

CHARLOTTE`S TOWN HOUSE. 21 CHARLOTTE ST. BATH.



The story of one of Bath`s most historic buildings compiled by Neil Mattingly

Introduction

Charlotte's Town House at no. 21 Charlotte Street is nearly 150 years old and has a fascinating history which I hope to uncover on the following pages. It was built in 1871 at the height of the Victorian Era in Bath. It was one of the last houses to be constructed along the Street. The first were those on the opposite side which have a distinctive Georgian appearance to them from 1839. These were designed by the famous Bath Architect, George Manners. It would seem that he intended to repeat them on the other side and three of these were built at either end. Time or money must have run out as it wasn't to be finished until thirty years later when local builder, Thomas Shackell filled the gap with distinctively Victorian style bow fronted dwellings.

The earlier history of the site on which the Street was to be built is worth considering. The field on which it was to rise formed part of the large Barton Farm which stretched to its farmhouse where the rear of Jolly's department store is today. John Wood had leased the first of the fields that constituted in 1729 from Robert Gay to begin his Queens Square development. With his son, John, they went on to create Gay Street, the Circus and The Royal Crescent and surrounding streets. This western expansion of the city continued after them and by the beginning of the 19th century there was a need to connect the north west corner of Queens Square with the Upper Bristol Road which had become the main commercial route. After the death of Robert Gay in 1738 the estate went to the Rivers family and passed through the generations until its final sale of ground rents in 1920. It was from Lady Charlotte Rivers, the wife of Sir Henry Rivers that the Street was to be named. Work began in 1839 from the western end on a terrace of eleven houses to culminate in two fine buildings. The first of these was Bath Savings Bank by George Alexander in 1841 in neo-Italian high renaissance style. and the second the Moravian Chapel designed by James Wilson in 1844 in Roman revival style. It wasn't until 1854 that the Percy Chapel designed by Goodridge and Son was to rise on the opposite side.

At the rear of Charlotte Street were a large group of workshops and storage that fronted Monmouth Place. Among these was that of the builder Thomas Shackell at no.19. He had moved there in 1853, when he was 25. He paid £20 to Sir James Francis Rivers for a house with workshops on a 21 year lease. In a later advert in the Bath Chronicle, he describes himself as a Builder, Carpenter, Undertaker and General Contractor. He also was able to supply plans for "*buildings in all its various branches*". He had earlier been in partnership with a Mr. Care and this was dissolved in 1853.

In 1856 he married Jane Stone and they went on to have seven children. The 1861 Census shows him as a master carpenter and builder at the same address. He continued to prosper and in the next census was shown as employing 10 men and 2 boys. In March of that year, he leased the adjoining plot to his house in Monmouth Place from John Inman, the Executor for the Rivers family for £22 a year. On this he buildt himself a workshop and houses, the designs of which are still to be seen in Bath Record Office. He later goes on to lease the remaining land that fronts Charlotte Street from the Rivers Estate and designed and built eight houses(15 - 21) on it during the same year.

It is sad to read that after all the time and effort in building the houses he lost financially and was declared bankrupt in 1873. In August of that year there is an auction of everything that he owned including his home and workshops. He was shown as living at Charlotte House (22) on the corner. He had let all the other houses on Charlotte Street from £17 to £37 a year rent. There was also another property, no. 32 Belvedere that was included in the Auction.

Introduction

Thomas next move was away from Bath to Weston Super Mare, where at the age of 46 he took on the lease of the Bath Arms Inn with his wife, Jane. That is not the end of the story as he later returned back to his roots to his father's home : Crundale House, Prior Park Road, which is where he was living at the time of his death in 1904, aged 76.

The 1873 Rates for 21 Charlotte Street has Francis Edmund Potts briefly renting from Thomas Shackell who was living at 22 until the lease was sold in the Auction. He was a Chemist based at 18-19 Northumberland Place, off the High Street in Bath. He first appeared there in 1858, when he was living at Sydenham Villa, Lower Bristol Road. Francis was a regular advertiser in the Bath Chronicle and promoted ranges of Patent Medicines and Horniman's Pure Tea. He also sold his own brand of Corn Plasters with a number of endorsements of their benefits.

He only appeared to stay at 21 briefly until selling it to the Rev. Francis Edmund Cheshire in 1876. This gentleman was the incumbent at St. Marks's Church, Wyke in Surrey from 1850 until 1877. He then retired to Bath with his wife and lived at 21 Charlotte Street where he prepared students for Public Schools and University Exams. He regularly advertised in the Bath Chronicle until his death in 1885. His wife continued to live at the address until she died in 1885. Both were buried at his former church at Wyke.

In 1890 Fraulein Emmy Meyhofer advertised for students to teach them German. She was staying as a lodger with William Britton Salisbury who the following year appeared in the census as a Clerk of Works, aged 56. His wife Mary was aged 39 and they had four young children living with them. They originated from Newbury where he was a Master Builder. In 1890 Edwin Wise was also shown at the address. He was a Wardrobe Dealer running his business at the rear of the house. The 1901 Census reveals that the house was occupied by a wealthy spinster, Mary Agnes Murgatroyd, who was aged 71 in that year. She was the former landlady of the Queens Square Tavern until 1882 when she retired. Directories show that Edwin Wise was still running his business from the address until 1910. The following year Miss Rosa Tice, aged 60 described as a Dressmaker and Lodging House Keeper lived there with her friend, Miss C. Skuse . Rosa was to reside there for nearly thirty years and was 92 when she died in 1939.

During the Second World War the house was taken over by the government and there were up to 15 men shown living there at that time. Afterwards Guy Phelps appears in the Rate Books as occupying it with five other people. In 1955 Harry and Nellie Creasey moved from Battle in Sussex to Bath and are shown living at 21 Charlotte Street. When he dies in 1961, aged 66, his wife remains at the property until it was sold in 1967 to Phyllis Cernajeves. She was born Phyllis Vera Hodge in 1925 and it was in 1957 that she married in Chippenham, Janis Cernajevs who originated from Latvia. They had a son, Alexander Nickoli who was born in 1964. The family were to occupy the house for nearly 50 years. After Janis died in 1996, his wife continued to live there until her own death in 2016, aged 91. Her son Alexander inherited the house and was to die tragically in 2018, aged just 54.

The following year the property was sold to Paul and Daria Mattingly who renovated the house and renamed it Charlotte's Town House.

Neil Mattingly

Owners and Occupiers of 21 Charlotte Street in Bath

1833	Dame Martha Rivers leases land for no.22 Charlotte Street	1912	Edwin Wise, Wardrobe Dealers
1837	Sir Henry Rivers leases land on which terrace is to be built.	1912	Rev. Harrison renting apartment
1839	Work Starts on north side of Street to design by G. Manners	1912	Tice Miss Rosa, dressmaker, apartments
1841	Bath Savings Bank (now Offices) by - George Alexander	1916	Skuse Miss C., dressmaker
1844	Moravian Chapel(now Offices) by James Wilson	1921	Tice Miss Rosa, dressmaker
1854	Elim Pentecostal Chapel (formerly Pentecostal Chapel)	1927	Sissmore Henry B., 21, Charlotte street
1870	Rivers family auction their ground rents	1935	Skuse Miss C., 21, Charlotte street
1871	Thomas Shackell Rents land from Trustees of Rivers Family	1939	Tice Miss Rosa, (1847 - 1939)
1874	21 Charlotte Street being built - empty	1940	Rhymes John. Miss Roper
1874	Thomas Shackell is Bankrupt and property auctioned	1945	15 men living in house
1876	Mr. Francis Edmund Potts at 18-19 Northumberland Place.	1951	Guy Phelps and 5 other people
1878	Mr. Francis Edmund Potts at 18-19 Northumberland Place.	1955	Harry Creasey
1881	Rev. Henry Freeman Cheshire, 21, Charlotte street	1963	Mrs.Nellie Creasey
1884	Cheshire Rev. Henry Freeman, M.A.	1967	Phyllis Cernajevs
1885	Rev. Henry Freeman Cheshire dies	1980	Janis and Phyllis Cernajevs
1891	William Briton Salisbury, Aged 56. clerk of works	1996	Janis dies aged 71
1892	William B Salisbury . clerk of works.	2002	Phyllis Cernajevs (Phylis Hodge born in 1925)
1895	William Briton Salisbury clerk of works	2016	Phyllis Cernajevs dies aged 91
1900	Wise Edwin (E. & M. Wise), 21, Charlotte street	2018	Alexander Nickoli Cernajevs, died aged 54.
1901	Mary Agnes Murgatroyd aged 71 - Living on own means	2019	Paul and Daria Mattingly purchase Freehold of House
1905	Wise Edwin (E. & M. Wise), 21, Charlotte street		
1911	Miss Rosa Tice - aged 60 Lodging House Keeper		

The Rivers family – Owners of Charlotte Street from 1839 until they sold it in 1870.

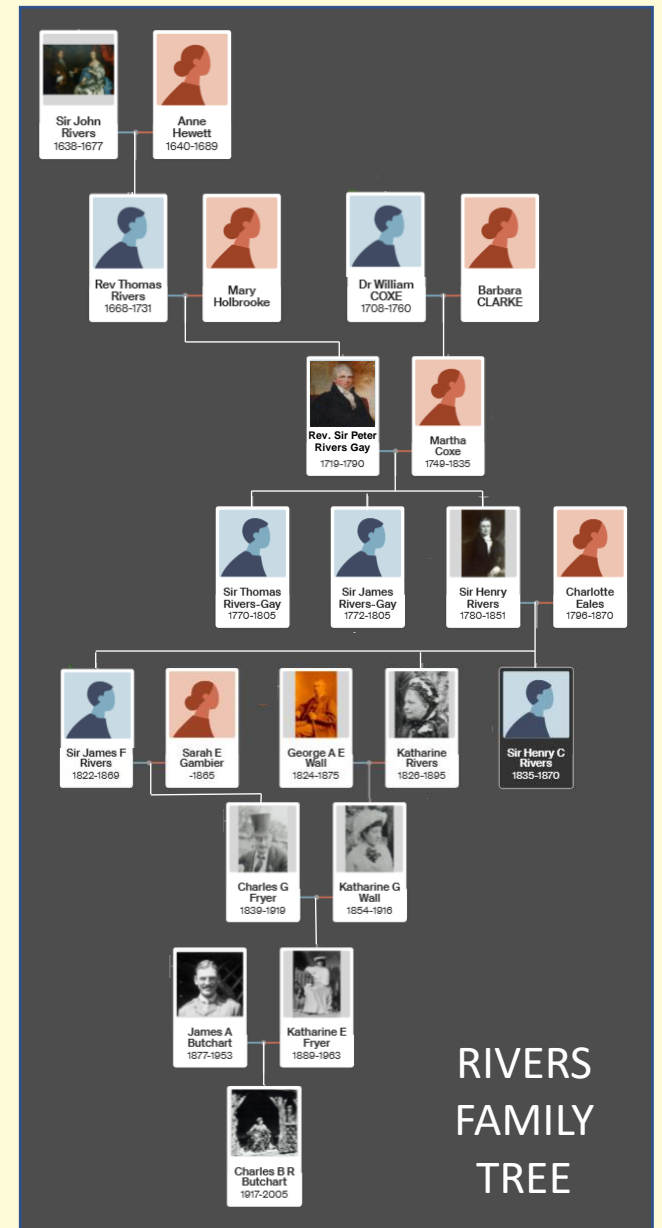
Although Charlottes Street was not built until 1839, the land it stood on has an interesting history which I have briefly summarised here. It was originally part of the Barton Farm of Bath, which belonged to the Crown, but was held by the Priory of the Monastic Grange from the mid 13th century. The Estate passed through several hands over the years. In 1591 the Colhurst family who owned it at that time sold it to Sir George Snigge who passed it on to his son. He in turn assigned it to his sister, Mary Jackson. It was later passed on to the Saunders family. The estate was settled on Robert Gay in 1699 on his marriage to Mary Saunders. Robert Gay was a Surgeon of London and Bath and later served as M.P. For Bath. Mary died in 1708 and Robert remarried Margaret Farmer. Upon his death in 1737 he left his estate to his daughter, Margaret Gay who married Thomas Garrard the following year. Dying in 1774 with no children Margaret Garrard bequeathed her estate to her brother-in-law Sir Benet Garrard with a request to convey the estate to Sir Peter Rivers, contingent on him taking the name of Gay. Sir Benet Garrard died in 1767 leaving in his Will the Walcot estate to Sir Peter Rivers. The estate was to pass through the family over a number of generations as shown here until a major part including Wood Street was finally sold by them in 1920.

Sir Peter Rivers inherited the Baronetcy upon the death of his brother Sir John in 1743. Both Sir Peter and his younger son Henry, later Sir Henry, became Reverends at Winchester Cathedral, where many of the family were also buried.

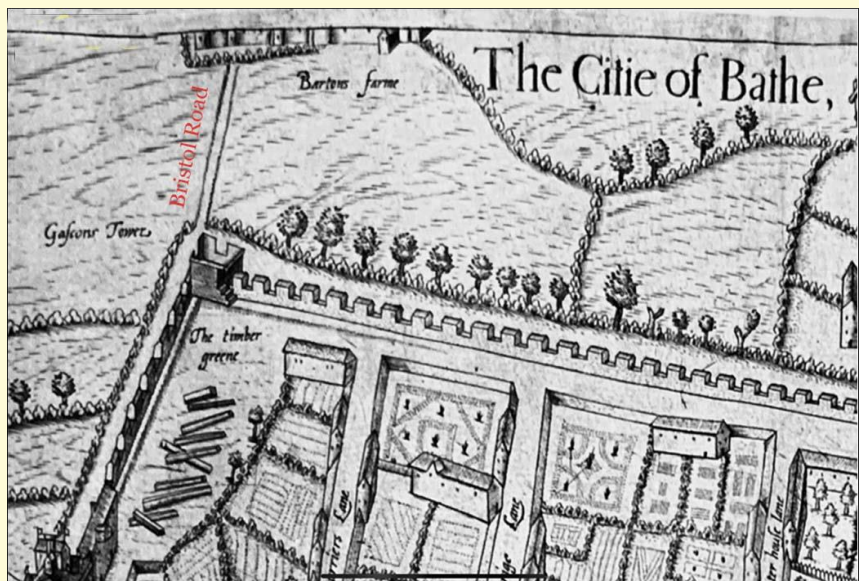
Upon Sir Peter Rivers Gay's death in 1790 the estate passed to Sir Thomas Rivers Gay eldest son of Sir Peter with Martha Coxe, daughter of William Coxe of London. Sir Thomas, dying in 1805 with no children, bequeathed the estate to his mother Dame Martha Rivers Gay, who managed the estate until 1834 when she settled it on the then Sir Henry Rivers, her younger son, before dying shortly thereafter in 1835. Upon his death in 1851 the estate passed to his eldest surviving son Sir James Francis Rivers.

At the time of Sir Henry Rivers' death, the estate was mortgaged to its greatest extent, Sir James Francis Rivers married Catherine Eastcott a Widow, of Bath, in 1867 but died childless in 1869, the estate passed to his only surviving brother Sir Henry Chandos Rivers who then died a year later in 1870 also childless; with no male heir the Baronetcy was therefore extinguished.

