

Timeline of information for the Black Swan and Billiard Table, Silver Street

This is a gathering of references to the Black Swan and yard from a variety of sources including an article by Nancy B Lockwood (NBL) which appeared in the magazine 'The Old West Riding' (Wakefield Library). Comments on the sources are in italics.

Although documents have been sourced from 1698 it is clear from the recent archaeological survey that buildings existed there from much earlier times. From this documentation the main inn behind the street frontage has had a number of names, the Black Swan being the most recent.

1698 Richard Carter's endowment known as the Carter Charity for a minister, schoolmaster, almsfolk and apprentice (NBL). Charity trustees took a rent charge of 40/- a year from a messuage in Wakefield called 'Golden Bull and its appurtenances'. This charge was confirmed in his will of 22nd July 1699 which referred to a dwelling house in Wakefield in occupation of Beatrix Naylor. (NBL)
(WYAS reference M111, a box of documents related to Carter in the John Goodchild Collection, and WYW2002 Flockton Deeds Will of Mr Richard Carter 1699)

1700 At Richard Carter's death the Golden Bull passed to his grandson, Thomas Rhodes, gent of Flockton. He went into holy orders living in Batley from 1719 to death in 1752. (NBL)

1710 Feb 20th Indenture mentions property not at that time an inn 'formerly known as the sign of the Golden Bull and in the possession of Elizabeth Naylor, widow. It was located 'near the Market Place called Silver Street alias Westgate adjoining upon the House in the possession of Mr Francis Wheatley on the West and the House in the Possession of Mrs Sarah Oley and John Landerkin on the East' (Registry of Deeds Feb 20th Indenture)
This document was to secure a £100 loan at 5% – perhaps for new building -see below?
(NBL ref: Royal Commission report to the H of C Committee of 1894)

1726 *New property behind Silver Street frontage: 'with all that new erected building standing on the north of the said Messuage wherein the Billiard Table now stands.'* (NBL ref: Registry of Deeds 9th July 1726 memorial).

1737 28th Feb Leeds Mercury 'to be sold at a shop next door to the Billiard Table in Wakefield a great variety of woollen drapery' *For some time after this the whole plot seems to have been referred to as the Billiard Table but by 1776 (see below) the name 'the Billiard Table' referred to a property at the top of the yard.*

1742 The street frontage building now referred to as the Billiard Table had been divided into three separate dwelling houses or tenements, the rear building with its cellar being occupied separately. (NBL ref: Registry of Deeds 9th July 1742 memorial)

1751 Land tax (LT)

Mr John Naylor	£4 15s 0d
Mrs Stones shop	£1 07s 6d
Mr Dixon	£4 05s 0d
Mrs Leatham and Stands	£1 12s 6d
	£12 0s 0d

Mrs Stones and Mrs Leatham are likely to have been in the two shops on the street frontage.

Both land taxes and poor rates amounted to a few pence paid twice or more each year by inhabitants, based on the rateable value of the property.

1752 Thomas Rhodes' death: a lease for possession of the Billiard Table was made between Rev Thomas Rhodes of Batley clerk, Joseph Woollin of Wakefield Mercer of one part and John Hutchinson yeoman of other part, relating to property in Silver Street **and** the Billiard Table. Property passed to John Hutchinson of Wakefield yeoman YAS/MD363/71 (LT) Hutchinson had been a tenant of the property since at least 1726. (NLB: Registry of Deeds)

1752 Land tax (LT)

Rev Mr Rhodes Jno Pill & stands	£4
Mr Micklethwaite & stands	£2 05s
William Willby of Heeth	<u>£1 07s 6d</u>
	£7 12s 6d
John Hutchinson	£2

On 23rd July 1743 in the apprenticeship records (TNA Board of Stamps: Apprenticeship Books 1710-1811) a Benje Micklethwaite, tobacconist, is listed as taking James Johnson as his apprentice so it might be possible to assume that Johnson (see 1759) took on the business when Micklethwaite retired. The stands will be some kind of wooden arrangement in front of the house to display wares. This is also the first mention of William Wilby (of Heath?) He remained a tenant for many years. Also note John Hutchinson.

