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JENKIN'S WELL, PARKER'S CORNER, UPPER(OLD) DEAL

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THE development, history and architecture of Deal give little rein to the imagination of the unobservant. But, as in those of all ancient manors and parishes, much of value and interest is to be found in its records, if access can be obtained to them. And, in a detailed study into the origin and growth of a particular place, the evidence, not only of the spade on ancient sites, but also of existing buildings, can add enormously to the appeal of what might otherwise have been thought almost dull.

The picturesque old red-brick house, now known as Jenkin's Well (each old site at Upper Deal has its well), is a striking feature of the old village of Upper Deal as one turns the corner from Sandwich down to the new town of Lower Deal. And, with its double-gabled end and projecting wing, the building has a personal and architectural history of some considerable interest. It is mainly a late seventeenth-century structure, though both plan and details in parts suggest a rather earlier date: such as a moulded-brick base course to the back wall, twin gables to the western end of the house, the northernmost of which (see photograph) still has its shaped Flemish-style coping, and in the upper-storey two-light wooden-framed windows at the back. There is, however, no evidence to be seen of an earlier house on the site: the flints and rough stones at the base of the southern gable indicate merely that they were on the spot, cheap and adequate in such a lowly position.

In the reign of William and Mary, John Jenkin, who had appeared as a subscriber to a brief at St. Leonard's Church as early as 1671, marked his occupation of the place by inserting in the back wall a stone 10 in. square in which were cut his initials and the date: I.I., 1694. The ownership of the site at this time is not established.

Internally, the most important feature of the house is the fine staircase, with its bold twisted balusters and massive handrail; the newel caps are poor, but, like other somewhat similar examples in Deal, seem original. Other contemporary features are the moulded ceiling-beams, and great hollow-backed open fireplaces. The chimneys to these were formerly finished with tall stacks built on the angle and standing on moulded bases, but, on some excuse that they were unsafe, they were a few years ago so reduced in height that their fine proportions are now quite lost. The roof and its timbering are of a plain type, but the space beneath, stretching as it did the whole length of the house

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until its very recent division into four rooms, must always have been intended for occupation, for it has its own fireplace with bressummer beam, and characteristic small lights (see photograph). These last, like those in the room below, were blocked up many years before 1951.

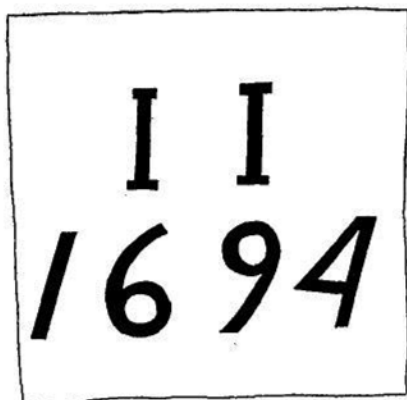


FIG. 1.

Stone dating slab, 10 in. square, Jenkin's Well, Upper Deal.

With modern traffic problems the site of the house gives rise to some comment, but things were not always thus. Its former name Parker's Corner goes back to the time of a Mr. Parker, who lived in the house and farmed the tolls of the turnpike gate which stood until 1874 where the Parish Hall now is. A turnpike trust was created for this road by an Act of 1797, and a plan of 1811 shows the line of London Road set out and the old milestone, marking 73 miles from London and 1 mile from, probably, the Time-ball Tower on the sea-front and adjacent to the former Naval Yard, as fixed. The house, according to the deeds, always "abutted on the King's Highway", but on this realignment it lost what curtilage it had, and the iron strapping on the angle seems to indicate some weakness due to this. The garden wall on the road of the old house shows evidence of rebuilding although it was not until 1818 that the actual line at the corner was fixed.

The house is unusual in its possession of a second dated tablet. Both have the same initials, those of father and son. This second slab, set high up in the north wall, is of a fine dark red material of the nature of terra cotta, with initials and date, 1735, cut in a V-section with a sharp chisel. The structure of the building is certainly of the earlier date, but the deeds show that John Jenkin senior died in 1730 and his son evidently modernized it a good deal internally in accordance with

contemporary taste. He put in several new sash-windows, and fire-place surrounds, and recased doorways. Typical of his pine panelling is that on the wall facing the staircase to the first floor.