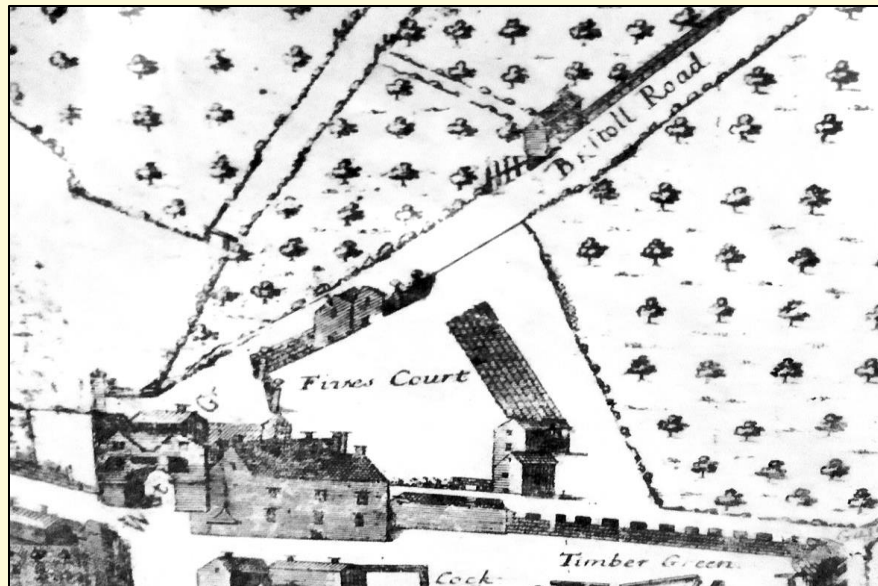
The estate was bequeathed, in trust, by Sir Henry Chandos Rivers to Thomas Frederick Inman, a solicitor of Bath, who then managed the estate as a trustee on behalf of Sir Henry Chandos Rivers' surviving sisters and their children until 1903 when the trusteeship was passed to Henry Mills Skrine and the Rev. Prebendary Benjamin Norton Thompson. From the early 20th Century the estate began to be sold, with Sale auctions known to have been held in 1908, 1919, and 1920; the final parts of the estate that still belonged to descendants of Sir Henry Chandos' sisters are believed to have been sold in the 1980s.



Early Images of the Barton Farm field on which Charlotte Street was to be created.



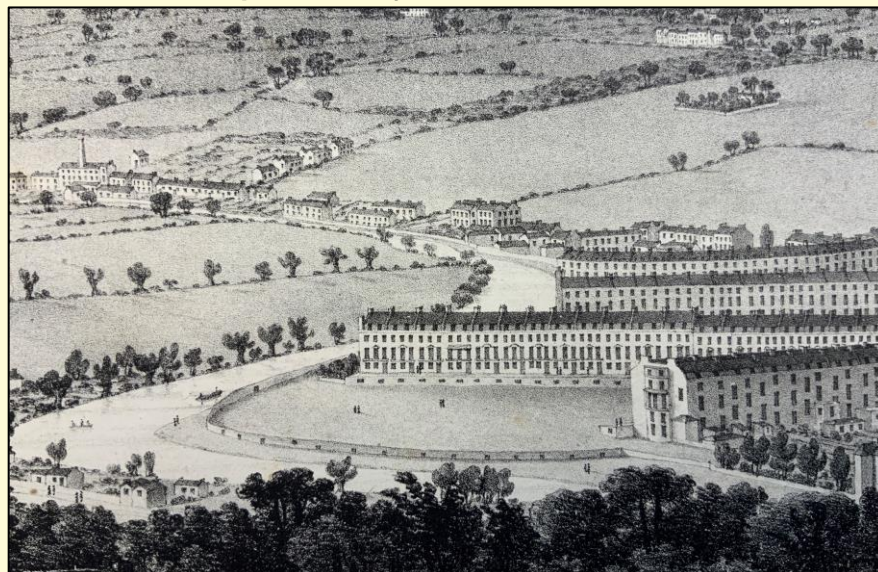
Bristol Road and field on which Charlotte Street was to be built from a map of Bath by Savile in 1600.



Bristol Road and field on which Charlotte Street was to be built from a map of Bath by Gilmore in 1690.



Bristol Road and field on which Charlotte Street was to be built from a map of Walcot by Thomas Thorpe in 1740.



Bristol Road and fields on which Charlotte Street was to be built in a view of Bath by Harvey Wood in 1824.

A 1795 Map of Bath showing area where Charlotte Street would be built.

This detailed map of Bath in 1795 by Harcourt Masters shows a number of workshops, barns and gardens along the Bristol Road in that year. Some of these would disappear when Charlotte Street was cut through.



A 1835 Map of Bath showing first buildings in Charlotte Street.

This map dating back to 1835 reveals the first of the houses that were to be built along Charlotte Street.



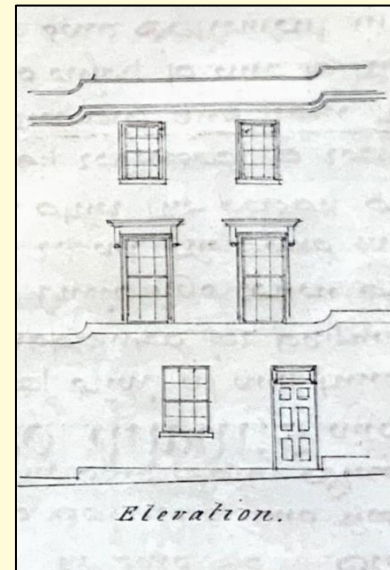
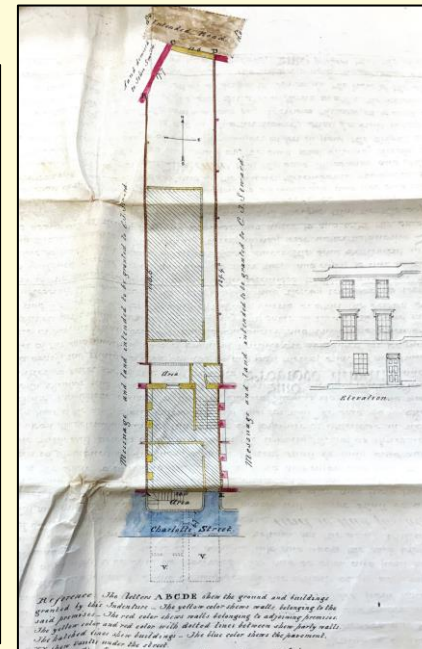
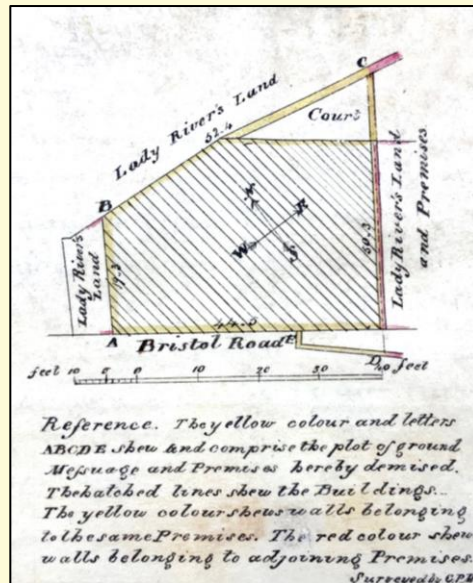
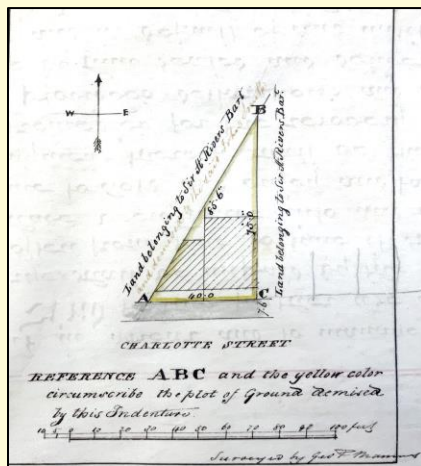
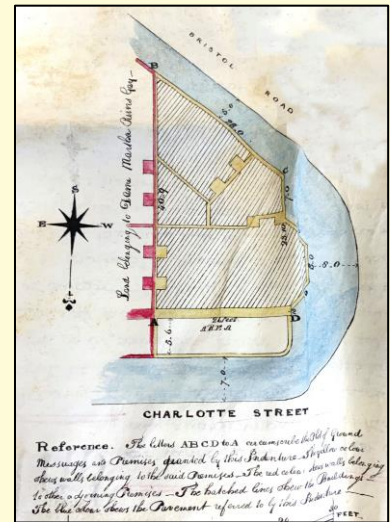
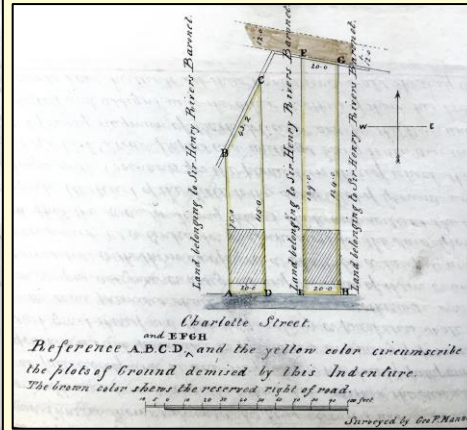
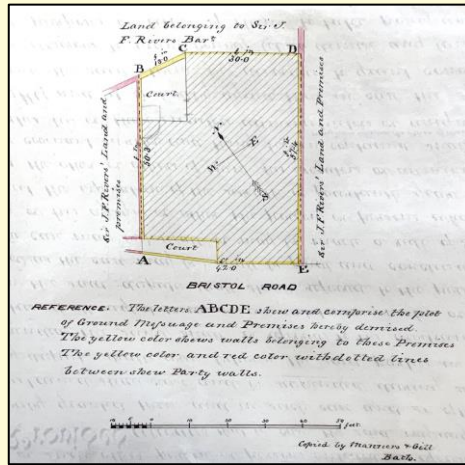
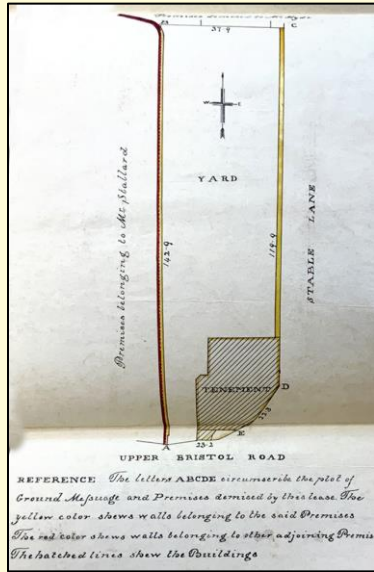
An 1845 Map of Bath showing Charlotte Street with Chapel and Savings Bank.

This map dating back to 1845 reveals the terrace of houses that had been built on the north side of the Street. By then The Bath Savings Bank was established in 1841 and the Moravian Chapel in 1844.



George Manners original plans for Charlotte Street dating from 1833

Bath record Office has a number of deeds from the Rivers Estate (0810) relating to Charlotte Street. Many of the properties that were built have plans, some of which are shown here. The earliest is dated 13th April 1833 for Charlotte Street House (no.22) and the last for 1848. They are signed by George Manners who later went on to design many of them.



The Auction of nos. 15 and 16 Charlotte Street, Cottage and Stabling in 1843

CHARLOTTE STREET, QUEEN SQUARE, Bath.

Messrs. ENGLISH and SON

BEG TO MAKE KNOWN THAT THEY

WILL SELL BY AUCTION,

By order of the Mortgagee, without any reservation,

At their ROOMS, MILSOM STREET,

On SATURDAY, March 4th, at One for Two o'Clock
precisely,

WHAT FREEHOLD MESSUAGE & PREMISES,

being No. 16, on the West Side of CHARLOTTE STREET, with Garden in the rear, subject to a Ground Rent of £5 per annum.

That FREEHOLD MESSUAGE and PREMISES adjoining, being No. 15, CHARLOTTE STREET, subject to a Ground Rent of £2 per annum.

Charlotte Street is a leading thoroughfare from the Bristol Road to Queen Square, and the whole of the upper part of the City, and is designed to harmonize with the elegant buildings in its vicinity. The above Residences have therefore a frontage unexceptionably neat, uniform with which the whole street will be built, with the exception of Public Buildings, such as the

SAVINGS' BANK,

Already completed, which forms a striking feature.

It is expected that very shortly the street will be completed; and as a situation for Residence, or for any Genteel Trade, it will be every way desirable, being closely adjacent to the VICTORIA PARK, in the centre of a dense population, and within five minutes' walk of the centre of the city.

The above Houses are internally commodious (especially No. 16, which is the largest), having every accommodation of which modern improvements are capable, are exceedingly well built, and finished in a superior manner.

Also, a small TENEMENT, adjoining No. 15, with an imposing Shop Frontage, facing, by its angular position, both Charlotte-street and the Bristol-road, in the occupation of Mr. SARGEANT, Saddler.

Adjoining the above Tenement is a SMALL COTTAGE in the REAR, with THREE STABLES, affording accommodation for Fifteen or Twenty Horses, together with other Buildings and Offices, extensive Shed and Forge, Yard, and Garden, extending to a depth of about 300 feet, well fenced, and enclosed with high gates.

These Premises are held for a Term, of which 16 years are unexpired, at the rent of £20 per annum.

May be viewed by the kind permission of the Tenants. All particulars may be known of Messrs. ENGLISH and SON; or Mr. HAYMAN, Solicitor, Harrington-place Queen-square.

(92)

The description of nos. 15 and 16 match the building that was later renamed 22 Charlotte street. The shop was in the occupation of Mr. Sargent as a Sadler in the 1841 Census. The buildings and offices at the rear would eventually be taken over by Thomas Shackell, who was to build no. 22 Charlotte Street at the front.

Messrs English and son beg to make known that they will sell by auction by order of the Mortgagee without any reservation, at the Rooms, Milsom Street, On Saturday, March 4th at one for two o' clock precisely,

That freehold message and premises, being no. 16, on the West side of Charlotte Street, with Garden in the rear, subject to a ground rent of £5 per annum, That freehold message and premises adjoining, being no. 15, Charlotte Street, subject to a ground rent of £2 per annum.

Charlotte Street is a leading thoroughfare from the Bristol Road to Queen Square, and the whole of the upper part of the City, and is designed to harmonise with the elegant buildings in its vicinity

The above Residences have therefore a frontage of unexceptional neat, uniform with which the whole street will be built, with the exception of Public Buildings, such as the Savings Bank already completed, which forms a striking feature.

It is expected that very shortly the street will be completed, and as a situation for Residence, or for any Genteel Trade it will be every way desirable, being closely adjacent to the Victoria Park, in the centre of a dense population, and within five minutes walk of the centre of the city.

The above houses are internally commodious (especially no. 16, which is the largest), having every accommodation of which modern improvements are capable, are exceedingly well built, and finished in a superior manner.

Also, a small Tenement, adjoining no. 15, which, with an imposing Shop Frontage, facing, by its angular position, both Charlotte Street and the Bristol Road, in the occupation of Mr. Sargeant, Saddler.

