



Isle of Man
Government

Reillys Ellan Vannin

DEPARTMENT OF LOCAL GOVERNMENT AND THE ENVIRONMENT

TOWN AND COUNTRY PLANNING ACT 1999

THE REGISTERED BUILDINGS REGULATIONS 2005

NOTICE IS HEREBY GIVEN that at a meeting held on the 31st March 2009, the Department of Local Government and the Environment, in pursuance of its powers under the above Acts and Regulations REGISTERED

Andreas Rectory Andreas Village Isle Of Man IM7 4EZ

as represented by the buildings delineated on the plan hereto attached, in the PROTECTEDBUILDINGS REGISTER by reason of its special architectural and historic interest.

THE EFFECT OF THIS REGISTRATION IS IMMEDIATE and prohibits the alteration or demolition of the structure or appearance of any part of the building except in compliance with an obligation imposed by or under any statutory provision or with the prior written consent of the Planning Committee.

Dated this 2nd April 2009,
By Order of the Department

E J Callow
Secretary, Planning Committee.

1st Floor, Murray House,
Mount Havelock,
Douglas,
IM1 2SF.

NOTE :

Under The Town and Country Planning Act 1999;

**Schedule 2
The Protected Buildings Register**

Notifications of entries on register etc.

2. (1) As soon as may be after a building has been entered in the register, or the register has been amended by removal of a building from it, the Department shall serve a notice on the owner and the occupier of the building stating that it has been entered in or removed from the register.
- (2) The owner or the occupier of, and any other person having an interest in, a building which has been entered in the register may apply to the Department to remove the building from the register-
- (a) within the prescribed period after service on him of a notice under sub-paragraph (1);
- (b) after the expiration of the prescribed period after the decision of the Department on a previous request under subsection in relation to the building.

Under the Registered Building Regulations 2005

3. Periods for purpose of Schedule 2 paragraph 2(2)

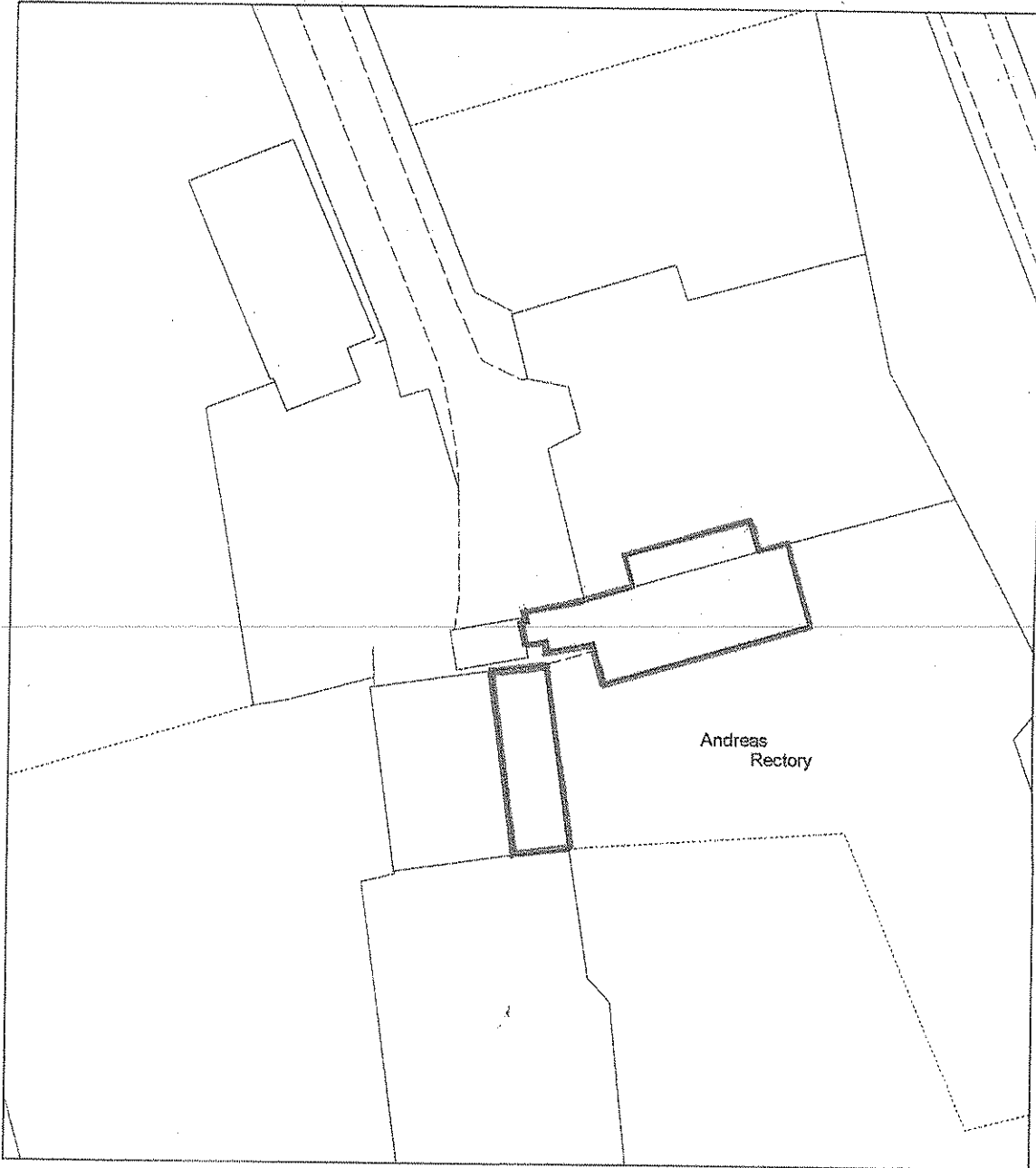
- (1) The period specified for the purposes of paragraph 2(2)(a) of Schedule 2 to the Act (period after notice of registration, within which owner or occupier may request de-registration) is 21 days.
- (2) The period specified for the purposes of paragraph 2(2)(b) of Schedule 2 to the Act (period after initial period, during which owner or occupier may not request a de-registration) is 5 years.