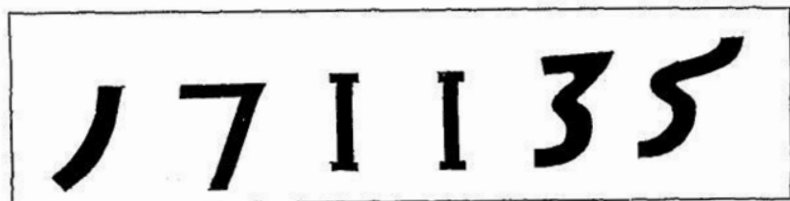


FIG. 2.

Slab of Terra-cotta-like material with incised date and initials. House at Upper Deal. 1 ft. 8½ in. × 5 in.

John Jenkin the younger (the deeds always speak of him thus, though on a map of 1734 he is dignified with the title Esq.) seems to have been financially rather unsound. He died childless and intestate in 1746, and the estate passed to his maiden aunt Judith and her widowed sister, Elizabeth Booth. Judith evidently did not care to be burdened with the management of her share, and relinquished it in 1750 to her sister in exchange for an annuity of thirty pounds, with the interesting stipulation that she should enjoy certain rooms in the house rent-free for the remainder of her life. (See p. 99.) She died, however, in 1753.

Among the many interesting eighteenth century details in and about the house are the glazed panels above some of the doors, a curious cupboard with a very narrow plain door in the north bedroom above the kitchen, two Adam-style grates and a new staircase leading to the roofspace. This last was obviously added for use and comfort, and probably replaced something not much better than a ladder. To shut off this space and stop down-draughts, a door was fitted in two halves which, with its ironwork, enabled it to be folded flat against the wall. A ventilation space above the door of the large southern room has an opening externally heart-shaped and internally round.

The stone-flagged kitchen still has its great fireplace, and in the floor was formerly a well. In one corner is a wooden enclosure marking the steps down to the cellar which lies beneath the southern sitting-room. The cellar has the usual round-headed niches to take a candle, and its door had formerly a closing ring, of which the scutcheon remains, together with a rose for the latch and a key plate. Close by, in the garden, is another well, now filled in, stone-lined and 3 ft. 6 in. in diameter.

The present restricted curtilage consequent on the realignment of the Sandwich road has already been referred to. The improvement of

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the back and indirect road from Deal was suddenly a matter of urgency, not only because the old sandhills road was so troublesome to keep in repair that an inland route was essential, but also because Napoleon's invasion plans made it seem very vulnerable. But here the human element also seems to come in. It has been suggested to me that the new Sandwich road was replanned for the personal convenience and though the influence of a John May, a solicitor and Mayor in 1796. He, I believe, lived at Foulmead, Sholden. James Wyborn his father-in-law and partner in the banking firm of May, Wyborn and Co., lived at Hull Place, through the grounds of which the road, before being replanned, passed.

Two hundred years of changing fashion may be seen in the windows of the old house: two-light wooden-framed mullioned windows in the back wall, George II sash windows with massive glazing-bars, sliding casements where head room was insufficient for sashes, and poor sash windows of the eighteen-thirties. The ancient blocking of several of the mullioned windows in the north wall seemed to point to a desire rather for comfort than for light, or, perhaps, to evade the window tax, only repealed in 1851. When re-opening them, it was found on pulling away the canvas which covered one that the lowest paper consisted of pages from an almanac for the year 1811. It is worth recording that the house was Upper Deal Post Office and to that fact the door to the left of the large window is owing.