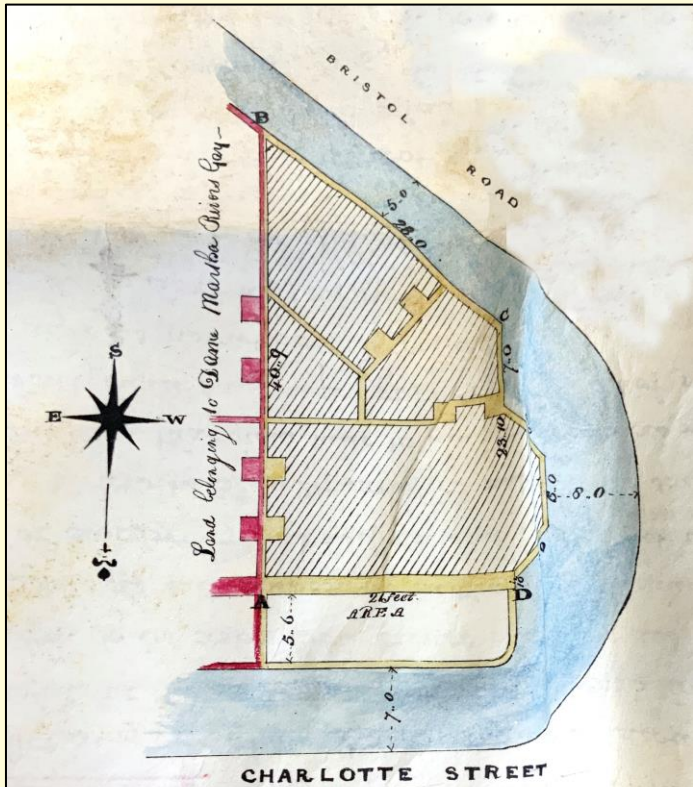
Adjoining the above Tenement is a small cottage in the rear, with three stables, affording accommodation for fifteen or twenty horses, together with other Buildings and Offices, extensive Shed and Forge, Yard, and Garden, extending to a depth of about 300 feet, well fenced, and enclosed with high gates.

Theses Premises are held for a term of which 16 years are unexpired, at the rent of £20 per annum.

May be viewed by the kind permission of the Tenants. All particulars may be known of messrs English and Son or Mr. Hayman, Solicitor, Harrington Place, Queen Square. 23

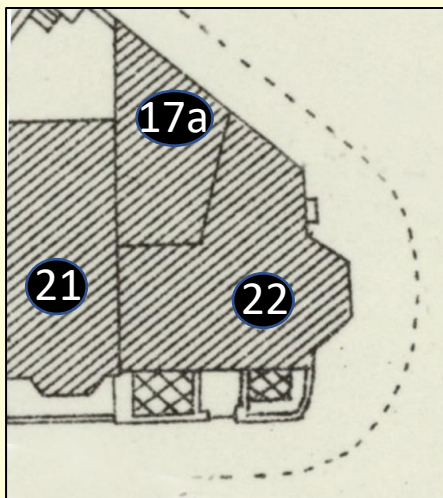
February 1843 - Bath Chronicle

Charlotte Street House (22 Charlotte Street) was designed by George Manners in 1833



Below is the plan of no. 22 Charlotte Street which adjoins no 21 (Charlotte's Town House) today. The original Indenture is dated 13th April 1833 when Dame Martha Rivers Gay, of Winchester, Lady of the Manor of Walcot. Gives James *Ridewood* of Bath, Mason and 3. George Ripley, of Bath, Plumber a plot of land, bounded on the southwest by the road leading from Bath to Bristol, on the north by the new intended street to be called Charlotte Street. (B&NES Record Office - 0810/2/1)

The original plan for no. 22 Charlotte Street by George Manners compared with plan of 1888 below.



Reference. The letters ABCD to A encumbers the Plot of Ground Messuages and Premises granted by this Indenture. The yellow colour shows walls belonging to the said Premises. The red colour shows walls belonging to other adjoining Premises. The hatched lines show the Buildings. The blue colour shows the Pavement referred to by this Indenture.

30 FEET

Dated 13th April 1833

Countersail

Conveyance of a plot of ground for building in Charlotte Street

Dame M. R. Gay

to James Ridewood

22 Charlotte Street



No 22 Charlotte Street stands out against its neighbours as its appearance and height are very different. The records show that it may have been the first that was built as the original plans by George Manners date back to 1833. Its original use was for a Saddlers with a shop on the ground floor whose original window can still be seen on the side.

1833	George Manners	1833	George Manners	1833	George Manners
1834	George Manners	1834	George Manners	1834	George Manners
1835	George Manners	1835	George Manners	1835	George Manners
1836	George Manners	1836	George Manners	1836	George Manners
1837	George Manners	1837	George Manners	1837	George Manners
1838	George Manners	1838	George Manners	1838	George Manners
1839	George Manners	1839	George Manners	1839	George Manners
1840	George Manners	1840	George Manners	1840	George Manners
1841	George Manners	1841	George Manners	1841	George Manners
1842	George Manners	1842	George Manners	1842	George Manners
1843	George Manners	1843	George Manners	1843	George Manners
1844	George Manners	1844	George Manners	1844	George Manners
1845	George Manners	1845	George Manners	1845	George Manners
1846	George Manners	1846	George Manners	1846	George Manners
1847	George Manners	1847	George Manners	1847	George Manners
1848	George Manners	1848	George Manners	1848	George Manners
1849	George Manners	1849	George Manners	1849	George Manners
1850	George Manners	1850	George Manners	1850	George Manners

In 1851 William Fisher is in Charlotte Street House now called Queens Square Place he is described as a Slater and Plasterer employing 10 men his son Charles is a Grocer on the premises.

IF YOU WANT A BRILLIANT LIGHT AT A SMALL COST
PURCHASE ONE OF
EWART'S IMPROVED PARAFFIN AND PHOTOGENE LAMPS,
AT E. DAVIS'S
TEA, GROCERY, & PROVISION WAREHOUSE,
CHARLOTTE STREET HOUSE,
CHARLOTTE STREET, BATH.

LAMPS FROM 2s. 6d. EACH. OIL 4s. PER GALLON.
MANUFACTORY, 346, EUSTON ROAD, LONDON.

ELIGIBLE INVESTMENT
For PERSONS with SMALL CAPITAL.

INDIVIDUALS desirous of ENTERING on a
General GROCERY TRADE may hear of a BUSI-
NESS to be DISPOSED OF in that line, where it has been
carried on for the last Fifteen Years, by inquiring at
Charlotte House, Charlotte Street.

Satisfactory reasons assigned by the present Proprietor
for leaving the same.

N.B. Business thoroughfare, exceedingly moderate
rental, and coming-in easy.

[136]

19 November 1857 bath Chronicle

IF YOU WANT A BRILLIANT LIGHT AT A SMALL COST
PURCHASE ONE OF E WART'S IMPROVED PARAFFIN
AND PHOTO GENE LAMPS,
AT E. DAVIS'S
TEA. GROCERY, PROVISION WAREHOUSE,
CHARLOTTE STREET HOUSE, CHARLOTTE STREET,
BATH.

LAMPS FROM 2s. 6d. EACH. OIL 4s. PER GALLON.
MANUFACTORY, 346, EUSTON ROAD, LONDON 13
January 1859 - Bath Chronicle

1857	William Eades	1857	William Eades	1857	William Eades
1858	William Eades	1858	William Eades	1858	William Eades
1859	William Eades	1859	William Eades	1859	William Eades
1860	William Eades	1860	William Eades	1860	William Eades
1861	William Eades	1861	William Eades	1861	William Eades
1862	William Eades	1862	William Eades	1862	William Eades
1863	William Eades	1863	William Eades	1863	William Eades
1864	William Eades	1864	William Eades	1864	William Eades
1865	William Eades	1865	William Eades	1865	William Eades
1866	William Eades	1866	William Eades	1866	William Eades
1867	William Eades	1867	William Eades	1867	William Eades
1868	William Eades	1868	William Eades	1868	William Eades
1869	William Eades	1869	William Eades	1869	William Eades
1870	William Eades	1870	William Eades	1870	William Eades
1871	William Eades	1871	William Eades	1871	William Eades

1871 Census has William Eades Marble / Stone Mason as living at No. 22 Charlotte Street, known as Charlotte Street House.

Charlotte Street Terrace designed by George Phillips Manners in 1839.



1841 Census for those buildings complete in that year in Charlotte Street.

Charlotte Street appears on the 1841 Census. Amongst the wealthy are a number of traders as follows:

William Holyoak - Baker, Edward Hale - Carpenter, William Hyde - Cabinet Maker, Henry Dark - Tailor, John Kerslake - Plumber, Esther Franks - Pork Butcher, James Scott - Linen Draper, George Sargeant - Saddler. John Smith - Wool and Cloth Merchant.

Charlotte Street	William Holyoak	45	Baker	No
	Maria do	50		No
	Marta do	10		No
	Mary do	10		No
	Jane do	9		No
	Edward Hale	40	Carpenter	No
	Mary do	40		Yes
	William Holyoak	55	Cabinet Maker	Yes
	Jane do	50		Yes
	William do	30		Yes
	Thomas do	15		Yes
Charlotte Street	Edward Hyde	15		Yes
	Julia do	15		Yes
	Mary do	12		Yes
	Louy do	8		Yes
	Elizabeth Prater	20	J. S.	Yes
Charlotte Street	Elizabeth Prater	50	Wife	Yes
	Henry Dark	55	Tailor	No
	John do	55		No
	Mary Potter	15	J. S.	No
	John Kerslake	35	Plumber	Yes
	John do	35		Yes

	Mary do	55		No
	Esther Franks	55	Pork Butcher	Yes
	Mary do	15		Yes
	Melinda Green	35	Wife	Yes
	Henry do	8		Yes
	James Scott	25	Linen Draper	
	John do	20	do	
	Elizabeth Prater	30	Wife	No
	William do	7		Yes
	Arthur do	3		Yes
	Charlotte Hyde	15	J. S.	No
	George Sargeant	30	Saddler	Yes
Charlotte Street	Sarah Sargeant	30		No
	Mary do	9		Yes
	George do	8		Yes
	Henry do	11		Yes
	John Smith	45	Wool and Cloth Merchant	No
	Elizabeth do	40		No
	Thomas do	11		Yes
	Thomas do	8		Yes
	Charles Nathan	40	CL	No
	Marian Cooper	10	do	No
	Ruth do	75		Yes
Charlotte Street	Thomas do	20		No

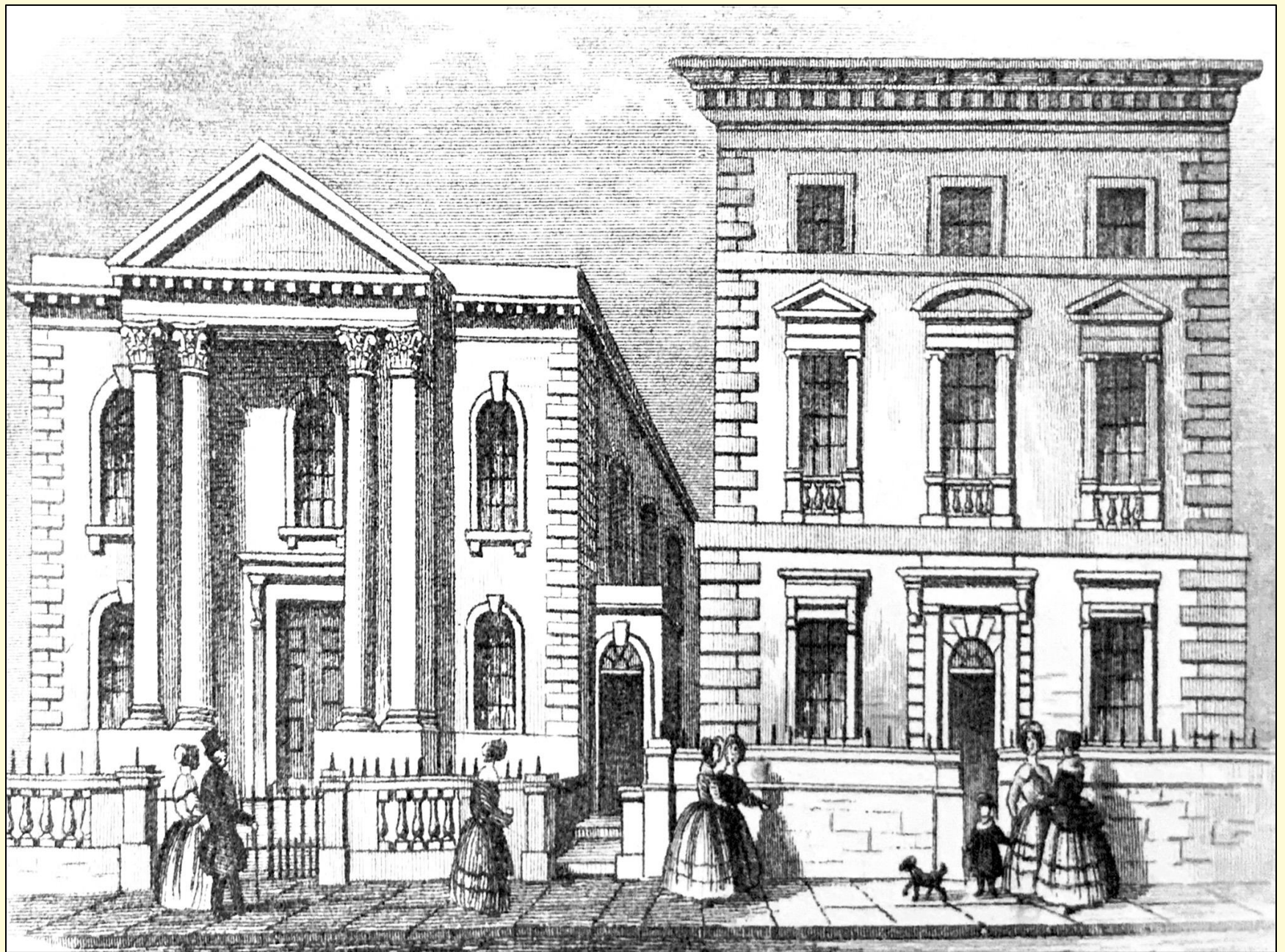
Bath Savings Bank designed by George Alexander. Built in 1841



Moravian Chapel, Charlotte Street – James Wilson Architect built in 1845



Moravian Chapel and Bath Savings Bank in Charlotte Street.



BATH.

