. Somers-Smith and the Grocers' Company; the trustees of the Radcliffe Library Museum, Oxford; Messrs Mackrell & Ward; Mr Francis W. Reader; Captain Arthur Anderson of



vi PREFACE

York; Mr Edward R. Warre and the City Parochial Foundation; Sir William Treloar, Bt; Mr F. W. Spurr, City Engineer of York; and to Messrs J. H. Willett, F. J. Craker and J. F. Coldwell, of the Guildhall.

I am also much indebted to Mr F. Madan and the Assistant Librarians of the Bodleian Library, Oxford; to Mr Bernard Kettle, the Guildhall Librarian; to Mr Thomas, Records Clerk at the Guildhall; to Mr Robert Harrison, Librarian to the Royal Society; to Mr A. Cecil Piper, City Librarian, Winchester; to Mrs J. Lindsay-Wood for assistance in London and at Oxford; and to many others, for it is very gratifying and encouraging to find so many people interested in research work.

The City of London has many sites and buildings of great interest; and we have many little guide-books giving a short description of a building on one page and a photograph opposite. Books of that description show little, if any, original research work; inaccurate statements are handed on from one edition to another, and inaccuracies like those originated by Elmes are hard to kill. The training of an architect is of great value and there are many opportunities in the City for energetic men who are interested in the subject.

S. P.

CLARIDGE HOUSE, SEVENOAKS. 14th March 1922.



#### CONTENTS

#### CHAPTER I. THE WALBROOK

Roman Londinium. Levels of Roman pavements. Level of Roman London and London to-day. Roman wall recently discovered by the author under the Mansion House. The Walbrook stream in Roman times, and in the middle ages. References to the stream in the Letter-Books. An account of City Sewers written in 1834 and 1840. Depth of the Walbrook. Position of the Walbrook. The present stream

#### CHAPTER II. THE STOCKS MARKET

Market laws in the first century. St Mary Woolchurch-haw. Liber Custumarum. Charter of 1268. Deed of 1285. Liber Horn, 1305. Corporation Letter-Books. Egerton MS. 1324. Charter of 1327. Letter-Book E, 1346. Egerton MS., the butchers, etc. in 1360-1. Ancient Statutes of Fishmongers. The erection of the Stocks building, 1384. "Right to light" in 1441-2. St Stephen's Walbrook agreement in 1484. Water supply to the market. St Stephen Walbrook. Sale of cloth and merchandise at the Stocks Market. Lease of the Stocks Building in 1524. City Companies to survey the market in 1534. Lease of the Stocks building in 1546. Rent of the Stocks Market and Chambers over in 1542. Cost of meat in 1544. Market rights in 1546. Twelve chief Companies to survey the market in 1551. Lease of the building in 1557. Lease in 1576. Vegetable in fruit market in 1592. Building in bad repair in 1601. The great stone house called the Stocks in 1601. One butcher one shop. Rent of the Chambers in 1602. "The Committee for leasing of the Citties Landes" in 1602. Sewer in 1606. Herb women in 1631. Lease of the market in 1645. Petition by the Goldsmiths' Company in 1657. Street obstructions. Sewers in Walbrook and Poultry. Decision of the Court of Common Council with reference to the obstructions in 1657. Notes on the Walbrook 1277 to 1477.

#### CHAPTER III. MARKET RENTS AND TENANTS



viii

#### CONTENTS

### CHAPTER IV. ST MARY WOOLCHURCH-HAW

St Mary Woolchurch-haw and Parsonage. Levelling of ground after the great fire in 1666. St Stephen's Walbrook and the new levels. Corn market. Position of the Church of St Mary Woolchurch-haw, the cemetery and the Haw. Seventeenth century parish accounts. Damage to statues in 1643. Damage by the great fire. Churchwardens owners of neighbouring property. Site of the parsonage of St Mary. Description of the ground between the church and the Stocks Building in the fifteenth century. Description of the site after the great fire. Oliver's plans. Ogilby and Morgan's plan: buildings previous to the great fire. The Stocks Building from 1282. Right of way south of the Market Building. Bearbinder Lane. "Burford and others ". Burdett and others"; "Micklethwaite v. Mayor, etc." Premises between the Churchyard of St Mary and the Church of St Stephen. "The White Beare," "The Wheatsheafe." Bearbinder Lane before and after the fire. Purchase of properties to add to the Market in 1669-71. The Poultry before the fire of London: Bucklersbury. Water supply in the sixteenth century.

