

The Gilbert Scott houses in Salisbury Street

A resident asks me to write about the 'Gilbert Scott' houses in Salisbury Street...

This involves us in considering the links between the City Exchange, St John's Wood, a family of vicars, St Mary's Church Lowgate, a colony of solicitors and architects and 'Salisbury Gardens'.

Here's what what we said in our 1989 book *An Illustrated History of The Avenues and Pearson Park Hull...*

"... the most impressive houses in the Avenues. Built to the design of George Gilbert Scott the younger in 1877-1879, they are a Victorian version of 'Queen Anne' style with imposing hipped Flemish gables. Nos 107-109 Park Avenue, Nos 1-7 Salisbury Street and Nos 96-98 Westbourne Avenue are all massively proportioned and

broadly similar though in various states of preservation at the time of writing."

A plan in Hull City Archives dated 1877 shows the design of the first two houses and describes them as being in Cross Street, Westbourne Avenue, St John's Wood.

The houses, some of the earliest to be built in the Princess Bank Estate of 1875, which we now call The Avenues, were built for the Hull solicitor John S Cooper, and designed by his architect cousin George Gilbert Scott jnr [1839-1897]. Cooper was in partnership as solicitors, with F A Scott who lived at No 26 Albion Street, who may also have been a relative, and it seems possible there is some family link between the solicitor Cooper and John Spyvee Cooper. Cooper and Scott who commissioned at least the first two houses were solicitors and agents for the Westbourne Park Estate with offices at No 24 Parliament Street.

The chronology of the houses is too complex to go into here but they may not all be of the same date, as the first two which the 1881 census shows were occupied by Cooper himself and Richard Furley a "Russian merchant" (later described as a shipowner). P G Garbutt, no

doubt related in some way to David Parkinson Garbutt, the Avenues' "founding father", also produced plans in 1877 for a terrace of houses in, what by then is described as Salisbury Street, St John's Wood, but these were not built. An Edward Garbutt was living in Barcombe House in 1885. Other notable early residents of the eight houses were Albert Priestman, also a solicitor, the architect Frederick Stead Broderick (in 1921 another architect Thomas Snowden lived at No 1 Salisbury Street), and Herbert Woodhouse, Charles Ernest Gresham, and E J Wilson, all solicitors. By 1921 Nos 96/98 Westbourne Avenue had become Albion Street and Kingston Institution with Miss E Cammas the lady superintendent. I have seen this described as Miss Camm's Nursing Home; it is now International House.

So what about the City Exchange then? You mean you want to take me for a drink in the Three John Scotts public house in the former Head Post Office and I'll tell you more about the relationships between the Scott family members and the vicars

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Art in the Avenues www.hullangel.org

The newsletter of the Avenues and Pearson Park Residents Association

APPRA exists to help retain the unique character of the Avenues and Pearson Park Conservation area and to support the neighbourhood's strong community spirit

From Stephanie Wilson

APPRA Chair

Remember the **Royal Mail pouch box**?—we opposed the application in Pearson Park, on aesthetic grounds, without any expectation of success; in the event, we were less exercised by the permission granted than by the condition that it be painted green. Despite our constant, boring reference to our chosen conservation area colours—black and gold, a combination, what's more, that was initiated by the Council when black and gold bins were installed in the place of the previous green ones—we obviously haven't got through. Slightly despairing, I contacted the Post Office directly and we arrived at a sensible resolution, with a contingency plan involving our team of Creative Satirists who master-minded the temporary fountain in Park Avenue. Further details will be available at the AGM—11 May, 7.00 pm in St Cuthbert's Church Hall.

There was some disquiet in January about the numbers and behaviour at the **New Year's Eve gathering** round the fountain—a local tradition and a joyful occasion that this year seems to have attracted an unusual crowd. There will be an automatic police presence in future, to watch out for excesses in celebration.