Particulars and Conditions of Sale
OF WELL-SECURED
FREEHOLD GROUND RENTS,
ORIGINAL AND APPORTIONED,

Issuing out of a GARDEN in Camden Crescent, MESSUAGES, BUILDINGS and PREMISES, or parts of Messuages, Buildings and Premises, in Harington Place, Barton Street, Queen Street, and Charlotte Street, in the Parish of Walcot; also of THE WELL-SECURED AND VALUABLE GROUND RENTS (Original and Apportioned),

FOR LONG TERMS OF YEARS, WITH THE REVERSIONS IN FEE expectant on those Terms of Years, OF MESSUAGES, BUILDINGS and PREMISES, or parts of Messuages, Buildings and Premises, situate in Ambury, Margaret's Passage, Corn Street, Somerset Street, Little Corn Street, Back Street, and New Quay, in the Parish of St. James, and GARDENS behind Camden Crescent aforesaid; also of

THE REVERSIONS IN FEE expectant on Short Terms, WITH

GROUND RENTS (Original and Apportioned), OF MESSUAGES, BUILDINGS and PREMISES, or parts of Messuages, Buildings and Premises, in Brunswick Place, Claremont Place, Monmouth Place, Albion Buildings, and Marlborough Place, parts of Down House, Albion House, Malthouse and Stay Manufactory adjoining (near the latter) MESSUAGES, BUILDINGS and PREMISES, or parts of Messuages, Buildings and Premises, in Moorfield's Place, St. Margaret's Buildings, Clement Street, James Buildings, and Belvedere, the Toll House belonging to the Grosvenor Suspension Bridge and LAND and BUILDINGS adjoining, and part of Lansdown Grove, all in the said Parish of Walcot;

ALSO OF THE REVERSION IN FEE WITHOUT ANY RENT WHILE IN REVERSION OF a Piece of NURSERY GARDEN GROUND, situate at the top of Great Bedford Street, in the said Parish of Walcot; also of THREE FREEHOLD DWELLING-HOUSES, SHOPS and PREMISES, in Belvedere, and a FREEHOLD COTTAGE (known as "Camden Lodge"), Garden and Premises, adjoining Camden Crescent aforesaid, in the said Parish of Walcot; and also Pieces of Valuable

FREEHOLD BUILDING AND OTHER LAND, Adjoining Prospect Place, and near to Park Street and Lansdown Place East, in the said Parish of Walcot;

WHICH WILL BE SOLD BY AUCTION,

MR. RAINEY,

At his Sale Rooms, Nos. 20 & 21, SOUTHGATE STREET, Bath, On MONDAY, Oct. 31st, 1870, at 12 for 1 o'Clock, In the Lots within specified, and subject to the annexed Conditions.

FREEHOLD GROUND-RENTS (Original and Apportioned).

Lot	Nature of Property.	Annual Amount.	Premises out of which Issuing.	Present or late Owners of Houses.	Present or late Occupiers.
1	FREEHOLD GROUND RENT	£ 5 8 0	GARDEN of No. 12, CAMDEN CRESCENT	S. Hayne, Esq.	D. Cheotham, Esq.
2	Do ditto	5 0 0	No. 4, HARINGTON PLACE	E. C. Petgrave, Esq.	Self and another
3	Do ditto	4 0 0 (appor)	No. 5, ditto	Mrs. Packer	R. Packer
4	Do ditto	4 0 0 (appor)	No. 6, ditto	Do	Do
5	Do ditto	4 0 0	No. 9, BARTON STREET	Mrs. Green	Mr. H. Cox and others
6	Do ditto	4 0 0	No. 10, ditto	Mr. R. S. Payne	Self and others
7	Do ditto	5 0 0	No. 8, QUEEN STREET	Mr. R. S. Payne	Mr. W. Hannam & others
8	Do ditto	3 0 0	No. 9, ditto	Executors of Mr. W. B. Lidiard	Mr. G. Chamberlain and others
9	Do ditto	5 0 0	No. 10, ditto	Mr. F. Collins	Self
10	Do ditto	6 0 0	CHARLOTTE STREET HOUSE	Mr. G. Edwards	Mr. Eades
11	Do ditto	3 10 0 (appor)	No. 2, CHARLOTTE STREET	Mrs. Overbury	Mr. R. Mann
12	Do ditto	3 10 0 (appor)	No. 3, ditto	Do	Misses Williams
13	Do ditto	5 0 0	No. 4, ditto	Do	Miss Teesdale & another
14	Do ditto	6 0 0	No. 5, ditto	Mrs. Kerslake	Self
15	Do ditto	6 0 0	No. 6, ditto	Mrs. Overbury	Mr. H. J. Walker
16	Do ditto	5 10 0	No. 7, ditto	Do	Mrs. Watts and others
17	Do ditto	5 10 0	No. 8, ditto	Do	Mr. J. S. Turner and another
18	Do ditto	5 10 0	No. 9, ditto	Mr. J. Vaughan	Mrs. Newnham
19	Do ditto	5 10 0	No. 10, ditto	Mrs. Kerslake	Miss Salmoni & another
20	Do ditto	18 0 0	MORAVIAN CHAPEL	Mr. W. Gibbs & others	
21	Do ditto	21 0 0	SAVINGS BANK	Bath Savings Bank	Mr. R. W. Carpenter
22	Do ditto	5 0 0	No. 13, CHARLOTTE STREET	Mr. W. Hyde	Self
23	Do ditto	5 0 0	No. 14, ditto	Do	Self
24	Do ditto	15 0 0	PERCY CHAPEL	Do	Mr. W. Eades

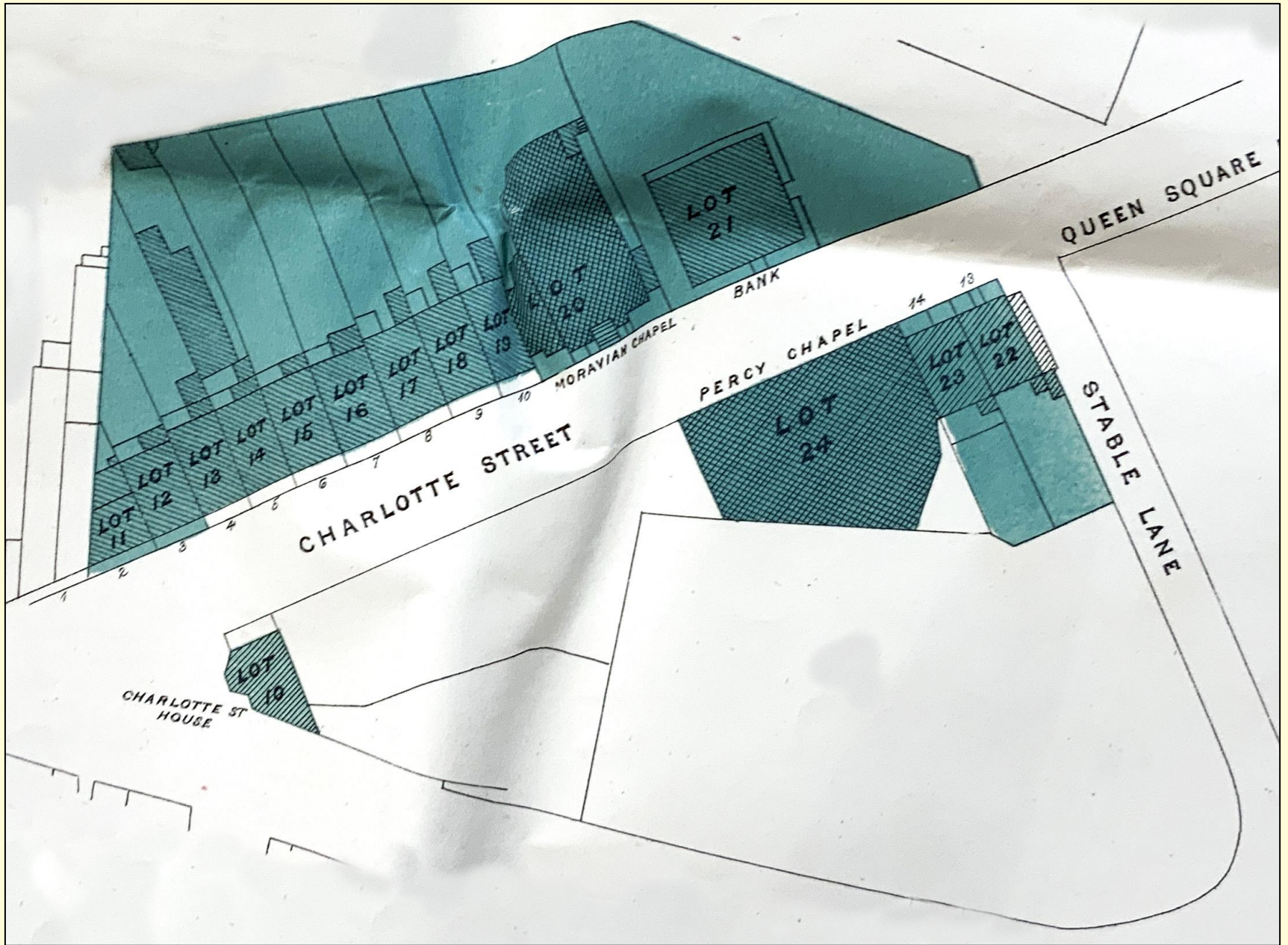
Sale by Auction.
Important SALE of Valuable FREEHOLD GROUND-RENTS,
LEASEHOLD GROUND-RENTS, WITH REVERSIONS,
ELIGIBLE BUILDING LAND and FREEHOLD HOUSE PROPERTY.
Situate in the CITY and BOROUGH of BATH.

MR. RAINEY respectfully gives notice that he will SELL by AUCTION, at his Sale Rooms, Nos. 20 and 21, SOUTHGATE STREET, BATH, on MONDAY, October the 31st, 1870, at Twelve for One o'Clock, the following VALUABLE PROPERTY, in SIXTY-SIX LOTS.
PART I. FREEHOLD GROUND-RENTS (Original and Apportioned).

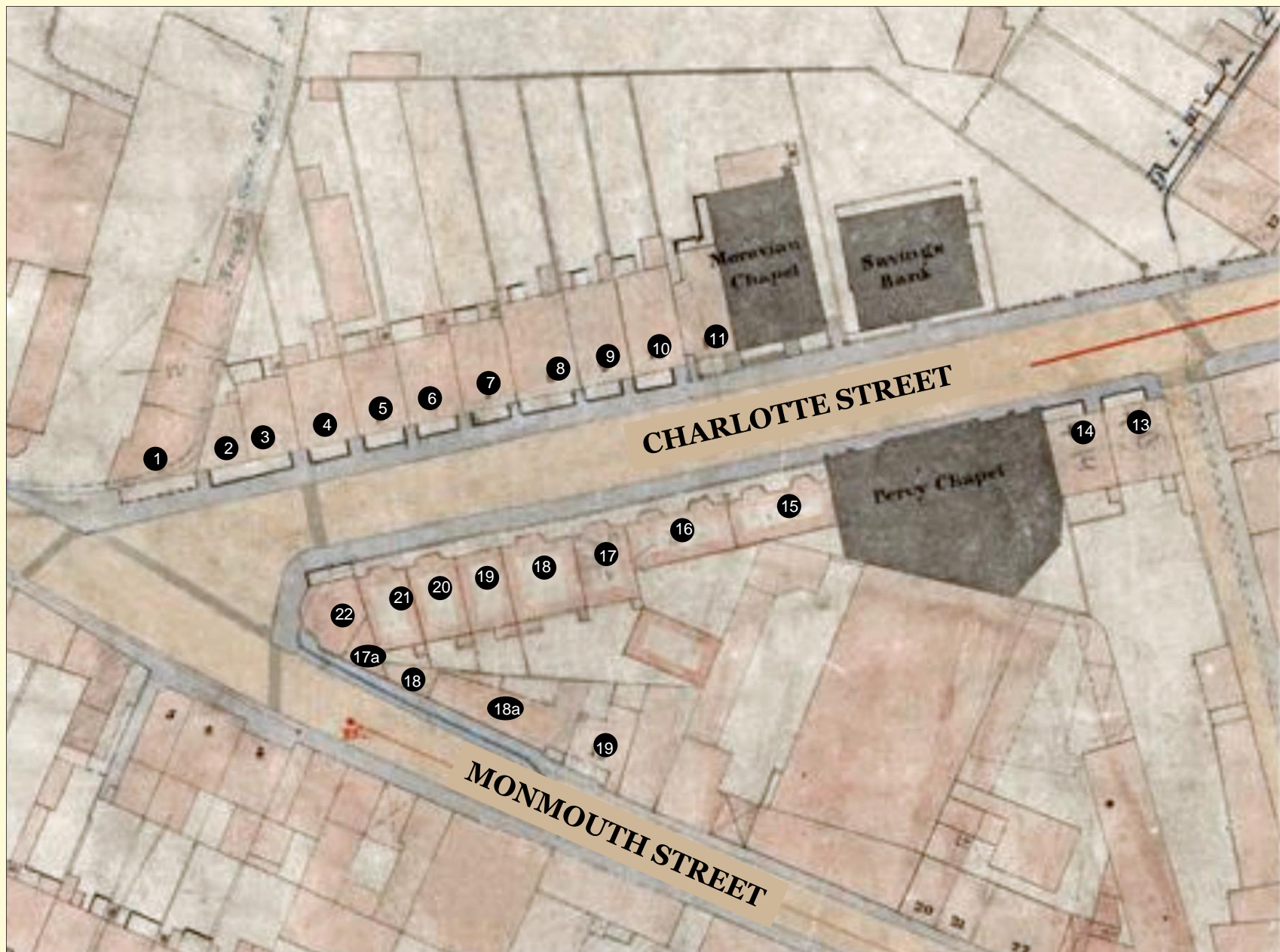
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22	Do ditto	5 0 0	No. 13, CHARLOTTE STREET	Mr. W. Hyde	Self
23	Do ditto	5 0 0	No. 14, ditto	Do	Self
24	Do ditto	15 0 0	PERCY CHAPEL	Do	Mr. W. Eades

The Rivers family had mortgaged their large Walcot Estate over the years and after the death of Sir Henry Chandos Rivers in 1870, their solicitor, Thomas Inman auctioned a number of these off to reduce their debt. He managed the estate as a trustee on behalf of the surviving sisters and their children until 1903. On October 31st there was an auction held by Mr. Rainey where a number were sold including those in Charlotte Street. A copy of the catalogue has survived in the Bath Record Office and is displayed here which gives important information on the tenants and owners of properties. The accompanying plan provides a snapshot of completed houses in that year before Thomas Shackell was to complete it with nos. 15 to 21 the following year. It is interesting to see that no. 22 was called Charlotte Street House at that time and was owned by Mr. G. Edwards and Mr. Morgan Eades who ran his Grocers shop there.

The 1870 Auction Map showing the first stage of buildings in Charlotte Street.



Cotterell & Spackman's updated Map of Bath 1852-1853.



Percy Congregational Church designed by Goodridge and Son. Built in 1854



Percy Congregational Church designed by Goodridge and Son. Built in 1854

PERCY CHAPEL, CHARLOTTE STREET, BATH.

THE

FOUNDATION STONE

OF THE ABOVE PLACE OF WORSHIP WILL BE LAID

On **TUESDAY, March 28, 1854,**

BY

SIR C. E. EARDLEY, BART.,

*Assisted by the Rev. R. BRINDLEY, and
other Ministers & Gentlemen.*

The Members of the Congregation will meet at
Twelve o'clock precisely in the Moravian Chapel, which
has been kindly lent for the occasion.