1755 Land tax (LT)

Mr Hutchinson own House	£2 00s 0d
Saml Holdsworth	£4 00s 0d
Mr Micklethwaite and stands	£2 05s 0d
Wm Wilby	<u>£1 07s 0d</u>
	£9 12s 0d

Samuel Holdsworth seems to have been the victualler in 1755, but by 1758 below it was Thos Hatfield.

1758 Land tax (LT)

Mr Hutchinson	£2 00s 0d
Thos Hatfield	£4 00s 0d
Mr Micklethwaite	£2 05s 0d
Wm Wilby	£1 07s 6d

The inn had the highest rateable value on the plot for a long period. In the Poor Rate of 1757 the rateable value of £4 for this inn can be compared to two very successful town centre inns, the Stafford Arms, which was valued at £10.00, and the White Hart, valued at £12.00.

1759 Billiard Table Indenture (LT ref: C 239 WYAS, Wakefield, Lease of Billiard Table, Silver Street for 21 years) In 1759 the Billiard Table is named in an agreement 'between John Hutchinson, Yeoman, and Thomas Hatfield, Victualler, to 'demise, grant and farm letten' for 21 years the Billiard Table with brewhouse, yard, stables and other outhouses' paying £13 pounds at two times in year.' Thomas Hatfield, the victualler, agreed to keep the premises in 'good and tenantable repair' and to hand it over in this state at the end of the lease (LT). *Lease for inn and outbuildings set up here between John Hutchinson and the innkeeper, Thomas Hadfield*

1759 Land tax (LT)

Mr Hutchinson	£2 00s 0d
Thos Hadfield	£4 00s 0d
Mr Jas Johnson	£2 05s 0d
Mr Wm Willaby	£1 12s 6d

Thomas Hatfield - in the inn - pays the most in the poor rates.

1762 Two of three tenants of the Billiard Table *which at this time seemed to refer to the whole property on Silver Street and in the yard* were William Wilby and James Lockwood. (NBL)

1765 Land tax (LT)

Mr Naylor	
W ^m Wilby	£1 7s 6d
Leon ^d Barker	£2 0s 0d
Jn ⁿ Crowther	£4 0s 0d
Jn ⁿ Johnson	£2 5s 0d

Mr Crowther seems to be the innkeeper here with Leonard Barker as a new tenant. The valuation of properties and land for tax purposes remain the same during this period.

1768 Elizabeth nee Rhodes daughter of Thomas Rhodes and wife of William Shaw, grocer, inherited the property. (NBL: Registry of Deeds). *It appears that a Charles Naylor inherited the property until John Naylor, a grocer, Elizabeth's nephew, inherited in the 1770s.*

1769 Poor rates (LT)

Charles Naylor pays	Len Barker	£6 00s 0d
	Jere Laister	£13 00s 0d
	Jo Lockwood	£5 15s 0d
	Wm Wilbey	£11 00s 0d

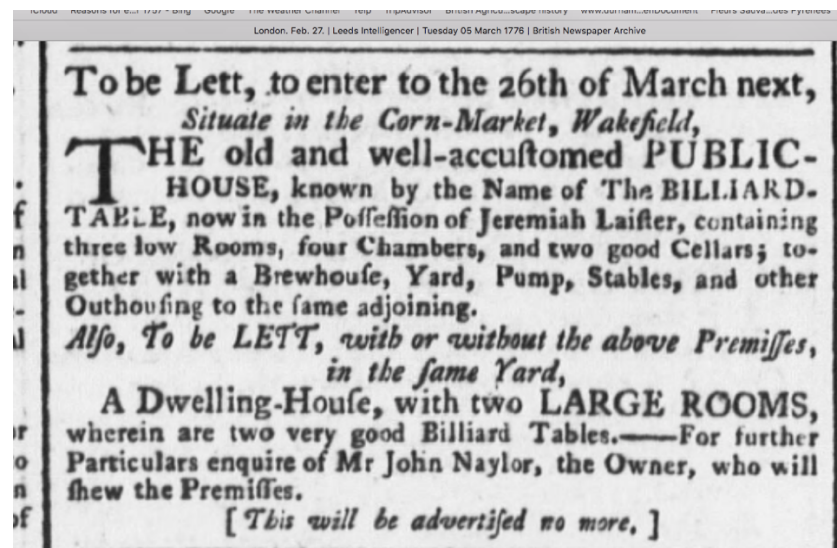
NB The poor rates use a different valuation to the land taxes.