#### CHAPTER V. ST STEPHEN, WALBROOK

Early church of St Stephen, site now No. 4, Walbrook. Oliver's survey. Charter of Robert Chichele, dimensions of the site. Abstract of the King's Licence. Faculty of the Bishop of London dated 1428. The Procession way. Inventory at Guildhall. Conveyance from the Grocers' Company in 1694. Level of St Stephen's churchyard. Access from the Church to the Market. The Piazza. The Parsonage and the Clerk's house. Petition to the Lord Mayor in 1681 with reference to a proposed Porch to the Church: Sir Christopher Wren's designs for a Porch and a Clock. The ordinances of the Grocers' Company, 1692–4, with reference to a Parsonage and Clerk's house. Petition to the Common Council in 1738. Letter of the Rector dated 27th February, 1748. Building Accounts for the present Church

109-124

#### CHAPTER VI. THE STATUE

## CHAPTER VII. THE STOCKS MARKET AFTER THE FIRE

Stocks Building to be taken down, order in 1667. Report upon the position of a new market. Dimension of the Church and Churchyard of St Mary Woolchurchhaw. Newgate Market. Report upon the application to the Archbishop of Canterbury and the Bishop of London to use the site of St Mary Woolchurch-haw as a market, dated 20th December, 1668. Verbal consents. Forming the new market. Cost of the work. Parsonage site: the piazzas. Release and Quit Claim dated 1671. Lime trees to be planted. Lease of the Markets. Size of the stalls and rent. Repairs to the Market in 1684. "Burford and others v. Burdett and others." Petitions, concerning refuse, etc. Profits in 1732. Fruit meters. Paving in 1710 132-142



#### CONTENTS

ix

#### CHAPTER VIII. THE SURVEYS AFTER THE FIRE

#### CHAPTER IX. PURCHASE OF PROPERTY

Purchase of property before building the Mansion House: Parsonage of St Mary Woolchurch-haw. Perpetual rental. Private Act of Parliament, 1737. Site of the Parsonage. Deputation to the Bishop of London: Calvert's property. The Swan Tavern. Clothworkers' Company. Ryder's property. Letter by Mrs Ann Hill dated 12th June, 1744. Duke of Bedford's property in the Poultry and Walbrook: proposed coach house and stable for the Lord Mayor. Property of the Clothworkers' Company. Total amount of purchase money. Thursby's interest. Lord Micklethwaite's property

#### CHAPTER X. THE PLANS FOR THE MANSION HOUSE

References to the Lord Mayor's House. List of private residences from 1246 to 1679. MS. dated 1609 giving particulars of residence, etc. Proposal to build a Mansion House in 1670. A reference in 1679. Committee appointed in 1689. Assessment of the Markets in 1697. Committee appointed in 1728 to find a site for the Mansion House. Fines for not holding the office of Sheriff. Committee appointed in 1734 to obtain designs, etc. Pamphlet written objecting to the present site: the reply. Sketch plan by the Sword Bearer and the Common Crier. A limited competition. Letter signed "Hiram" and one by Batty Langley dated 18th March, 1734. Articles in the *Grub St. Journal*. Gibbs and Leoni submit schemes. Gresham College and Leadenhall Market sites considered. Schemes by Leoni, James and Gibbs. Letter from Batty Langley, he is asked to compete. Dance also invited to submit drawings. Report of the Committee upon the Stocks Market site. Architects submit plans for Leadenhall Market scheme: letter from Captain De Belain. Report by Committee recommending the Stocks Market site. Report upon the designs of Leoni, Gibbs, James and Dance, also reference to Ware. Recommendation of Dance as architect. James Ralph's Critical Review of the Public Buildings. The Palladio story: Lord Burlington's drawings. Description of the designs by Isaac Ware, John James, James Gibbs, and Batty Langley. Press references. Payment to competitors. Notice to close the Stocks Market. Fleet Market. Committee bills, 1738. Hostile criticism of Dance's design: the Dance family .