IN THE EVENING THERE WILL BE A PUBLIC

TEA MEETING

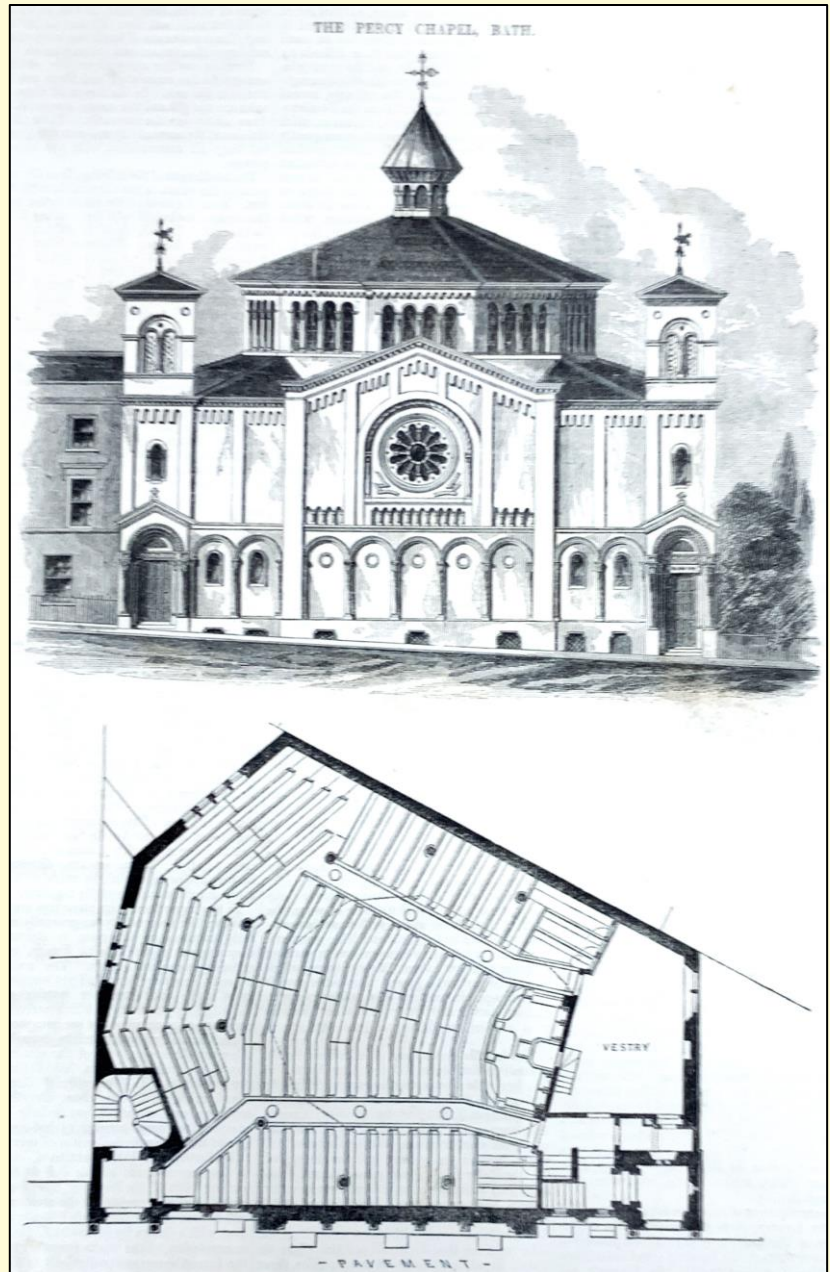
AT THE ASSEMBLY ROOMS,

To Commence at Five o'Clock,

**At which SIR CULLING EARDLEY EARDLEY
is expected to Preside.**

TICKETS, ONE SHILLING EACH, to be had of Messrs. NOYES and SONS, Bladud
Buildings; Mr. J. R. KING, Market Place; Mr. S. FISHER, Cheap Street; and Mr. JOSEPH
SINCLAIR, Walcot Buildings.

C. CLARK, PRINTER, ARGYLE STREET, BATH.



Thomas Shackell's purchase of plot of land on which no.21 was built in 1871

Thomas Inman (Trustee to Rivers Estate) leases plot of land on which 21 Charlotte Street was to be built by Thomas Shackell on the 19th January 1871 for a perpetual ground rent of £6.

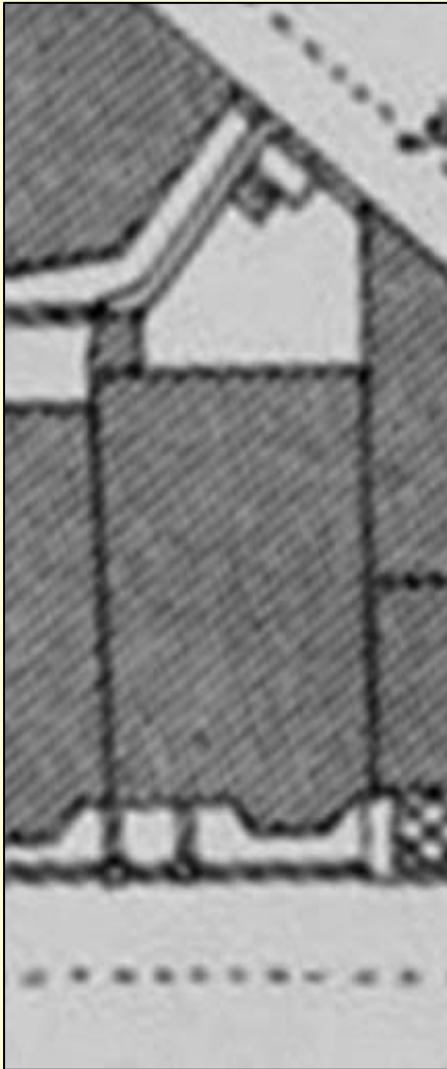
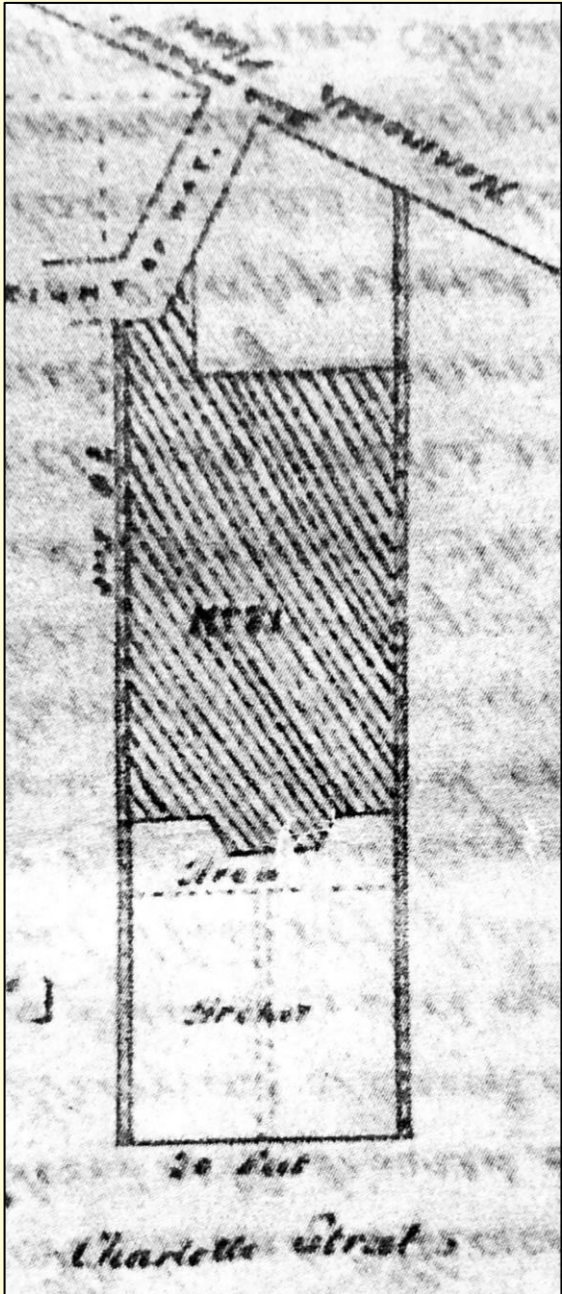
This Indenture

made the nineteenth day of January one thousand eight hundred and seventy one between **Thomas Frederic Inman** of the City of Bath Esquire of the one part and **Thomas Shackell** of the same City Builder of the other part.

Witnesseth that in consideration of the perpetual yearly rent charge herein after reserved or made payable to the said Thomas Frederic Inman pursuant to an agreement under seal entered into in this behalf by the late Sir Henry Chandos Rivers Baronet deceased, and as Trustee of the Will and devise of the real estate of the said Sir Henry Chandos Rivers Baronet deceased, and as Trustee of the Will and devise of the real estate of the said Sir Henry Chandos Rivers Baronet deceased, the said Thomas Shackell his heirs and assigns **At** their plot of Land situate in the Parish of Walcot in the City of Bath delineated in the Plan drawn on the back of the second sheet of their presents Together with the newly erected messuage thereon called or intended to be called Number 21 Charlotte Street in the same City Together with the arches under Charlotte Street aforesaid in front of the same plot of ground to the middle of the same street and together with all buildings walls fences ways drains sewers lights easements and appurtenances to the said plot of ground and messuage belonging or therewith used or enjoyed and together with the benefit of all existing covenants restrictive of affecting the enjoyment of any adjoining neighbouring property and operating or enuring for the advantageous beneficial or agreeable enjoyment of the same plot of ground and messuage so far as or in so far as benefit is necessary for such enjoyment and so far as the said Thomas Frederic Inman can grant the same but excepting and reserving out of the grant and conveyance hereby made unto the said Thomas Frederic Inman his heirs and assigns all water springs of water and water courses running being or flowing or through across under or over the said Plot of Land or any part thereof or with which the said plot of land and messuage or any part thereof are or is or for the time being shall be supplied together with full power for the said Thomas Frederic Inman his heirs and assigns and every person or company having his or their authority express or implied from time to time and at all times hereafter to enter into and remain upon the said plot of land and messuage for the purpose of collecting and utilizing the same water springs of water and water courses and for that purpose and also for the purpose of collecting and utilizing any other water now or for the time being belonging wholly or partly to the said Thomas Frederic Inman his heirs and assigns or in which he or they are or shall be interested or of conducting or keeping the same water springs of water and water courses or the same other water upon or through across under or over the said Plot of Land and messuage either for the supply of the said plot of land and messuage or any other hereditaments to construct maintain repair and cleanse reservoirs pipes and other appliances upon or through across under or over the said plot of land and messuage and also to collect utilize conduct and keep the same water springs of water water courses and other water there for the supply of the said plot of land and messuage or any other hereditaments accordingly but so that the said Thomas Frederic Inman his heirs and assigns and every person or company having his or their authority as aforesaid shall in the exercise of the said reservation do no unnecessary damage and shall make compensation to the owner or owners and occupier or occupiers for the time being of the said plot of land and messuage for any necessary damage thereby to be occasioned **And** excepting and reserving out of the grant and conveyance hereby made unto the said Thomas Frederic Inman his heirs and assigns all such rights and restrictions as under or by virtue of the covenants hereinafter on the part of the said Thomas Shackell contained will affect or are intended to affect the use or enjoyment of the said plot of land and messuage **And** all these last aforesaid title both at law and in equity of the said Thomas Frederic Inman in and to the said plot of land and messuage and premises hereby granted or intended so to be hereinafter called "the granted premises" **To hold** the granted premises subject to the several exceptions and reservations herein before contained and subject to all rights to lights drains party walls fences and other easements or rights in the nature of easements affecting the granted premises unto the said Thomas Shackell and his heirs to and for the uses and purposes hereinafter expressed (that is to say) **To the use** and purpose that the said Thomas Frederic Inman his heirs and assigns shall and may as from the twenty fourth day of June One thousand eight hundred and seventy yearly receive and take out of the granted premises the perpetual yearly rent charge of Three pounds eight shillings to be paid by equal quarterly payments on the twenty ninth day of September the twenty fourth day of December the twenty fifth day of March and the thirtieth day of June in every year without any deduction or in respect of any taxes or charges assessments or impositions or other duties or whether for parliamentary municipal or other County District or otherwise or any other outgoings or at any time hereafter to be charged assessed imposed or payable upon or in respect of the granted premises or on the said Thomas Frederic Inman his heirs and assigns in respect thereof or upon or in respect of the said yearly rent charge or on the said Thomas Frederic Inman his heirs and assigns in that in case and so often as any quarterly payment of the said yearly rent charge or any part of any such quarterly payment shall be unpaid for the period of twenty eight days next after any of the days hereinafter appointed for the payment thereof then and so often as the case shall happen although there shall not have been any legal demand made thereof it shall be lawful for the said Thomas Frederic Inman his heirs and assigns from time to time as occasion shall require to enter into and detain upon the granted premises or any part thereof and to dispose according to law of the distress or distresses then and there found to the intent that thereby or otherwise the said yearly rent charge and every part thereof or unpaid and all costs and expenses occasioned by the non payment thereof to the said Thomas Frederic Inman his heirs and assigns be entered into and collected the granted premises and to receive and take the rents and profits thereof until he or they shall therewith or thereto or otherwise be fully paid and satisfied the said yearly rent charge and every part thereof or unpaid and all payments thereof to become due during his or their being in possession or in the receipt of the rents and profits of the granted premises together with all costs and expenses occasioned by the non payment thereof and every such possession when taken to be without impeachment of waste and to the further use and purpose that in case and so often as any quarterly payment of the said yearly rent charge or any part of any

Th^o Frederic Inman

Thomas Shackell's purchase of plot of land on which no.21 was built in 1871



Original plan of no. 21
Charlotte Street compared
with that drawn on 1886
O.S Map.

An abstract from the original Indenture for no. 21 Charlotte Street.

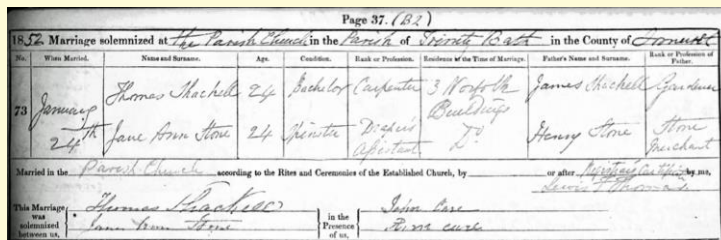
"This Indenture made the 19th day of January 1870 between Thomas Frederick Inman of the City of Bath, Gentleman of the one part and Thomas Shackell of the same City, Builder of the other part Witnessed that in the consideration of the perpetual yearly rent charge herein after reserves or made payable. He the said Thomas Fredrick Inman pursuant to an agreement under seal interned into in this behalf by the late Sir Henry Chandos Rivers, Baronet deceased and as trustee of the Will and devisee of the real estate of the said Sir Henry Chandos Rivers doth hereby grant convey and dispose of unto the said Thomas Shackell his heirs and assigns All that plot of Land situated in the Parish of Walcot in the City of Bath delineated in the Plan drawn on the back of the second skin of this presents together with the newly erected message Theron called or intended to be called Number 21 Charlotte Street in the same City together with the arches under Charlotte Street and together with all buildings, walls, fences, ways drains savers, lights, easements and appurtenances to the said plot of ground and messuage belonging or therewith used or enjoyed and together with the benefit of all existing covenants restricting or affecting the enjoyment of any adjoining or neighbour"....

Thomas Shackell – builder of 22 Charlotte Street in 1871

At the rear of Charlotte Street were a large group of workshops and storage that were fronted by Monmouth Place. Among these was that of the builder Thomas Shackell at no. 19. He had moved there in 1853, when he was 25. He paid £20 to Sir James Francis Rivers for a house with workshops on a 21 year lease. In a later advert in the Bath Chronicle, he describes himself as a Builder, Carpenter, Undertaker and General Contractor. He also was able to supply plans for “*buildings in all its various branches*”. He had earlier been in partnership with a Mr. Care and this was dissolved in 1853.