By 1769 a Charles Naylor appears to be the owner collecting the rents for the whole plot. There are four tenants: Len Barker's property valued at £6.00, Jeremiah Laister with the inn (according to the land taxes of 1771 below) valued at £13, Jo Lockwood, the tobacconist at £5 15sh and Wm Wilby at £11. (LT)

1771-2 Land taxes (LT)

Charles Naylor	Jo Lockwood	£1 07s 6d
	Leon ^d Barker	£2 00s 0d
	Jere Laister	£4 00s 0d
	Wm Wilby	£2 05s 0d

1776 5th March Leeds Intelligencer (LT)



This clearly states that the inn behind the street frontage and its outbuildings was called the Billiard Table, and another house with rooms containing billiard tables was in the yard.

1777-78 Land taxes (LT)

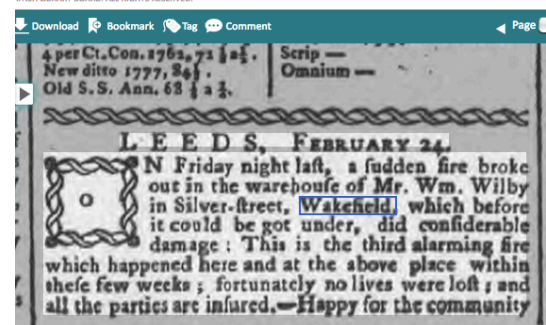
Mr John Naylor	Joseph Lockwood	£1 7s 6d
	William Wiggon	£2 0s 0d
	Late Jer Laister now Mr Robinson	£4 0s 0d
	Mr Wilby	£2 0s 0d

Here Mr Robinson has become the leasee of the inn. Mr Wilby and William Wiggin have similarly-valued property.

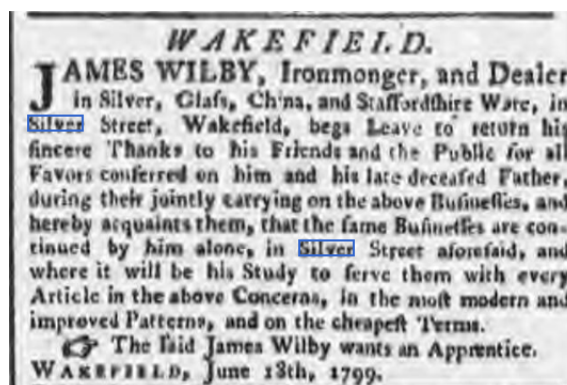
1778 Fire in Warehouse of Mr William Wilby. The Leeds Intelligencer 1778 24th Feb. (LT British Newspaper Archive). Is a warehouse what Wilby has been paying for throughout? There are three other tenants throughout these records, the innkeeper, and perhaps two shopkeepers on the Silver Street frontage?

Intelligencer - Tuesday 24 February 1778

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1785 Two tenements were listed as in one name, James Wilby, William's son, an ironmongery and hardware dealer. (NBL)



1787 poor rates

Mr John Naylor pays

William Wiggin	£6 0s 0d
Stephen Bell	£13 0s 0d
Joseph Lockwood	£5 5s 0d
Mr William Wilby	£11 0s 0d

These poor rate values are the same as in 1769. Stephen Bell's property, the inn, is valued at £13, Joseph Lockwood's at £5 15s, and William Wilby's at £11. (LT).

As poor rate assessments tended not to change a great deal in this period the inn seems to have had the highest value of £13 during the tenure of Stephen Bell and then Mr Wm Carrot, with the other main payment by the Wilbys perhaps paying for several buildings on the premises (see below)

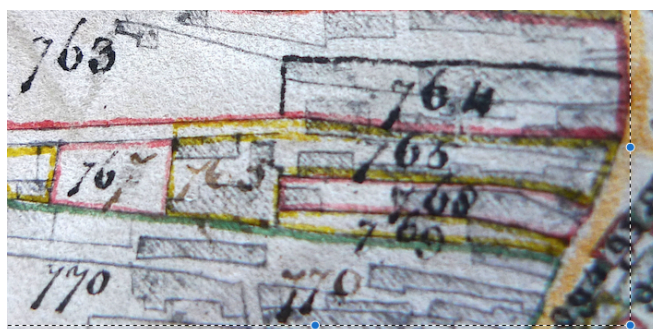
1790 Sun Life Insurance (London Metropolitan Archives) (LT)

William & James Wilby of Wakefield in the County of York, Ironmonger & Hardwareman - On their Household Goods in their now Dwelling House, shop, Warehouses & Cellars, all adjoining situate in Silver Street, Wakefield afore'd, Timber, Plaisster & Slates, not exceeding One hundred p'd - Utensils & stock therein only not exceeding Five hundred p'd.