When 19 Pearson Park was adapted as a **Police Box**, we

accepted the police view that they needed a presence in Pearson Park; the prospect was welcomed by many residents. It is consequently disappointing to hear—through our Committee and at the Ward Forum—that the Box is not a significant presence in the Park, as far as residents are concerned; the Police within remain unresponsive to the public without. Questions are being asked, through our Councillors and the Forum, which we hope will produce some changes. I asked at the Forum what was happening about the old Box, and whether it is still in use; the reply was more interesting than the question—"I'm not telling you." Any clues?

The **new surface** on the pavement in Park Avenue, with its 'fall of petals' look, has been officially accepted as a mistake— not least because it is dangerously slippery in cold weather. We need, clearly, to agree on a proper material for our pavements; we have proposed a reversion to paving stones, which are durable and can be lifted, then replaced after subterranean works.

Street sweeping and the collection of litter are going to the top of the list of current complaints; I hope to have answers to give you at the AGM. Looking forward to seeing you there!

diary notes

Ella Street Residents are organising a **Street Festival** on Saturday, 9 July. Attractions include food, dog show, footie, skateboarding, music...

Open Gardens: Sundays 3 & 10 July

Spring Picnic in Pearson Park: 22 May, 1.30 pm onwards

Design Guide progress: grant of £3356 from Community Initiative Budget; to cover printing and design costs!

The Good Life at 25 Princes Avenue has opened recently, selling **organic** food and household items.

Carol singing for charity: we raised £376.95 - a record!

A more equal world: Susan Greaves would like to join with others in the Avenues area to promote a more equal world. "Giving to Live Aid etc only goes so far." If interested, telephone Susan on 449936.

APPRA AGM
Wed 11 May
7.00 pm
St Cuthbert's
Church Hall

WINDOW REPLACEMENT IS NOT THE ONLY OPTION

Tony Mercer

Many Avenues houses have had replacement uPVC windows. This can reduce property values and is eroding the area's Victorian character.

Housebuyers increasingly prefer original doors and windows.

Where windows need repairing replacement is not the only option. Other options leave your windows as they were (including the internal mouldings) and save you money.

It is impossible to replicate the fine detail of period windows in uPVC. Contrary to manufacturers' hype, uPVC will degrade, discolour and disintegrate over time. It contains poisons and, unlike wooden windows, is not biodegradable. Windows in uPVC are difficult to repair.

How do you retain but upgrade the doors and windows you already have?

There are a number of reasons that people feel window replacement is necessary:

1) Heat loss

- You can upgrade windows with integral draught stripping. There are firms which do this as well as

renovating your windows (see list below).

- Save energy by replacing your central-heating boiler with a high efficiency BOSCH condensing boiler.
- Replace ordinary glass to windows with energy-efficient 'K' glass.
- Hang thicker curtains.
- Install secondary double-glazing, which need not be obtrusive (see list below).

The above options will not cost as much as replacement and will look a lot better.

2) Rotten wood and windows in poor repair

Often sash and casement windows only need minor repair. This work can be carried out by a specialist contractor replacing rotten wood with proprietary woodfillers. A common defect is rotten sills. These can be replaced in hardwood or Douglas Fir by a good joiner (see list below).

3) Sash cords have gone and the window has seized up

The box containing the sash weight is easily dismantled by taking out the timber parting beads. The sash pulley can also be eased by removing excess paint. With new sash cords, the window can be brought back

into normal operation. Missing sash weights can be bought locally (see list below).

Maintenance and security

Individual sashes can be taken away and stripped of their lead paint and repainted using either an opaque woodstain or DULUX 3-coat microporous paint. This will ease the window and ensure 10 years between repainting.

The ironmongery can be replaced by heavy duty brass fasteners with integral locks at the same time (see list below).

What if the window is beyond repair?

Occasionally windows become completely rotten. The most common cause of this is damp, often caused by faulty gutters or poor timber. Local manufacturers can make you an exact replica. Ask for Douglas Fir: the equivalent of the original pitch pine of Victorian times.

Postscript: next time Everest or EYG phone, say, "No thanks. I live in a conservation area and I am proud of it."