In 1856 he married Jane Stone and they went on to have seven children. The 1861 Census shows him as a master carpenter and builder at the same address. He continues to do well and in the next census is shown as employing 10 men and 2 boys. In March of that year, he leases the adjoining plot to his house in Monmouth Place from John Inman, the Executor for the Rivers family for £22 a year. On this he builds himself a workshop and houses, the designs of which are still to be seen in Bath Record Office. He later goes on to lease the remaining land that fronts Charlotte Street from the Rivers Estate and designed and built eight houses (15 - 21) on it during the same year.

It is sad to read that after all the time and effort in building the houses he lost financially and was declared bankrupt in 1873. In August of that year there is an auction of everything that he owns including his home and workshops. He is shown as living at Charlotte House on the corner. He had let all the other houses on Charlotte Street from £17 to £37 a year rent. There was also another property, no. 32 Belvedere that was included in the Auction.



Shackell family Tree

Marriage Certificate for Thomas Shackell, aged 24. A Carpenter living at 3 Norfolk Buildings to Jane Ann Stone at Holy Trinity Church, Bath in 1852

Thomas Shackell – builder of 22 Charlotte Street in 1871

THOS. SHACKELL,

CARPENTER, BUILDER, and UNDERTAKER,


Removed to No. 20, MONMOUTH PLACE,

(Opposite the King's Arms, Upper Bristol Road, formerly in the Occupation of the late Mr. COULDRIDGE.)

BEGS to return his sincere thanks to his Friends and the Public for their very kind support during the time that he has been in Business with Mr. CARE, and to inform them that the PARTNERSHIP is NOW DIS-SOLVED by mutual consent.

He sincerely hopes that, by strict personal attention and conducting Business upon principles of punctuality and despatch, he shall continue to merit a share of their patronage and support.

* * Specifications and Estimates furnished for Building in all its Branches.

 Please observe the above Address.

18 August 1853 - Bath Chronicle

TO LET, PREMISES in the UPPER BRISTOL ROAD Bath, suitable for a Hay and Corn Dealer, or for Workshops, Storerooms, Warehouses, &c., with or without Stable and Cart House.—Apply to **Thomas Shackell**, Builder, 22, Charlotte Street, Bath.

To Let, Premises in Upper Bristol Road, Bath suitable for a Hay and Corn Dealer, or for Workshops, Storerooms, Warehouses, Ac., with or without Stable and Cart House. Apply to Thomas Shackell, Builder, Charlotte Street, Bath.
05 December 1872 - Bath Chronicle

"HORNSEY," Prior Park Road; Eight Rooms, Bathroom, and every convenience.—Apply **Thomas Shackell**, Crandale House, Prior Park Road.

"HORNSEY," Prior Park Road; Eight Rooms. Bathroom. and every convenience.—
Apply Thomas Shackell, Crandale House, Prior Park Road. 31 August 1893 - Bath Chronicle

THOS. SHACKELL,

BUILDER, CARPENTER, AND GENERAL CONTRACTOR,

No. 19, MONMOUTH PLACE, BATH.

PLANS, SPECIFICATIONS, and ESTIMATES Furnished Free, on application, for BUILDING in all its various Branches, including all kinds of Alterations, Repairs, Shop Fronts, and Fixtures; and the Work executed on the most Reasonable Terms, with punctuality and dispatch.

CONSERVATORIES, and all other kinds of HORTICULTURAL BUILDINGS, Erected upon the most Improved Principles. EXPERIENCED WORKMEN sent to any Part of the City at an Hour's Notice.

GREENHOUSE LIGHTS Made to Order, of the Best Red Deal, &c., and Glazed with Fifteen Ounce Sheet Glass, from 6½d. per Superficial Foot.

COUNTRY ORDERS PUNCTUALLY ATTENDED TO.

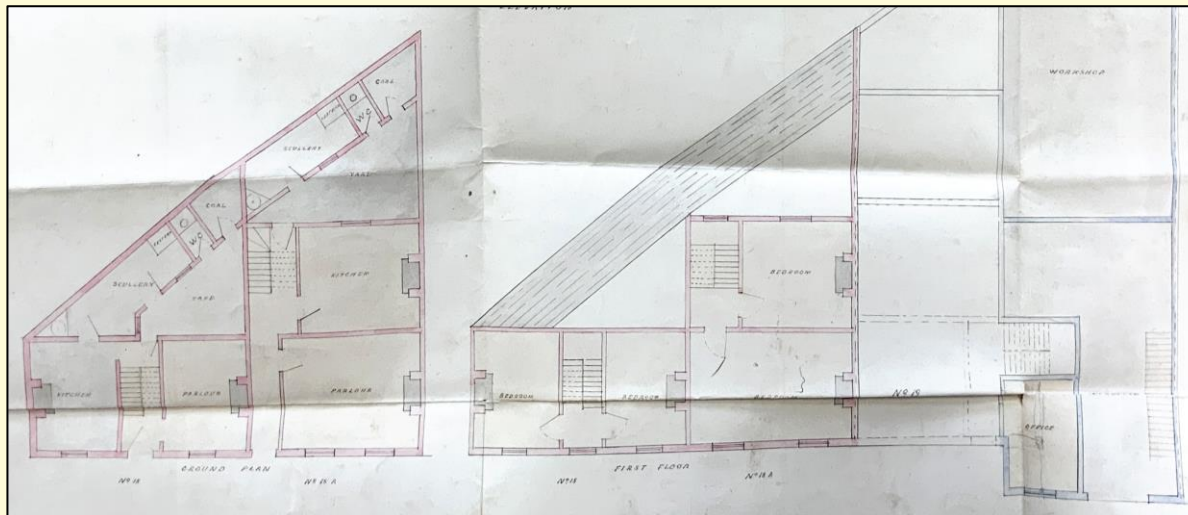
FUNERALS COMPLETELY FURNISHED.

AGENT FOR MOOR'S PATENT LEVER VENTILATORS.

07 April 1859 - Bath Chronicle

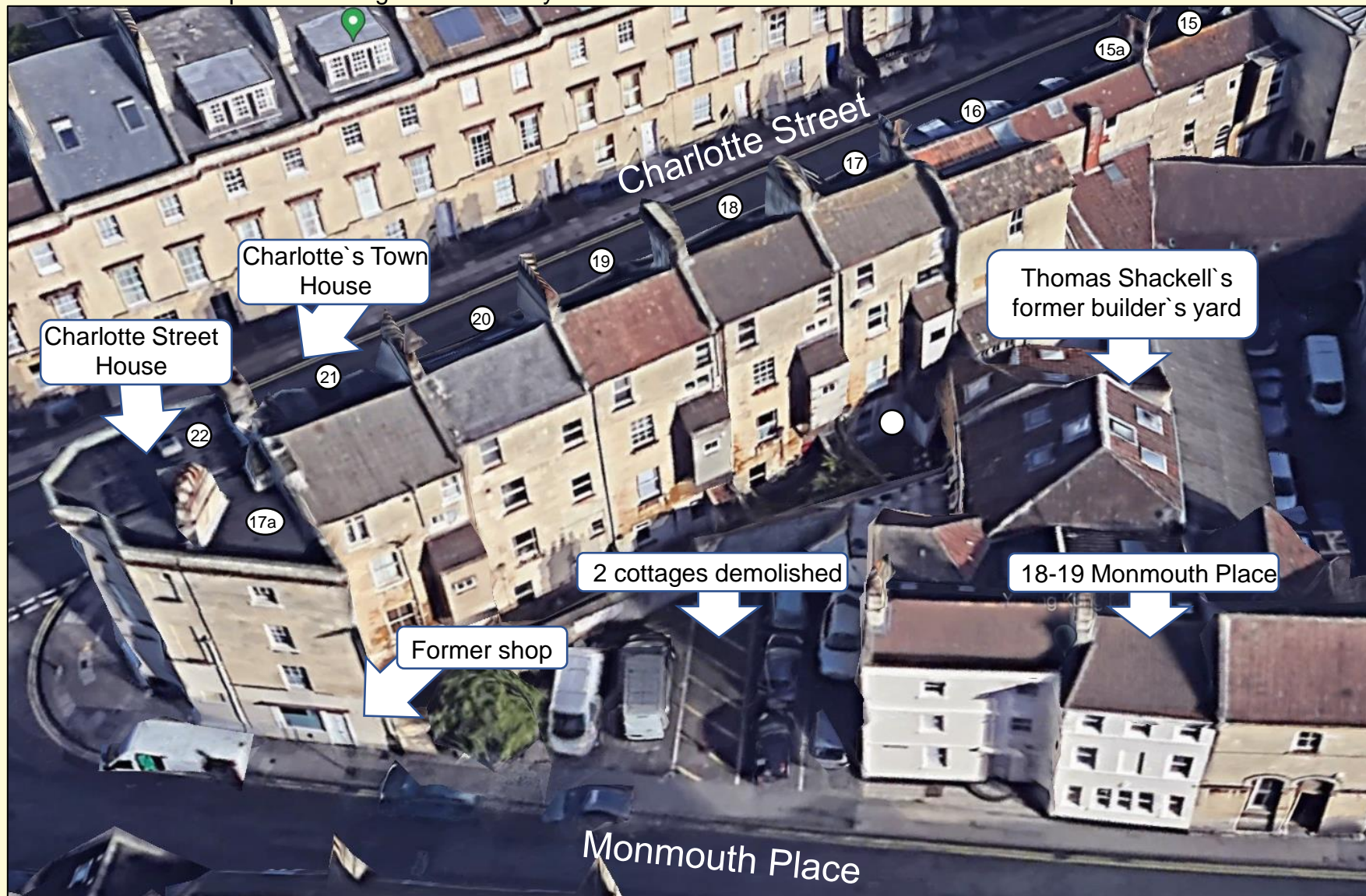
Thomas Shackell – builder of 22 Charlotte Street in 1871

Thomas Shackell leased some buildings and land from the Rivers Estate in March for £22 a year in 1871 and built the cottages, offices and workshops for his business at nos. 18-19 Monmouth Place. The plans below can be seen in the Bath Record Office today (0064/3/6). Nos. 18 and 18a have since been demolished for a car park.



Thomas Shackell – Builder of 22 Charlotte Street in 1871

It is astonishing to think today that the builder of nos.15 to 21 Charlotte Street and the group of buildings behind it was accomplished by Thomas Shackell in just three years. It is tragic that at the end of all that he had accomplished that his money should run out and all was to be auctioned shortly afterwards and he was to be declared bankrupt. The view below is an aerial photo showing the area today that he transformed between 1871 and 1873.



Thomas Shackell – Builder of 22 Charlotte Street in 1871

181	Crandale Cottage	James Shackell	Head	Mar	41	Gardener & Nurseryman	Wagon, Holcombe Road
		Jane D ^e	Wife	Mar	38		Wagon, Holcombe Road
		Thomas D ^e	Son	W	22	Carpenter	Wagon, Holcombe Road
		John D ^e	Son	W	20	Gardener	Wagon, Holcombe Road
		James D ^e	Son	W	17	Jeweller	Wagon, Holcombe Road
		Richard D ^e	Son	W	15		Wagon, Holcombe Road
		Emma D ^e	Daughter	W	13		Wagon, Holcombe Road
		Elizabeth Miller	Servant	W	17	House Servant	Wagon, Holcombe Road

1851 Census shows Thomas, aged 22 as a Carpenter living with his parents at Crandale, Prior Park Road, Bath

19	1	Thomas Shackell	Head	Mar	33	Master Carpenter & Man	Monmouth Bath
		Jane D ^e	Wife	Mar	33		Do Do
		Kate D ^e	Daughter	Unm	7	Scholar	Do Do
		William D ^e	Son		6	Do	Do Do
		Fredrick D ^e	Son		4	Do	Do Do
		Rose D ^e	Daughter		3	Do	Do Do
		Ellen D ^e	Daughter		1	Do	Do Do
		Ellen Shackell	Servant		15	Do	Do Do

1861 Census has Thomas aged 33 living at 19 Monmouth Place with his wife, Jane, aged 33 and children.

19	D ^e	D ^e	1	Thomas Shackell	Head	Mar	43	Master Builder Employing 10 men two boys
				Jane D ^e	Wife	Mar	43	Teacher of Music
				Kate D ^e	Daughter	Unm	14	Builder's Son
				William D ^e	Son	Unm	14	Scholar
				Fredrick D ^e	Son	Unm	14	Do
				Rose D ^e	Daughter	Unm	13	Do
				Ellen D ^e	Daughter	Unm	11	Do
				Walter D ^e	Son	Unm	7	Do

1871 Census has Thomas aged 43, a Master Builder living at 19 Monmouth Place, employing 10 men and 2 boys

No.	Christian Name and Surname of each Voter at full length.	Place of Abode.	Nature of Qualification.	Street, Lane, or other like Place in this Parish, and Number of House (if any) where the Property is situated.
4525	Shackell Richard	8, St. Andrew's terrace, Bath	house	8, St. Andrew's terrace
4526	Shackell Thomas	Charlotte house, Charlotte street, Bath	houses in succession	From 19, Monmouth place, to Charlotte house, Charlotte street

The 1872 Rates Book has Thomas living at Charlotte House (no.22), Charlotte Street and owning a number of houses.

Auction of Thomas Shackell's Houses on 5th September 1873

It is sad to read that after all the time and effort in building the houses he lost financially and was declared bankrupt in 1873. In August of that year there is an auction of everything that he owned including his home and workshops. He was shown as living at Charlotte House on the corner. He had let all the other houses on Charlotte Street from £17 to £37 a year rent. There was also another property, no. 32 Belvedere that was included in the Auction.