To: **Property Owner – FILE COPY**

Ballavarran Farm , Jurby, IM7 3AN,
Director, Manx National Heritage
Isle Of Man Natural History & Antiquarian Society

Department of Local Government and the Environment

Directorate of Planning and Building Control



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Comments	Andreas Old Rectory
Date	25 February 2009

REGISTERED BUILDING CONFIRMATION

NAME: The Old Rectory
ADDRESS: Andreas Village, Kirk Andreas.
POST CODE: IM7 4EZ
LOCAL AUTHORITY: Andreas Parish Commissioners
GRID REF: 414 994

INTRODUCTION

The Old Rectory in Kirk Andreas is built on a site which goes a long way back in Manx history. The first Rector of Andreas was appointed in 1188 A.D. and the Andreas Rector was usually also the Archdeacon (second only to the Bishop) and therefore, historically the site had a high religious status.

There are various historical written accounts which mention the rectory and some of these even include brief a description of the building. Unfortunately, however these records do not always agree with each other and it has therefore been difficult to establish exactly what part of the site was built at what time and what the age is of the oldest buildings which remain.

The buildings on the site which we are interested in for the purpose of Registration, include the remaining parts of the house and an adjacent barn. The house is constructed with red brick and six different types of red brick have been discovered on the site, with the oldest example dating back to possibly the seventeenth century and contemporary with examples found at the nearby site of a civil war fort south west of the church. The barn has been built mainly with red brick and there has also been some slate used in the construction of part of the outer wall. Discoveries on site which appear to pre-date the present dwelling include numerous red sandstone parts (not Peel sandstone), a timer section believed to be part of a Medieval mullioned window and the remains of a leaded, diamond paned window.

HISTORICAL INTEREST AND ASSOCIATION

Early History

The Island's parishes were established in the twelfth century when the best church (or keeil) sites were chosen in each parish. The selected churches were often those with the greatest antiquity or religious status and they were not chosen for their easy access (for example Patrick Church was located on St. Patrick's Isle), although Andreas Church is located centrally in the parish.

There are only three parishes which have Rectories (Andreas, Ballaugh and Bride) and the remaining parishes have Vicarages. Andreas Rectory was also usually home of the Archdeacon (some accounts have implied that certain Rectors of Ballaugh also held the Archdeaconry) and it was therefore a residential dwelling with a very high status. It has been said that during the time of the Lord's of Man, the position of Archdeacon was often reserved for Chaplains of the Earl of Derby (Moore R.B., 1999), who sometimes also held positions in England and therefore they may not have lived full time in the parish.