Useful Addresses

Total Window Repair and Renovation

Period Windows Elloughton: tel 669553
Ventrolla Ltd: tel 01423 859323

Total Window Replacement

P & J Timbers: tel 346893
Paragon Joinery: tel 585205
Cottingham Joinery: tel 868145
Brian Fawcett: tel 01964 670818
G E Rice Joinery Ltd: tel 01964 551402

Jubilee Joinery: tel 224275

Get quotations as prices can vary quite a lot.

Ironmongery, including sash weights

King & Co: tel 589989

'K' Glass

Bennett Glass: tel 820820

Secondary Double Glazing

Granada Secondary Glazing Ltd
Units 1 & 2, Carrwood Trading Estate
Chesterfield, Derbyshire tel: 01246 261262

Boiler Replacement

Martin Ainley Plumbing: tel 445492
British Gas



Bob Sandham

This year will be the twenty-ninth Avenues Open Gardens and we hope that it will be the most successful ever. Last year we were able to give away £7,700 to various charities.

New for this year are two attractions aimed especially at families with young children:

Family Spring Picnic

Enjoy a Sunday afternoon in the park with your friends and family.

Everybody is invited to a spring picnic in the park on **Sunday 22 May**. Organised by the *Friends of Pearson Park* with the help of the Park Rangers there will be something to interest all the family.

It is a picnic: either bring your own or visit the food court with stalls from a wide variety of cuisines. The Friends have ordered fine weather so what better than to sit on the grass and listen to musicians from various ethnic backgrounds? All the music will be acoustic so no need to worry about intrusive amplification.

The children will be entertained by donkey rides, a special Pearson Park treasure hunt, and various other games.

For the adults wanting to know more about the history of the park and its architecture there will be a guided tour.

There will be something for everybody in Pearson Park; why not join the Friends of Pearson Park on Sunday 22 May from 1.30 pm onwards?

a Teddy Bears' Picnic and professional story-tellers, both courtesy of a grant from Humber Mouth Festival. We are supporting St John Ambulance and they will bring their casualty simulation team for kids to try—more scary than face painting.

St John will also provide a pair of uniformed first-aiders, another first for us.

We hope that there will be all the other attractions our visitors have come to expect as well as the gardens themselves: concerts both vocal and instrumental; an art exhibition; plant sales and refreshments of course.

We are keen to hear from residents who want to get involved in some way, either to help raise money like the many table top sales or by offering some free entertainment such as the concerts. Of course, if you want to open your garden you will be more than welcome.

Open Gardens will be on Sunday, July 3 and Sunday July 10.

Contact either Rose & Bob at 81 Victoria on 472014 or Debbie & Paul at 184 Marlborough on 447747 or by e-mail at: opengardens@avenuesonline.org.uk

VERGE PRESERVATION

APPRA has secured £19,159 from the Community Initiative Budget to:

- widen the street openings of the tenfoots—to prevent damage from heavy vehicles;
- renew the rutted edges of the verges;
- replace a 100 m stretch of low kerbs with new kerbs (in 'enviro' material, not concrete).

The Highways Dept is helping us map the Avenues so that we can see where and why damage occurs. We will submit future bids for funding to protect and renew. Raising the kerbs is a priority, but expensive at £132 per metre.

Damage to verge edges arises from motorists parking with 2 wheels up on the grass. We are aiming to put flyers on such cars, asking the motorist to respect the law and our verges.

If you are able to help in this, please contact Sally Walker on **447558**.

Raising motorists' awareness will be essential to protect the freshly filled in and reseeded ruts: they are more easily ruined than established grass. Reseeding will be done in May, after the AGM.

Weed-spraying by Council

around trees and street furniture causes erosion which is spreading across the verges. APPRA is trying to stop the spraying but has yet to succeed.

Utilities and Skip Companies

Utilities, such as Transco, are required to make good when they have dug up a verge. This is not always happening as the Highways Dept are unable to monitor this. If you are aware of such damage, or damage from a skip, please phone Sally Walker (tel 447558) who will inform Highways (and APPRA can have an overall picture of damage).

More information and discussion at the AGM.