IN THE CITY OF BATH.
Messrs. KNIGHT and SON
 Are instructed
TO OFFER FOR SALE BY AUCTION,
At their ROOMS, No. 10, MILSON STREET, Bath,
 On FRIDAY, Sept. 5th, at One for Two o'Clock precisely,
 (Subject to such Conditions as will be then and
 there produced),
 The Following **DESIRABLE PROPERTIES**:-
Lot 1.
ALL that Well-situated **FREEHOLD DWELLING-**
HOUSE, No. 32, BELVEDERE, now let at the
 moderate rent of £40, subject to the annual payment of
 £1 3s. as the apportioned share of a paramount Ground-rent
 of £5 15s.
Lot 2-All those commanding **FREEHOLD PREMISES,**
 now known as **CHARLOTTE STREET HOUSE** and **174**
MONMOUTH PLACE; the former is in the occupation of
 the Vendor, the latter is let at the yearly rent of £14. These
 Premises have lately been thoroughly repaired and put into
 first-class condition, and will be Sold subject to a Ground-rent
 of £6 and to the usual building covenants.
Lot 3-All that Newly-erected and Well-built **FREE-**
HOLD MESSUAGE, No. 17, CHARLOTTE STREET, now
 let at the yearly rent of £37.
Lot 4-A similar **PROPERTY,** being No. 18, **CHARLOTTE**
STREET, now let at £37.
Lot 5-A similar **PROPERTY,** being No. 19, **CHARLOTTE**
STREET, now let at £37.
Lot 6-A similar **PROPERTY,** being No. 20, **CHARLOTTE**
STREET, now let at £37.
Lot 7-A similar **PROPERTY,** being No. 21, **CHARLOTTE**
STREET, now in hand.
Lots 3, 4, 5, 6 and 7 are each subject to a Ground-rent of
 £3 8s., and to the usual building covenants
Lot 8-All that **LEASEHOLD MESSUAGE,** situated and
 being No. 18, **MONMOUTH PLACE,** now let at the yearly
 rent of £17.
Lot 9-A similar **PROPERTY,** being No. 18A, **MON-**
MOUTH PLACE, now let at the yearly rent of £25.
Lot 10-All that Well-built **LEASEHOLD MESSUAGE,**
 situated and being No. 19, **MONMOUTH PLACE,** now let at
 the yearly rent of £30, the landlord paying rates and taxes.
Lot 11-All those excellent and commodious **WORK-**
SHOPS, adjoining the last Lot, now in hand.
Lots 8, 9, 10 and 11 will be Sold subject to a paramount
 Ground-rent of £22, which it is intended to apportion
 as follows:-Lots 8 and 9, £5 each; Lot 10, £8; and
 Lot 11, £4. They are likewise subject to the covenants
 contained in a Lease recently granted by the Trustee of
 the Rivers' Estate.
 The several Properties now let may be Viewed by the kind
 permission of the Tenants, and those unlet on application to
 the Vendor, Charlotte Street House.
 For further particulars and Cards to View apply to the
AUCTIONEERS; or to Mr. PAYNE, Solicitor, 5 and 6, Old

Charlotte Street east.					
Milner	Henry John	Carbury	Wm	House	No. 4
Hayes	Samuel Cobell	"	"	"	"
Adams	Wm Ford	"	"	"	"
Leggell	William Henry	Armitage	of Sturton	"	9
Valerius	Wm	Strelake	Wm	"	10
Stewart	Wm	St	Armitage	"	11
Stewart	Wm	"	"	"	12
Stewart	Wm	"	"	"	13
Stewart	Wm	"	"	"	14
Stewart	Wm	"	"	"	15
Stewart	Wm	"	"	"	16
Stewart	Wm	"	"	"	17
Stewart	Wm	"	"	"	18
Stewart	Wm	"	"	"	19
Stewart	Wm	"	"	"	20
Stewart	Wm	"	"	"	21
Stewart	Wm	"	"	"	22

The 1873 City Rates Book has Thomas formerly living at Charlotte House (no.22) and still owning nos. 15 to 22 after building them

LIQUIDATIONS.
 Thomas Shackell, carpenter and and builder, Charlotte Street, Bath.

10th October 1873



St. James Cemetery, Lower Bristol Road Bath.

Francis Edmund Potts 1873 - 1878

LA COSME RARIUS, A NEW FRENCH POMMADE.

WREFORD and CO. in introducing the above valuable Preparation for Cleansing, Beautifying, Preserving, and greatly Promoting the Growth of the Hair, beg to state it is produced from a recipe of one of the most eminent Physicians in Paris; the properties of which are sufficient in itself to recommend it, and they only solicit one trial to prove it far superior to anything yet introduced, being an inestimable requisite to the Toilet, as well as a great boon to the Nursery.

Prepared only by the Proprietors, and Sold in Pots at 1s. each.

Agents for Bath—**POTTS** BROTHERS, **Northumberland** Place; **STEELE** and **MARSH**, Milsom Street; **W. BRIGHT**, 26, Southgate Street, and **F. BUTT**, Market Place.

POTTS, CHEMISTS,

18 and 19, Northumberland Place,

AGENTS IN BATH FOR

HORNIMAN & CO.'S

PURE UNCOLOURED TEA. A restoration of the much approved old-fashioned supply, combining every advantage that the pure article can furnish. Many who were unable to indulge in the esteemed luxury of a cup of tea, on account of the modern practice of covering the leaf with powdered colours, are now enabled to drink with benefit to their health **HORNIMAN'S PURE UNCOLOURED TEA.**

GET INSTANT RELIEF and **CERTAIN CURE** for your **CORNS** by a 7½d. Box of **GOOLD'S CORN ERADICATOR.** Or if you suffer from **DEAFNESS**, an infallible remedy in **GOOLD'S EUSTACIAN DROPS**, in 1s. 1½d. Bottles, at

POTTS BROTHERS, CHEMISTS,
NORTHUMBERLAND PLACE,
AGENTS for BATH. [141]

HORNIMAN & CO.'S PURE TEA,

The usual fine sorts, but the leaf not covered with colour



HORNIMAN'S TEA WAREHOUSE,
51 & 52, Wornwood Street, City, London.

leaf: the Green is a true dull olive, not being "faced" with the prevailing bluish powder." For Richness, Strength, and Choice Flavour they exceed the sorts generally sold. Supplied by Agents throughout the Kingdom, and only in Packets, price 3s. 8d., 4s., & 4s. 4d. per lb.

LOCAL AGENTS.

BATH. **POTTS**, 18 & 19, **Northumberland** Place

Rich full-flavoured Tea of Rare strength is thus secured; for by not admitting the different qualities to be coloured alike with the usual powder, the brown flavourless leaves of the autumn gathering cannot be made by the Chinese to resemble the valuable spring sorts, and so passed off at high rates, to the loss of the English consumer. The *Lancet Report*, page 318, states of Horniman's importations:—

"These Teas are wholesome, the Black has not an intensely dark

leaf: the Green is a true dull olive, not being "faced" with the prevailing bluish powder." For Richness, Strength, and Choice Flavour they exceed the sorts generally sold. Supplied by Agents throughout the Kingdom, and only in Packets, price 3s. 8d., 4s., & 4s. 4d. per lb.

The 1873 Rates for 21 Charlotte Street has Francis Edmund Potts briefly renting from Thomas Shackell who was living at 22 until the lease was sold in the Auction. He was a Chemist based at 18-19 Northumberland Place, off the High Street in Bath. He first appeared there in 1858, when he was living at Sydenham Villa, Lower Bristol Road. Francis was a regular advertiser in the Bath Chronicle and promoted ranges of Patent Medicines and Horniman's Pure Tea. He also sold his own brand of Corn Plasters with a number of endorsements of their benefits.

CORNS AND BUNIONS.—**POTTS** INFALLIBLE **CORN PLASTER**, so well known as the only reliable remedy for Corns, &c., is now rapidly superseding every other mode of treatment. Its merits may be judged from unsolicited testimonials arriving by every post, of which the following are samples:—

Haverfordwest, South Wales.

Capt. Evans is very happy to be able to say that though he has spent an infinity of 13½d.'s on specifics for the removal of callosities, he has never met with any preparation worthy to be compared with the bona fide "Infallible Corn Plaster" of Mr. **Potts**.

24, The Pavement, Clapham Common.

Sir,—Your Corn Plaster is the best and most efficacious I ever tried, and well deserves all that is said of it in the advertisement.—Yours truly, **M. HALLIDAY.**

AGENTS:—**Potts**, **Northumberland** place, Steel and Marsh, Milsom-street, and Ekin, 8, Argyle-street, Bath; Ponting, High-street, Bristol; Fouracre, Taunton; Gibbon, High-street, Cheltenham; and other agents in all the towns of Somerset, Gloucester, and Wilts, or they may be obtained free by return of post from the Proprietor, **C. F. Potts**, Esq., Cheam, Surrey, on remitting 14 stamps for the small and 33 the large box.

Ask for **Potts** Corn Plaster, price 13½d. and 2s. 9d.

FURTHER REDUCTION IN PRICE OF LIEBIG'S COMPANY'S EXTRACT OF MEAT (SOUTH AMERICAN).

THE ONLY Extract Guaranteed by Baron Liebig's Signature. It is much superior in strength and flavour to the Australian Extracts.

Reduced Prices, 2ozs. 1s. 7½d.; 4ozs. 2s. 10d.; 8ozs. 5s. 6d.; 16ozs. 10s. 4d. (For Cash).

TO BE OBTAINED ONLY AT

POTTS & CO'S.

Old Established Pharmacy,

18 & 19, **NORTHUMBERLAND** PLACE, BATH.



POTTS, CHEMIST, 18, **Northumberland** Place,
AGENT for **HORNIMAN'S PURE TEA.**

It is very **CHOICE** and **STRONG.** It is very **MODERATE** in **PRICE.** It is very **WHOLESOME** to **USE.**—These **ADVANTAGES** have secured for this Tea a general preference. Sold in *vackets*, with the price printed on each, and signed

Horniman & Co. LONDON.

Henry Cheshire 1880 -1885

38	21	f	1	Henry H. Cheshire	Head	Mar	70	Clergyman	Birmingham
				Mary Cheshire	Wife	Mar	70		Gloucestershire: Stordale
				Ann Sparks	Serv	Unmar	52	Housemaid (Domestic)	Somerset, Yeovil
				Caro E. Neale	Serv	Unmar	16	Cook - (D ^o)	So Bath
22	f		14						

1881 Census: Henry Cheshire , aged 69, Clergyman. Wife: Mary Cheshire, aged 70.

MR. H. G. CHESHIRE, M.A., of Queen's College, Oxford, and the Inner Temple, prepares for the Public Schools and Universities, or gives general instruction in Classics, Mathematics, and English. Terms on application. -21, **Charlotte Street**, Bath. 02 November 1882 - Bath Chronicle

32	21	Charlotte St.	1	William B. Salisbury	Head	M	56	Clerk of Works	Berks Newbury
				Mary J	Wife	M	39		do Hampstead
				Wm B.	Son		8		do Newbury
				Ellen M.	do		8		do do
				Cyril R.	do		5		do do
				Florence C.	do		2		do do
				Susan Box	Servant	C	18	General Servant	Somerset - Radstock
				Winifred Pope	Teacher	S	42	do	do Yeovil
				Emmey Meyhoefer	do	S	39	do	do Germany - Koenigsberg

1891 Census: William B. Salisbury, aged 56, Clerk of Works. . Mary Salisbury aged 39 William aged 8, Ellen, aged 8, Cyril, aged 5, Florence, aged 2, Susan Box, Servant. Winifred Pope, aged 42, Emmey Meyhoefer, aged 39 Teacher from Germany

William Britton Salisbury was born in 1835 in Newbury, Berkshire He married Mary Jane Mundy in April 1882 in his hometown. They had five children in 14 years. He died in January 1908 in Bath, Somerset, at the age of 73.



FRAULEIN MEYHOEFER
(Diplômée, and Pupil of the late Herr Louis Köhler),
GIVES LESSONS in GERMAN GRAMMAR, CONVERSATION and LITERATURE, and in MUSIC. Pupils prepared for all Public Examinations. Schools attended and Pupils visited at their own Residences. 21, **CHARLOTTE STREET**.

Mary Agnes Murgatroyd 1901

Administrative County of <i>Wiltshire</i>		The undermentioned Houses are situate within the boundaries of the																
Civil Parish of <i>St. Andrew</i>		Ecclesiastical Parish of <i>St. Andrew</i>		County Borough, Municipal Borough, or Urban District of <i>Bath</i>		Ward of Municipal Borough or Urban District of <i>Kingsmead</i>		Rural District of <i>Bath</i>		Parliamentary Borough of <i>Bath</i>		Town or Village or Hamlet of <i>Bath</i>						
Col. 1	Col. 2	Col. 3	Col. 4	Col. 5	Col. 6	Col. 7	Col. 8	Col. 9	Col. 10	Col. 11	Col. 12	Col. 13	Col. 14	Col. 15	Col. 16	Col. 17	Col. 18	
No. of HOUSES	ROAD, STREET &c. and No. or NAME of HOUSE	Uninhabited			Name and Surname of each Person	RELATION to Head of Family	Condition as to Marriage	Age last Birthday of Males Females	PROFESSION OR OCCUPATION	Employer, Worker, or Own account	If Working at Home	WHERE BORN	(1) Deaf and Dumb (2) Blind (3) Lame (4) Imbecile, Idiots, &c.					
		Col. 3	Col. 4	Col. 5									Col. 18	Col. 19	Col. 20			
262	20 Charlotte St (Contd)				Lynsey Lewis	Nephew	S	16				London Bath						
263	21 do				Mary A Murgatroyd	Head	S	71	Living on own means			Dorset Bath						
264	22				Alfred do	Daughter	S	29	Milliner	Own acc		do do						

1901 Census: Mary A. Murgatroyd, Single. aged 71. Living on own means. Queen Square Tavern, 2 Barton Street, from Mary Agnes Murgatroyd to Robert Comer; Exeter Inn, 11 May 1882 - Bath Chronicle

No.	Name	Age	Sex	Profession	Rooms	Value	Remarks
1	Rosa Tice	60	Single	Lodging house	9		
2							

(To be filled up by the Enumerator.)

(To be filled up by, or on behalf of, the Head of Family or other person in occupation, or in charge of the dwelling.)

I declare that this Schedule is correctly filled up to the best of my knowledge and belief.

Signature: *Rosa Tice*
 Postal Address: *21 Charlotte St Bath*

1911 Census: Miss Rosa Tice, aged 60, Lodging Housekeeper. House has 9 rooms.

Miss Rosa Tice runs a Lodging House at 21 Charlotte Street from 1910 until her death in 1939

BAPTISMS solemnized in the Parish of <i>St. Andrew</i> in the County of <i>Wiltshire</i> in the Year 1848						
When Baptized.	Child's Christian Name.	Parents Name.		Abode.	Quality, Trade, or Profession.	By whom the Ceremony was performed.
		Christian.	Surname.			
March 22	Rosa	Alfred	Tice	Weston Zoyland	Minister	Henry Marshall