The first Rector of Andreas was appointed in 1188 A.D. He was named Deremod (old Gaelic Diarmid, modern Gaelic Kermode) and it has been said that his early rectory survived until 1645 when Samuel Rutter was Archdeacon of Man (Kitto J., 1990, p.101). Although Kitto claims the early rectory was built at the time of archdeacon Deremod, it is impossible to establish when it was actually built. It is probably thought that the dwelling survived up until the time of Archdeacon Samuel Rutter because the subsequent Archdeacon, Jonathan Fletcher built a new house on the site in 1663.

In 1351 the Church Council ruled that "*...every parish church shall have a properly built dwelling nearby, in which the bishop, archdeacon and their ordinaries can be received and entertained...*" (Bray G., 2004, p.57). This call for glebe houses stipulated that the properties were to be erected and maintained at the expense of the rectors and vicars of each parish. However, despite this ruling, some of these properties were still not built or were kept in a very poor condition.

Seventeenth Century

Blundell's 'History of the Isle of Man' (1648-1656) refers to Andreas Rectory at the time Samuel Rutter was Archdeacon. "*All ye clergy there [in the Island] have very sufficient meanes to maintaine them. Mr. Rutter had at my being there a living w' ye Manksmen told mee was of fourscore pounds p. annum. I suppose it to bee ye parsonage of Andrew, w' Mr. Chaloner saith belongeth to ye archdeacon, but now it seemeth there being no more archdeacons admitted, that title is with ye bishops extinguished, and now a curate supplieth the place*".

A later reference in Manx Note Book states that Samuel Rutter "*does not appear to have ever resided in that parish [Andreas].*" (1886, vol.2, no.8). The earlier extract from Blundell does not state for certain whether or not Samuel Rutter actually lived at Andreas Rectory, only that the writer supposed it to be his residence as he was informed it was the home of the Archdeacon.

John Feltham, who visited the Isle of Man in 1797 and 1798, referred to two periods of construction at Andreas Rectory. Firstly, "*Rev. Jonathan Fletcher from 1660 to 1669, Chaplain to the Earl of Derby, died at Knowlesly. He built the old brick house in Kirk Andreas, 1663.*", and secondly, "*Rev. John Lomax, from 1691 to 1695, having the curacy of Buzzy in Lancashire: he built the new house adjoining to the old one in Kirk Andreas.*" (Feltham J., 1798, p. 158).

Feltham's earlier date of 1663 can be assumed as a likely date for construction of a new rectory, as documents from 1662 prove there was an Archdeacon's residence in Andreas at that time, which appears to have been in a dilapidated condition. The documents were addressed to the Coroner of Ayre Sheading from the Governor Henry Nowell. In the first document it was

stated that, "You are hereby required to impannell six sufficient and understanding men that have in-sight in buildings as well for ye walls as the ruffle, glass, windows, or other materials or ornaments belonging or ought to belong to ye delapidations of ye houses of ye Archdeaconrye in Kk. Andreas & yt ye sam be performed and brought in to remaine upon Record by the 29th day of ye month & this as you and they will ansswere the contrarye at yr prll, given under my hand at Castle Rushin ye 2d day of Mar : 1662." The subsequent document to the Coroner says, "You are to take notice yt ye Jury to be impanelled is for the inquiry of ye delapidations of the Archdeacons houses, & nothing at all of the buildings at the Loyall fort wch otherwise shall be taken care of & not by the Jury aforesaide." The location of the "Loyall fort" is not known. There is a mound to the south west of the churchyard which is said to be the site of a Civil War fort, and although little is known about it, red bricks have been discovered at the site which match the oldest type discovered at the rectory.

In 1677 a report was made of the rectory and John Kitto refers to this in his book 'Historic Homes of the Isle of Man' (1990). Due to the date it was written, this account must have referred to the dwelling built for Archdeacon Jonathan Fletcher in 1663. The report is fascinating, as it offers a description of a seventeenth century large Manx house with status, rather than the more traditional farm house. Further details of this account are discussed later in this report.

An Act was passed in 1697 called 'Act against Non-Residence' and its purpose was to ensure there was a clergy house built in every parish. The Act insisted that the Island's Clergy had to reside in the Island "upon their ecclesiastical livings". Presumably, prior to this some of the rectors and vicars did not reside in their respective parishes, or even in the Island and some of the parishes were therefore still without clergy houses.