MANORIAL RECORDS AND EPITOME OF DEEDS

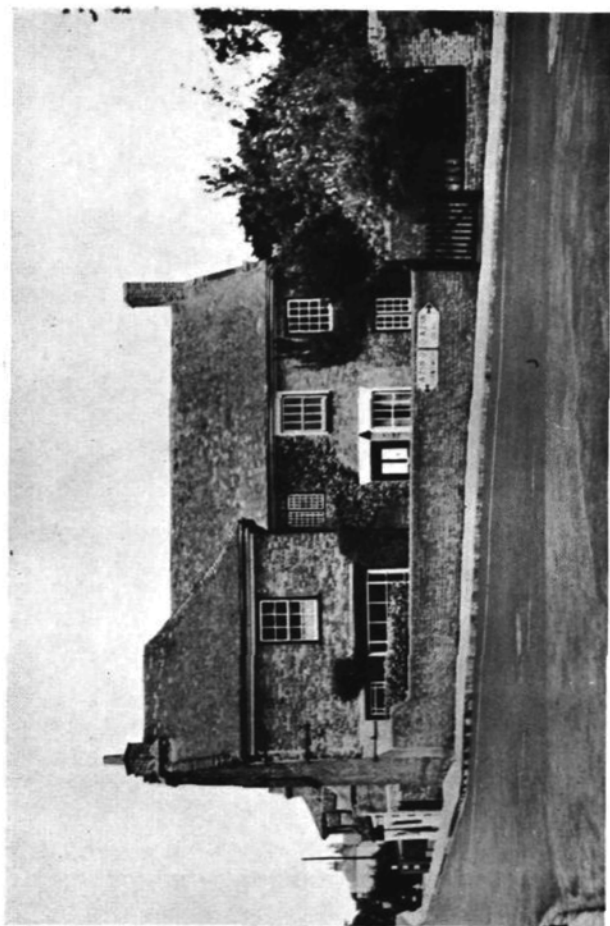
In the following papers can be traced the building of an estate by a new family to Deal, and its come down with the break up of a farm which included hop gardens and orchards.

In a Court Leet and Court Baron Record for the Manor of Deal Prebend for 1708 (A.C. Vol. 48, pp. 253-256) under Oct. 25th the Court Leet holden that day shows that "John Jenkin Gent one of the Residents living within the said Manno^r for nott app :[earing] att this Court" was fined 4d.

At the Court Baron held the same day the name of John Jenkin as a tenant again appears. In his absence he was fined a similar sum.

In George II Land Tax for 1726 the estimated rent for "Jn.^o Jenking's" land was £30; one quarter's assessment was 15/-. Three years later, when making on Dec. 17th. the third quarter's assessment on the same rent, the sum demanded was £1-2-6. Few other land-owners are taxed on a higher rental. Exceptions are Customs officers and other officials.

1719. Endorsement. 11th. and 12th. May of land at Upper Deal adjoining the Turnpike Road and commonly called the Park. (This was an area of 18 acres.)



JENKIN'S WELL.



The London Road end of Jenkin's Well. Dated 1694.

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Indenture of Lease between John Jenkin the elder of Deal, gent. and John Jenkin the younger, only son of John Jenkin, senior, of the first part, Benjamin Rowny of London of the second part, and Nathaniel Yarnold of Deal of the third part.

The above in consideration of 5/- paid by Benjamin Rowny granted All that piece of arable land containing $\frac{1}{2}$ an acre in Deal in a Shott called Ram Bush Shott abutting to the highway towards the S., to lands of Joshua Coppin towards the E., and to lands of the heirs of Peter Bridger, deceased, towards the W.¹

Also that piece of arable land of $2\frac{1}{2}$ acres in Deal near a place called Gilham Pond abutting to the King's Highway towards the N., to lands of the heirs of Stephen Colt to the E., to lands of the heirs of Thomas Horne to the S., and to lands of the heirs of Peter Bridger to the W.²

Also that piece of arable land of 3 acres in Deal in a Shott called Long Tighe abutting to the King's Highway to the E., to lands of Joshua Coppin to the N., to lands of Stephen Colt to the S., and to lands of the heirs of Peter Bridger to the W.³

Also that piece of arable of 1 acre and 4 feet in Deal in a Shott called Chamberlains Fee abutting to the King's Highway to Lower Deal to the E. and W., and to lands of the late Peter Bridger to the N. and S. (The Highway is probably the present Mill Road.)⁴

Also that piece of arable of half an acre in the s^d Shott abutting to the highway leading to Lower Deal to the E. and W., and to lands of Stephen Colt to the S., and to lands of Thomas Horne to the N.

Also that piece of arable of one acre in the s^d Shott abutting to the highway leading to Lower Deal to the E. and W., to lands of Samuel Dell to the N., and to lands of Tho.^s Horne to the S. All which several pieces are now in the tenure of William Wyborne: (A descendant James occupied this land known in 1789 as Gurney's Land.)

Also that piece of arable of 20 foot lying in Chamberlains Fee abutting to lands of Samuel Dell to the N., to lands of the late Peter Bridger to the S., to the highway to the E., and to a footway to the W. now in the tenure of Henry Simonds.⁵

1722. 17th. Jan. Indenture between John Jenkin the elder and

¹ The land of Coppin, first Mayor of Deal in 1699, is now part of the estate known as Warden House.