1793 Enclosure map and listings

(listed as no 768 owner: John Naylor, Grocer, Freehold, several messuages, buildings, yard, garden. 21 perches.) Note the building at the top of yard (see 1883)

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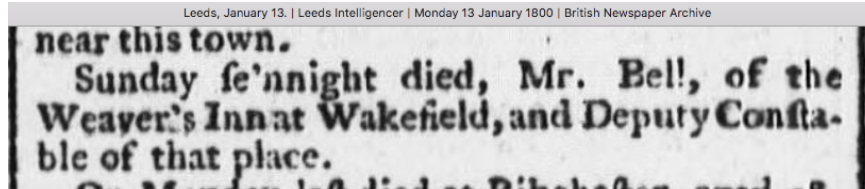


1793-8. The building at the rear of the shops was called the Weaver's Inn with Stephen Bell as the landlord. The remaining tenement still contained billiard tables (NLB) and listed in this Directory is Stephen Northouse, Keeper of the Billiard Table. This suggests that a billiard facility was run as a separate activity elsewhere on the plot, probably at the top of the yard. (LT ref: Universal British Directory 1790s. See below 1823)

1799 June 18th James Wilby 'Ironmonger and dealer in Silver Glass China and Staffordshireware in Silver Street, Wakefield. *Continuing business after father's death. The shop is on Silver Street.* (Leeds Intelligencer)

(1803 James was a churchwarden when repairs made to the church tower and spire were carried out, so quite a well-established man.)

1800 13th January Leeds Intelligencer (LT)



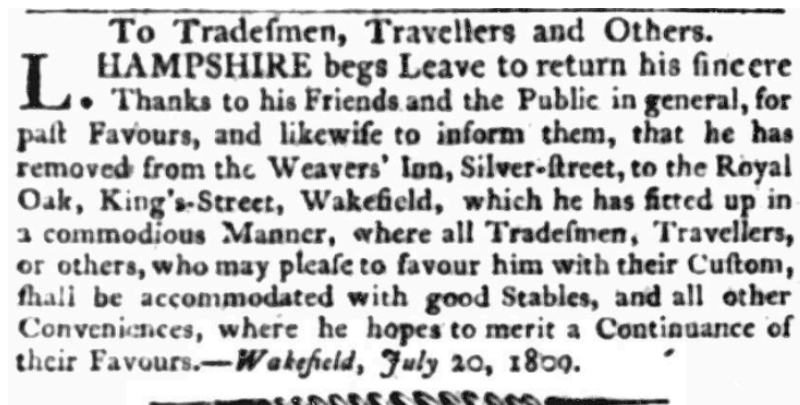
1803 John Naylor's will. This passed the property on to Ann Bingley daughter of Jonathan Bingley of Silkstone. Property became part of her marriage settlement to William Orange, a woolstapler of Wakefield (NBL)

1804 14th May James Wilby of Wakefield, hardwareman, acting as executor of Mr Robert Greaves of Wakefield, plumber and glazier.

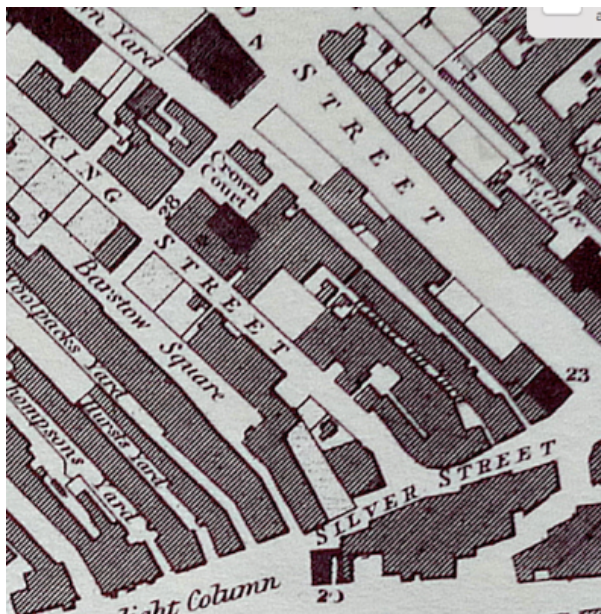
1805 13th May Advertising a good new dwelling house lately in of occupation of Rev M J Naylor's in the North Row St John's. Mr James Wilby is mentioned as providing particulars.