X

#### **CONTENTS**

# CHAPTER XI. THE BUILDING OF THE MANSION HOUSE

Dance's remuneration and duties. Proposals for removing the paving of the Stocks Market, digging, masons' and carpenters' work. Robert Taylor a mason. Members of the Court of Common Council allowed to tender. Gentleman's Magazine of 7th June, 1738, and the scandal of not accepting the lowest tender. Printer and publisher of the General Evening Post attend the Court of Aldermen. A pamphlet of 1738 on the scandal. Many letters in the press. "A Guide to St Thomas's Day," "City Corruption and Mal-Administration," etc. Contractors form a ring. Report of Committee on the scandal and reform proposed. A sewer in Bearbinder Lane. Piling and planking for foundations. Tenders for smiths' and plumbers' work. More members of the Court of Common Council become contractors. The Foundation Stone, the ceremony, coins deposited. Model of the building. Cordwell's bill, reference to arbitration, total cost to the city. Model exhibited at the Royal Exchange. Masons' work. Glazing. Flooring. Junction of Walbrook and the Poultry found too narrow for traffic: purchase of the Duke of Bedford's property. Extra allowance to contractors on account of "the rupture with Spain and France." The staircases. Finishings generally. Carving. Freeman and foreigners. Parish distress on account of buildings removed. Sanitary arrangements. Objections to the proposed sewer on the south side of the building. The proposed stable and coach house in the Mansion House not to be carried out. Lighting of the exterior. The Lord Mayor, Sir Crisp Gascoigne, enters into residence. Taxes in 1753. Poor Rate, etc. Dance's account. Egyptian Hall not completed. Assessment in 1755. Allowance to the Lord Mayor with reference to maintenance of furniture, etc. West entrance to be made. Proposed coach house and stable. Egyptian Hall used at Easter, 1757. Chandeliers for the Dancing Gallery and Egyptian Hall. Site near Leadenhall Market considered for stable buildings. Grocers' Company lend their stables to the Lord Mayor. Blackwell Hall and Dowgate Hill considered for a stable site: screen to be formed between the Cortile and the Vestibule. Portico on the west side. Sanitary arrangements. Insurance against fire considered unnecessary. Damage during the Gordon riots. Covered way across the Cortile. Dry rot in the roof of the Egyptian Hall. Porch on the west front to be enlarged. Sale of materials from the roof of the Egyptian Hall. Estimate for new roof to the Egyptian Hall and Ball Room and for covering in the Cortile. The Grand Staircase to be removed and two rooms formed. Gallery to Egyptian Hall to be removed. Paving to be removed and a wood floor fixed in the Egyptian Hall. Alterations to windows of the Egyptian Hall. Lighting by oil lamps. Report upon setting back the front iron railings.

## CHAPTER XII. WORK DURING THE NINETEENTH CENTURY

Design to finish the Saloon in 1801. Petition of the Rector of St Mary Woolchurchhaw and St Mary Woolnoth, as evening lecturer. Alterations and formation of the Justice Room. Committee allowances in 1808. Wilkes's Parlour. Proposed shower bath. Gas suggested in 1814. Exterior lighted with gas in 1815. Gas introduced into the building in 1816 and found very unsatisfactory. Gasaliers purchased. Chaplain's Rooms. Two drawing rooms. Picture for fireplace in the South Drawing Room. A "warm bath" fitted in 1832. Fractures in the attic story of the Ball Room.