² A pond known as Gilham Pond formerly existed at the S.E. corner of Manor Road and St. Leonards Road.

³ Long Tighe in 1766 was a field of 20 acres 1 rood 17 poles divided up into 21 strips.

⁴ This Fee was the third and northern of the Manors which were included in the parish of Deal. A part of this area known as Chamberlains Field in 1766 must have lain as a strip running West and East from Manor Road. The Fee passed into lay possession in 1599. Writ of Privy Seal.

⁵ The title also refers to 17 acres of land and 5 acres of Fresh Marsh in the parishes of Great Mongeham, Deal and Sholden.

John Jenkin the younger and John Paramor of Eastry in consideration of £400 paid by John Paramor granted to the s^d John Paramor all the premises mentioned in the before abstracted Indenture.

1725. 27th. April. Indenture between the two Jenkins by which the Elder devises for 5/-. All his principle mansion house, etc. to his son. Also all his pieces of arable and pasture for the most part planted with apples, cherries and other fruit trees, an area estimated at 90 acres, all lying in Deal, Great Mongeham, and Sholden now in the occupation of them, and of Wm. Wyburne, Henry Alexander Primrose, John Hulke, James Buttons, Tho^s Low, Francis Brackenbury, Peter Hayman, Nath^l Yarnold, Richard Claringbold, John Kingsford, George Broad, John Simmonds, and Mackney, widow. And the reversion And all the estate To hold into John Jenkin the younger for 99 years at a peppercorn rent.

It is also witnessed that in performance of the Agreement and an annuity of £50 the said John Jenkin jun. did grant to his father an annuity of £50 issuing out of the barn and yard adjoining to the house, and all the 33 acres lying in Deal and Great Mongeham in occupation of Wm. Wyburne, and the five pieces of land planted with fruit trees near the said house to hold for 98 years.

1725, 17th. July. Covenant from John Paramor that he had done no act to encomber.

Also that the Jenkins, father and son, for the further sum of £190 paid by Stephen Jenkin did sell to him 3 acres, 3 roods of arable called Winsmarsh juxta Code Street (unidentified) occupied by Peter Hayman abutting to land of the heirs of Stephen Colt to the N., to lands of Stephen Goodson to the S., and to the highway to the W.

Also that piece of arable of 10 feet in a Shott called Keetwheat in occupation of John Kingsford abutting to a Shott called Hungerdown to the E., to the highway W., and to lands of John Jenkin to N.¹

Also that piece of arable and pasture of 1 acre, 6 feet in the occupation of John Kingsford and George Broad in a Shott called Keetwheat abutting to the lands of Stephen Colt to the S., and to the highway to the W., to hold by Stephen Jenkin for 500 years on payment of £613-10-0.

1730. 17th. Oct. John Jenkin the elder died [about July 6th.] leaving John his only son and heir whereby the term of 98 years became void "and from the best information I can learn he died intestate, no will appears or administration taken out as to his effects."

1730. 17th. April. On the back of the previous Indenture is a receipt by John Jenkin that he had received of Solomon Morris £800-16-0 for the absolute Purchase of a number of small pieces of land already

¹ The above two fields seem to lie in the former north open field and to the South-west of the old chalk pit—Popes Hole.

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mentioned, and in the tenures of several occupants. Jenkin later sold to George Lynch on the 24th. June 1735 a further piece of land, leaving due to Stephen Jenkins £192-16-6.

Again on several occasions Jenkin did borrow further sums of Stephen, especially four days later when £327-3-6 changed hands. In 1734 Jenkin, then styled Esq., was assessed on 6 ac., 1 rd., 39 pls in Upper Deal.

1746. 17th. May. Sometime on or about the 6th. July Jenkin the younger died intestate without issue. Elizabeth Booth, widow, and Judith Jenkin, spinster, being his sisters.

1746. 30th. December. A particular of this date made out for the sale of the estate shows a quit rent of £1-2-6, the same as in 1729, and a deduction of 11/4, but of this, whether a charge upon the estate or no, does not appear.

1749. 16th. June. Indenture between Elizabeth Booth and her sister, the first part, Stephen Jenkin the second part, and the Rev. Julius Deedes, Rector of Great Mongeham (1730-52) and Prebendary of Canterbury (1738), for the third part, reciting earlier indentures, with sales and rents paid by tenants. This records that the Rector took over from Stephen the sums owing of £1554-17-2 on behalf of the two sisters.