1805 22nd Nov Two tenements were being let as one to James Wilby (Registry of Deeds NBL)

1809 20 July L. Hampshire was leaving the Weaver's Inn. The Royal Oak would have been fairly new as King Street was very recently created.



1820 27th November Leeds Intelligencer Miss Anne Orange of Wakefield married Mr Thos Armitage of Newton near Wakefield



1823 On the left is the yard on Walker's Plan of 1823. Here the yard is still named as the Weavers' Inn Yard, but the name must have changed around this time as directory entries in 1822, 1830 and 1842 show the victualler/innkeeper of the Black Swan in Silver Street as Jonathan Bingley. (On the key of this plan is No. 28 'The Billiard Room', marked in black in Crown Court and known as the old Town Hall. It is remarkable that this is so close to where the house with billiard tables stood at the back of the yard) (Also Sale notice NBL)

1828 Property in Ann Orange's name after husband's death.

1838 14th April Leeds intelligencer

Wednesday last, in Cotton Horns's Alms-Houses, at Wakefield, aged 85, Mrs. Haigh, widow of the late Mr. Jonathan Haigh, for a long time and many years ago keeper of the Billiard Table at the top of Weaver's Inn yard, Silver-street, in that town.

1841 see first Census. (LT) Unclear which households are in yard and which in street. There may have been two households of hatmakers in the yard or in the shops.

1845 Ainsley Dobson's daughter, Kate's birth announced. Tea dealer of Silver Street.

1848 Wakefield Journal 5 May 1848 (LT) License of Black Swan transferred from Thomas Paine Johnson to Joseph Webster

1848 In the Street Commissioners' Rate Books of 1850 Johnson's name is crossed out and replaced by Joseph Webster. The plot was owned by Anne Orange from 1847-50, the years these records survive, and it comprised a public house, stables leased to Webster, a front shop let to Briggs, and a house and shop let to Ainsley Dobson, all listed as in Silver Street. Ainsley Dobson is listed as a tea-dealer in an 1842 Directory. His wife Elizabeth of Silver Street died in 1853. (WYAS, Street Commissioners Rate Books WWT/1/1/7 1847-1850) *This is the first entry with two Silver Street shops clearly mentioned.*

1850 Street Commissioners Accounts (LT)

Anne Orange owns property.

John Waller rents a warehouse in the yard valued at £7.00,

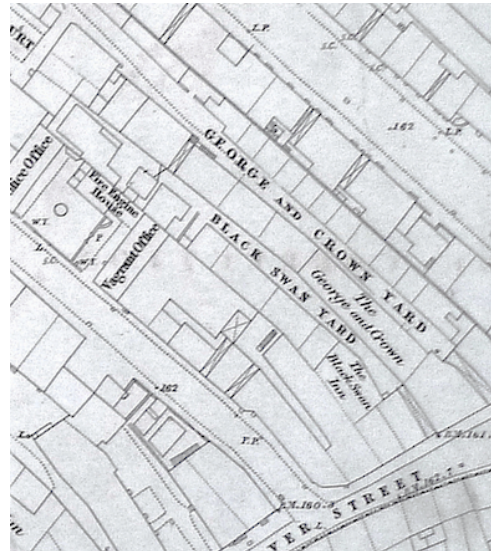
Joseph Webster has the public house valued £17.00 with stables valued £7 5sh in the yard.

James Glover Briggs has a shop in Silver Street valued at £5.00

Ainsley Dobson has a house, shop and warehouse valued at £29 in the property.