#### **CONTENTS**

Хl

Plate glass mania. Roof of Ball Room lowered. Sir Robert Smirke instructed with reference to alterations to the front steps. Accommodation for prisoners. Lookingglass mania. Alteration of entrance from Charlotte Row. Sculpture provided for the interior in 1852. Re-decoration of the Egyptian Hall. Present porch erected on west side of the building. Sewer under the building. Window tax in 1850. Water supply contaminated. Bibles and Prayer-books for all bedrooms. Removal of the front railings in 1868. Coloured glass windows for the Egyptian Hall. Piling defective in 1865. Extensive underpinning necessary. The Royal Window and the City Window; cost £380 each. Re-drainage. Lifts erected in 1876. Electric light introduced in 1891. Fire prevention in 1909 . . . . . 200–208

## CHAPTER XIII. THE ROOMS IN THE MANSION HOUSE. THE DANCE FAMILY

Dance's design. The Dance family. Criticism of the building when first erected. Contemporary architects. Type of building. A Residence, a Court of Justice, and a Prison. Drawings at Sir John Soane's Museum. The Chaplain's Rooms. Panelling in the Ball Room, unfortunately altered. The Egyptian Hall, want of light. Vitruvius and an Egyptian Hall. Assembly Rooms at York. Gallery in the Egyptian Hall, great height of hall when first built. Venetian Parlour. Vestibule. The Young Men's Room. The Drawing Rooms. The Cortile. Basement. Coach house and stables. Basement altered. General views. Removal of the old sashes

APF	PENI	OIX	I. S	HERI	FFS'	FIN	ES	•	•	•	•	21
				THE E GR							NC ·	221
INI	EX	•	•	•		•	•					226
PT.A	NS										ΑТ	ENT



## LIST OF ILLUSTRATIONS

	George Dance, the elder FRONTISPIECE
PLAT	TO FACE PAGE
I	Sketch showing Roman Wall under the Mansion
	House
II	Interior of St Stephen's Church
III	A Prospect of the Inside of St Stephen Walbrooke . 19
IV	View of the Stocks Market, looking East 32
V	View of the Stocks Market, looking East 33
VI	View of the Stocks Market, St Stephen's Church, etc. 48
VII	View of the Stocks Market, looking South 49
VIII	The Statue of King Charles II at the Stocks Market 70
IX	The Statue of King Charles II at the Entrance of Cornhill
X	Sobieski: from Rembrandt's portrait, formerly at Petrograd 90
ΧI	The Statue as re-erected at Newby Hall, Ripon . 91
XII	Summons to Mr Dance to attend a meeting of the
	Mansion House Committee, 1 March, 1770 96
XIII	View of the Mansion House, looking East and South 97
XIV	West front of the Mansion House 108
XV	The Mansion House from the Poultry 109
XVI	A View of the Mansion House, 1751 112
XVII	The Mansion House from the Bank, 1830 113
XVIII	The Mansion House from the Poultry 124
XIX	View Looking East, showing Cornhill and Lombard Street, and the enclosure to and steps of the Mansion
	House
XX	A View of the Mansion House and Cheapside, looking



	LIST	OF II	LLUS	TRAT	CIO	NS			xiii
PLATE	xr. 1 :	1.	מ נו			.1			e <b>Pa</b> ge
XXI	View showing House, looking	_	old Ba	lustrado	e to	the .	Mans	non	129
XXII	A View of the side, showing the distance			•				-	142
XXIII	A Perspective	View o	f the	Mansio	n H	ouse	•		143
XXIV	West Elevation Mayor's Nest					sho	wing •	the	158
XXV	Sectional View	v of the	Mans	ion Ho	use				159
XXVI	The Mansion	House:	one s	ide of t	he C	Cortil	е.		174
XXVII	<b>))</b>	<b>,,</b>	Egypt	tian Ha	ıll				175
XXVIII	>>	<b>,,</b>	North	n Draw	ring	Roor	n.	•	182
XXIX	<b>»</b>	<b>,</b> ,	the G	rand S	tairc	ase		•	183
XXX	<b>»</b>	"	Old I	Ball Ro	om				192
XXXI	<b>»</b>	"	Long	Parlou	ır	•			193
XXXII	"	,,	in the	South	Mo	rning	g Roor	n.	208
<b>&gt;&gt;</b>	<b>))</b>	"	in the	Lady I	May	oress'	s Boud	loir	<b>)</b>
XXXIII	<b>&gt;&gt;</b>	,,	in the	North	Dr	awin	g Roo	m.	209
>>	<b>"</b>	"	in the	Venet	ian I	Parlo	ur		<b>)</b> )
XXXIV	33	22	Firep	lace in	the !	Serva	nts' H	[all	214