1750. 9th. and 10th. May. Indenture by which Judith passed to her sister her share in the estate for an annuity of £30. It recites that land belonging to the estate was in the occupation of Abraham and W^m Mumbray, W^m Gurney, Peter Hayman, W^m Clement and John Underdown Esq.

1750. 10th. May. Memorandum of Agreement that Judith should enjoy for her life certain rooms in the house without paying any rent. Elizabeth Booth died leaving Charles Booth (later Sir Charles) her only child. In her will, proved 29th. Jan. 1750. O.S. by Samuel Worrall her executor, she left her estate in Deal to her son.

1753. 31st. May. Judith Jenkin's will proved.

1796. 8th. Oct. Indenture made between the executors of the late Sir Charles Booth and James and William White to buy Sir Charles's estate of 46 ac. 3 rds. 10 ps. in Deal and Sholden for £3500, the house, etc. being occupied by John Verrier, yeoman, at rent of £80. William White, designated as gentleman in a deed three years later, was then buying land in Sholden. Verrier appears again in an abstract of title, 1832 of the Devisers in Trust of his Will, proved June 19th. 1826, to a cottage, malthouse and other buildings, and two pieces of land situated at Upper Deal contracted to be sold to Mr. John De Bock.

The estate included the Ten Acre Close of 8 ac. 3 rs. 10 pls., a piece of land called the first part of Jenkin's field, 7 ac. 2 rs. 10 pls., and the second part of Jenkin's field, 13 ac. 2 rs. 38 ps. Also the farm house, barn and buildings, and ground of 5 ac. 1 r. 22 ps. By 1811 the above

two fields had been much subdivided but a field of 2 ac. 29 ps. towards the S.W. of the parish was still known as Jenkins.

1796. 10th. & 11th. Oct. Indenture selling by the two Whites for £580 of the mansion, etc., with yard at the back of the malthouse and stable, with an acre and a half of orchard as was intended to be stumped off from other orchard ground belonging to the Whites; also 2 acres adjoining to the above $1\frac{1}{2}$ acre, being part of the above Ten Acre Close.

1800. 9th. & 10th. Oct. Indenture reciting of Lease and Release, tripartite, between the Whites of the first part, Michael Chitty, miller, of the second part, and John Verrier of the third part. The Chittys had agreed with the Whites to purchase the several pieces of land above released. They had also agreed to sell those pieces to Verrier for £84-8-9. This purchase was then to go direct to him instead of through the hands of the Whites.

The pieces of land measured respectively 1 rood 23 poles, and 3 roods, 10 poles, and were parts of the first and second parts of Jenkin's Fields, the latter then reduced to 12 ac. 2 rds 13 ps. exclusive of the new Turnpike Road leading from Deal to Sandwich¹. The two small pieces abutted on other land belonging to Verrier to the N.E., to the turnpike road to the S.W. [?N.W.], and to other pieces of land to the N.W. which had been purchased by the Chittys from the Whites, and which it was now agreed to be sold to Tho^s and W^m Hayman.

I owe thanks to the previous owner of the property—Mr. G. T. Wimsett—to Mr. John Arbuthnot, M.B.E., M.P., the present owner, and to the Rector and Churchwardens of St. Leonards, Deal, for the opportunity to consult the relevant documents. Certain field names occur on a plan of the western part of the parish made by Maxted and Terry in 1766, and copied by F. Grant in 1811.

Some of the names appearing in the Deeds were of such important burgesses as Coppin, Hulke, Hayman, Clarinbold, and Underdown, with Wyborn of Sholden. Coppin was the first Mayor of Deal and lived in the Manor House, Hulke was a local surgeon. A descendant became President of the Royal College of Surgeons and President of the Geological Society. Primrose (v. 1725) in 1729 owned a brew-house on which with his house he paid a Poor Rate of 17/4, and had stock valued at £100. Only two others paid more in Rates. His son Daniel was Rector of South Warnborough, Hants, and LL.D. Both he and his wife died here and are buried in St. George's Churchyard. Underdown and his wife were people of some importance and appear in Elizabeth Carter's and her Father's correspondence.

¹ For the upkeep of this road £100 Bonds with 5 per cent. on them were issued, and one of these Bonds was bought about 1830 by a Mr. Reynolds for £94.