1851 Anne Orange's niece, Anne Bingley inherited. Anne Bingley started repairs and improvements employing a local carpenter, William Depledge. New wine bins made, cellar floor, replaced posts straightened and a new shop front inserted at cost of £70. (NBL)

1851 OS plan. (LT). *The yard is lined with buildings beyond the inn and two Silver Street shops along the Black Swan frontage. There seems to be an exit into George and Crown Yard*



1851 Census. Properties are listed in the Black Swan yard and in Silver Street. Ainsley Dobson and his family are shown as being on Silver Street and may have benefitted from new shop window above. Also a Sarah Bingley is listed in the yard as 'proprietor of the houses' although Anne Bingley inherited them in the same year. One other family, that of a farm labourer is also in the yard. William Marsland is the licensee of the inn. (LT)

1853 Directory: Black Swan William Marsden – Marsland? (LT)

1856 Rent charge to Carter Charity ceased, lapsed because property had been divided. (NLB)

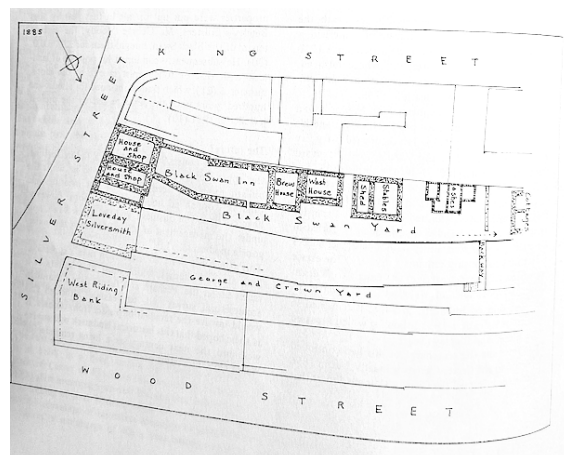
1861 Census. Three properties for habitation in yard: one empty, Black Swan with a Joseph Whitaker as publican, and the other housing a widow and her children.

1860s Anne Bingley tried to buy a stable in the George and Crown yard next door to make a road into the Black Swan Yard, but failed (NBL)

1881 Census. In the yard are two families of bricklayers/labourers from Ireland and the inn with George Moody as Landlord. The inhabitants of the next listed two properties, probably the front shops, in Silver Street were all-female households of milliners and hosiers.

1885 Sales docs and plan: freehold consisted of two houses and shops situated on the north side of Silver street and the Black Swan Inn with the brewhouse, stables and shed, washhouses and yard situated to the rear of the shops. *Billiard room not mentioned.* (NBL)

Also two cottages at top of yard with access through passed to another niece, Sarah Barraclough. Families living there (1851-81 Censuses). Miss Bingley demanding compensation from her cousin's husband over 'drain and ashes place' (NBL).



Annual rent: £120 for inn and £32 for each of two houses and shops. Sale was to landlord of the Black Swan, Mr George Moody, who paid £2006.0.0. He became both landlord and tobacconist in one of shops (No 6) (NBL: Miss Bingley's Trust Fund, Directory).

Early 1890s? Henry Clark's drawing. Two shops shown. ('Drawings of Henry Clark', Wakefield Historical Society Journal 1977)



1890 Plan

1891 Census. The innkeeper was John Henry Wells. There was one other household in the yard. On Silver Street two businesses in shops: Thomas Haigh Laws was a tobacconist, and Joseph Edward Laws a hosier. Related?

1901 Census. In the yard were the publican William Hall and two other households one headed by a coal miner and the other by a jobbing labourer. On Silver Street was a female hosier.

1911 See Census. Only John Thomas Wood, publican, a widower, was in the inn although there were 10 rooms.

(recent history not researched)

20th Century There was a blacksmith's forge set up in the derelict inn and yard in 1955. The inn was re-opened in 1978. The conversion won a special conservation award in Wakefield District Council's design awards 1978

Variety of uses for two shops: tobacconist, hosier and glover, butcher, jeweller, fruit and veg retailer.

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Newspaper excerpts courtesy of the British Newspaper Archive.

The Registry of Deeds is held at the West Yorkshire History Centre, Wakefield

Recent images available on Twixt Aire and Calder website:
<https://www.twixtaireandcalder.org.uk>

Abbreviations

LT: Lesley Taylor

NBL: Nancy B Lockwood - Wakefield Library, 'The Black Swan and old shops in Wakefield'.
Vol 13. Old West Riding in local History. 1993

TNA: The National Archives

WYAS: West Yorkshire Archive Service

YAS: Yorkshire Archaeological Society