### **PLANS**

#### PLAN

- I Plan looking down on ancient wall in basement cellar.
- 2 Plan of Stocks Market building as reconstructed from dimensions given in deed of 1357.
- 3 Portion of Braun and Hogenberg's Plan, 1572.
- 4 " Agas's Plan, c. 1570.
- 5 ,, Norden's Plan, 1593.
- 6 , Faithorne and Newcourt's Plan, 1658.



xiv	PLANS						
PLA							
•	Portion of Leake's Plan, 1666.						
8	" Pricke's Plan, 1667.						
9	" John Overton's Plan, 1676.						
10	,, Ogilby and Morgan's Plan, 1677.						
11	,, Morden and Lea's Plan, 1682.						
12	" Lea and Glynne's Plan, 1690.						
13	,, Overton's Plan, 1706.						
14	Pine and Tinney's Plan, 1742.						
16	,, Rocque's Plan, 1746.						
	" Horwood's Plan, 1799. Plan of St Stephen's Church, Walbrook.						
17	Plan of the Stocks Market from Oliver's Survey.						
	Mr Pulford's property in the Poultry, Oliver's Survey.						
-	A. Mr Arthur Smithson's property in the Poultry, Oliver's Survey.						
20	B. Mr Richard Clay's property in the Poultry, Oliver's Survey.						
21	Mr Jeramy Royston's property in Walbrook, Oliver's Survey.						
22	The Lady Alice Vinor's property at the back of Old Change, Oliver's Survey.						
23	Plan of Stocks Market from old plan (1692).						
24	Plan of Stocks Market from old plan (1692).						
25	The Stocks Market.						
26	Dance's Plan of the Mansion House site.						
27	The Duke of Bedford's property.						
28	Property of the Clothworkers' Company in Walbrook, 1612.						
29	Proposed buildings on the West side of Walbrook (1760)						
30	Property of Clothworkers' Company and others: in Walbrook, 1775.						
31	The Common Crier's Plan.						
32	Dance's Plan for coach-houses and stables.						
33	Plan by Isaac Ware for Stocks Market site.						
34	Ware's Elevation for Stocks Market site.						
35	Plan by Isaac Ware for Leadenhall Street site.						
36	Ware's Elevation for Leadenhall Street site.						
37	Plan by James for Stocks Market site.						



PLANS xv

#### PLAN

- 38 Alternative Plan by James for Stocks Market site.
- 39 Elevation by James for Plan 38.
- 40 A third Plan by James.
- 41 Plan by Gibbs for Stocks Market site.
- 42 Elevation by Gibbs for Stocks Market site.
- 43 A second Elevation by Gibbs.
- 44 A third Elevation by Gibbs.
- 45 Plan by Gibbs for Leadenhall Street: ground floor.
- 46 Plan by Gibbs for Leadenhall Street: first floor.
- 47 Elevation by Gibbs for Leadenhall Street site.
- 48 Plans by Batty Langley for Leadenhall Street site.
- 49 Elevation by Batty Langley for Leadenhall Street site
- 50 Dance's original Plan of the Ground Floor.
- 51 Dance's Plan of the Principal or First Floor.
- 52 Plan and Elevations of the North Drawing Room.
- 53 Plan and Elevations of the Hall on North side of Cortile.
- 54 Plan and Elevations of the Venetian Parlour.
- 55 Section of the Egyptian Hall.
- 56 Scheme for the Roof of the Cortile, 1794.
- 57 Plan of Ceiling.
- 58 Plan and Elevation of Fireplace.
- 59 Basement Plan of the Mansion House.
- 60 First Floor Plan of the Mansion House.
- 61 Wren's Plan of the City (1).
- 62 Wren's Plan of the City (2).
- 63 From Plan made by Mr Francis Reader showing position of the Walbrook, some Roman Buildings, etc.
- 64 Plan of the district before the Great Fire of 1666.
- 65 Plan showing alterations, etc., since the Fire of London.
- 66 Plan showing course of the ancient Walbrook in 1840.
- 67 Part of the Plan of the City from The Countryman's or Stranger's Ready Help, 1640.

Plans 63-67 are available from www.cambridge.org/9781107456532