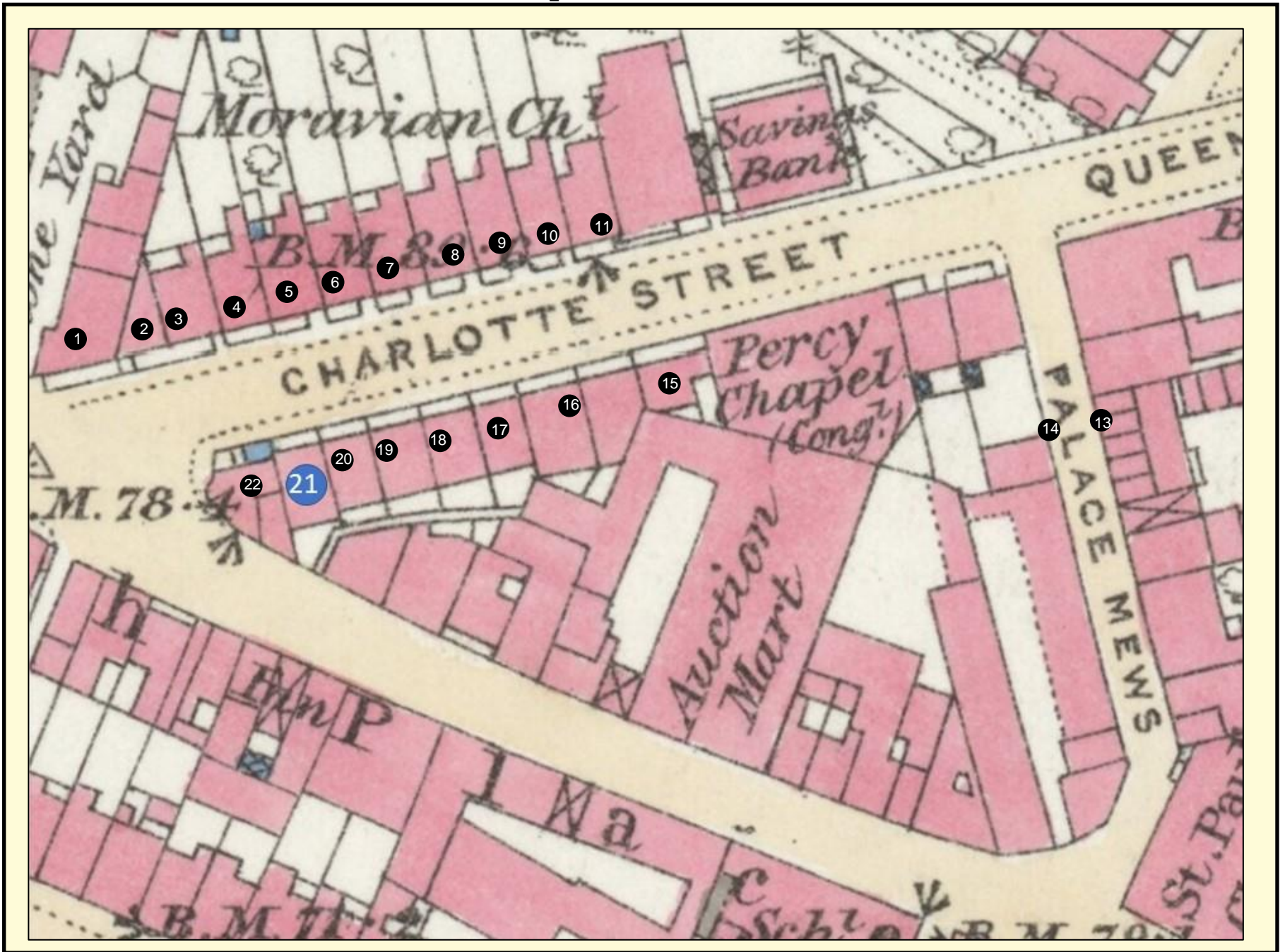
Wise E. & M., wardrobe dealers, 6A, Monmouth place
 .. Charles, painter, 20, Ballance street
 .. Edwin (E. & M. Wise), 21 Charlotte street

Miss Rosa Tice, born in 1848 in Weston Zoyland

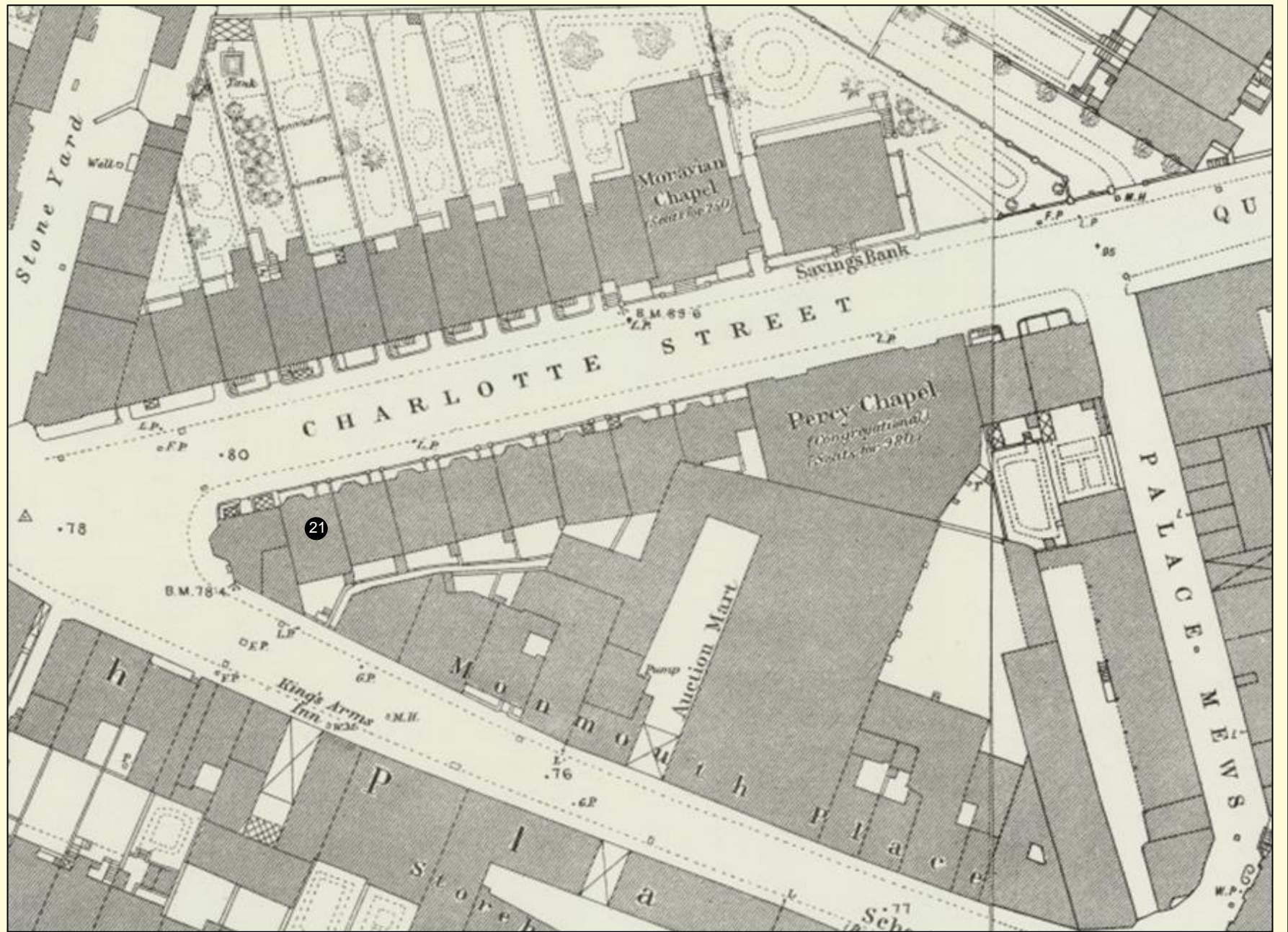
Edwin Wise Wardrobe Dealer, renting ground floor in 1910

During the Second World War the house was taken over by the government and there were up to 15 men shown living there at that time. Afterwards Guy Phelps appears in the Rate Books as living there with five other people. In 1955 Harry and Nellie Creasey move from Battle in Sussex to Bath and are shown living at 21 Charlotte Street. When he dies in 1961, aged 66, his wife remains at the property until it was sold in 1967 to Phyllis Cernajevs. She was born Phyllis Vera Hodge in 1925 and it was in 1957 that she married in Chippenham, Janis Cernajevs who originated from Latvia. They had a son, Alexander Nickoli who was born in 1964. The family were to occupy the house for nearly 50 years. After Janis died in 1996, his wife continued to live there until her own death in 2016, aged 91. Her son Alexander inherited the house and was to die tragically in 2018, aged just 54. The following year the property was sold to Paul and Daria Mattingly who renovated the house and renamed it Charlotte's Town House.

1885 Map of Charlotte Street



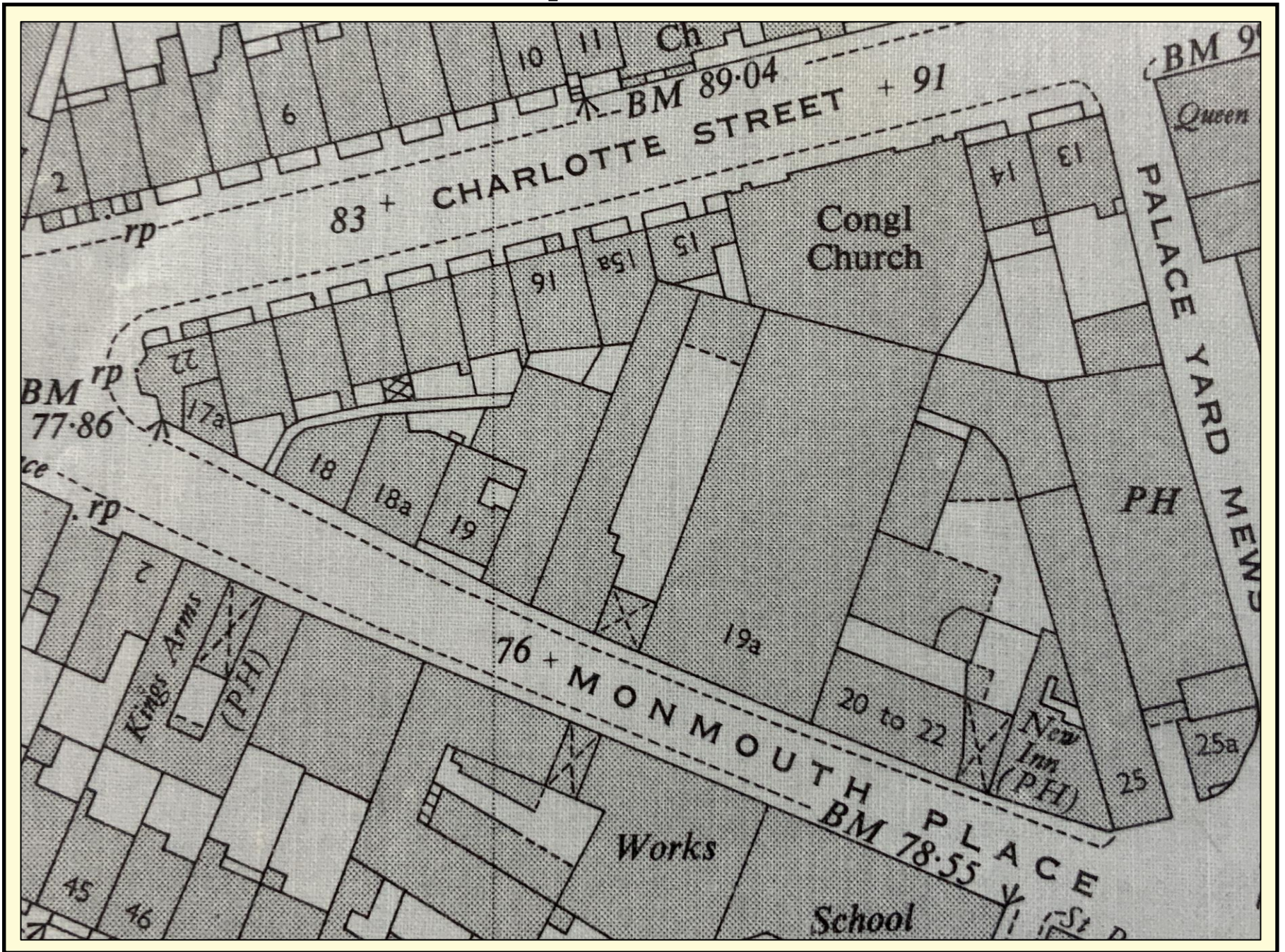
1885 Map of Charlotte Street



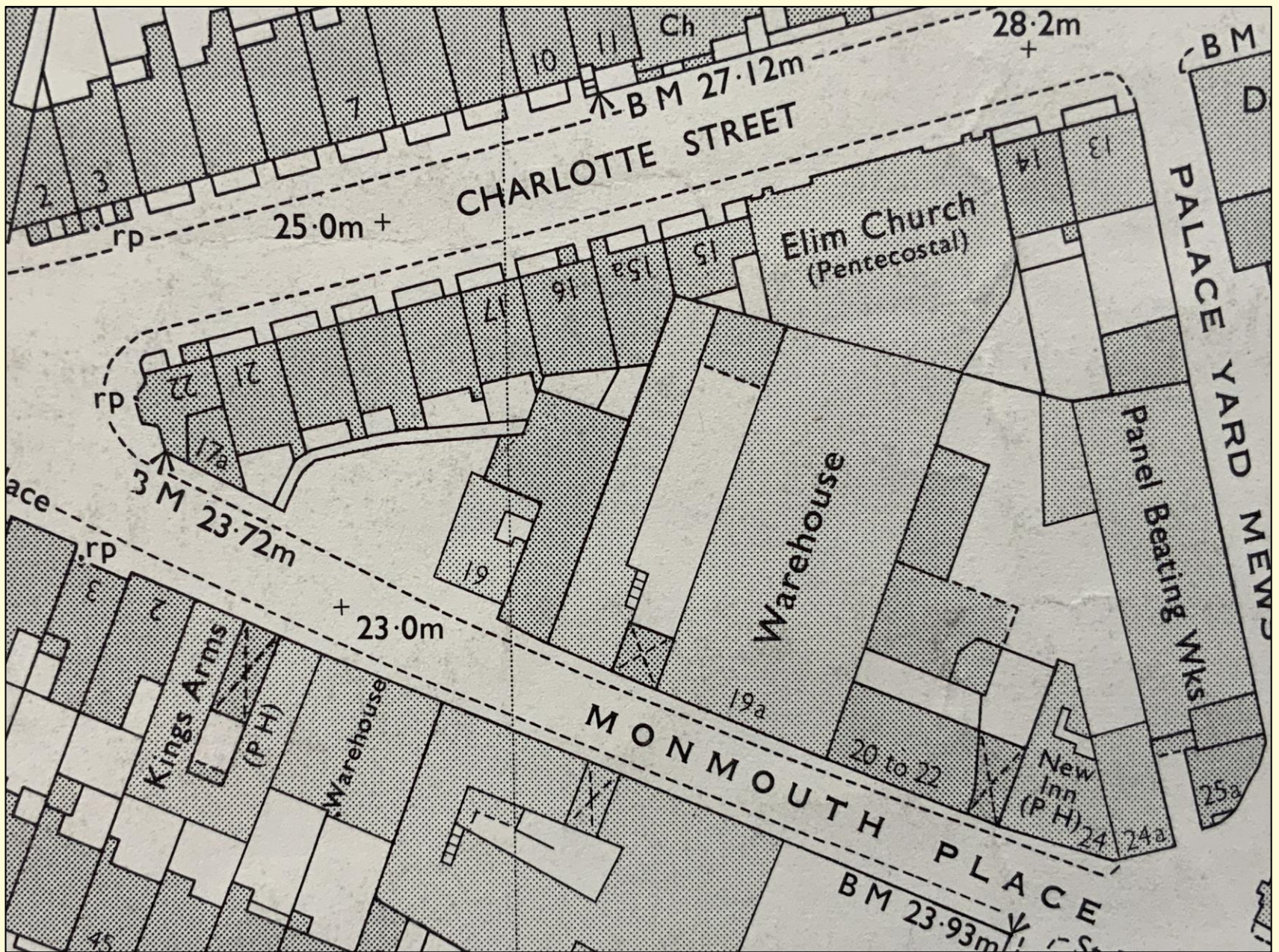
1936 Map of Charlotte Street



1965 Map of Charlotte Street



1976 Map of Charlotte Street



2022 Map of Charlotte Street



Aerial View of Charlotte Street today



1920 Aerial Photo of Charlotte Street



Aerial View of Charlotte Street today



Aerial View of Charlotte Street today



21 Charlotte Street in 1976



21 Charlotte Street in 2022