Eighteenth Century

Following the 1697 'Act against Non-Residence', in 1734 it was recorded that "...several of the vicarages and one of the rectories of this isle have not for some ages past had any houses for the incumbents to reside in, and some others are in a ruinous condition..." (Gray G., 2004, p.178). As a result of this, a further Act was passed by Tynwald in 1734 to encourage repairs to the properties by guaranteeing that any vicar or rector who invested his own money into the glebe house would be given back two-thirds of the sum which he has paid by his successors (or his executors would).

The 1734 Act was followed by a Visitation to each of the Island's parishes by Bishop Mark Hildesley in 1757. One of the questions asked to each parish was, "The Mansion House and Out Houses Rectorial and Vicarial – Whether in due repair or decent order or not?" With regard to Andreas Rectory, it was said that "The slate part of the Mansion house wants pointing – the stable and barn in good repair – the Brewhouse wants thatching – a Cowhouse and kiln formerly belonging to the Rectory are gone to ruin" (Manx National Heritage). It is not known what the "slate part of the Mansion house" actually was, as the current house is constructed with brick and written accounts refer to the seventeenth century buildings as also being brick built (however, the remains of a wall thought to have belonged to the 1663 house has some slates constructed in the lower part and an old barn has slates and beach boulders in part of its external walls). The reference to various other buildings on the site emphasises the scale of the rectory at this time and the derelict kiln could have been where the red bricks were fired.

Another note at the time of the Visitation said that the *"Gable of the mansion house adjoining the thatched house made up with boards but insufficient as certified by wardens."* These "boards" referred to are puzzling, although they may simply have been an attempt at timber cladding in order to keep the weather away from the porous red bricks.

In his 'Diocesan History' (1893), A.W. Moore claims that in 1762, during the time of Bishop Hildesley (1755-1772), Andreas church was repaired *"and the rectory, which was in ruins, rebuilt"*. This is the only known reference which claims that the rectory was rebuilt at this time, as all others refer to seventeenth and nineteenth century buildings. The Archdeacon in 1762 was William Mylrea and it has been claimed that the previous Archdeacon, John Kippax (Rector 1727-1760) had not actually lived at the Rectory (Braddan Church website). The author of the 'Diocesan History', A.W. Moore, was a Manx antiquity from Cronkbourne in Braddan. He was son of William Fine Moore and nephew of Archdeacon Joseph Christian Moore (Rector 1844-1886), so there was a family connection to the site which adds support to his account that the rectory was rebuilt in 1762. In addition to this, the historic buildings adviser Peter de Figueiredo visited the Old Rectory in November 2007 and in his follow-up report he states that the oldest part of the present dwelling appears to be eighteenth century, which would tie in with this 1762 date.

Nineteenth Century

Benjamin Philpot became Archdeacon in 1832. He thought *"Andreas Rectory was too small for his family and servants, so he rented Braust."* (Gelling C.J., 1998, p.67). The Rectory was instead used to accommodate divinity students, as a theological college and it became known as the *"Minor Prophet's House"* (Gelling C.J., 1998, p.67). The Archdeacon farmed the glebe lands and kept sheep, cows, horses, pigs and poultry.

A severe storm in January 1839 damaged the rectory. The archdeacon was at Braust with his family at the time and he wrote the following notes about that event, *"The Rectory, the Minor Prophet's house, on account of a recent ordination, only contained at the moment a married candidate from London with his wife and two children. He, M. H--, paid a man 5s. to crawl his way to me at Braust and ask me to come to them as they were in extreme danger. I paid the man to go back again and assure Mr. H—that when the safety of my own ten children and their mother were secured I would go to him if I could. Eventually I reached the Rectory with difficulty and found part of it in ruins. The maidservants had just got up when a big chimney stack fell through the roof and carried their bed through the floor"*. (Bradley A.G., 1923).

Benjamin Philpot resigned in 1839 and John Cecil Hall became the next Archdeacon. On arriving in Andreas, John Cecil Hall found the rectory house to be in a poor condition and he subsequently initiated an Act of Tynwald, established on 20th December 1840, which enabled him to repair the rectory house at his own expense (Harrison W., 1879). Johnson's Guide of 1850 claims that the rectory was almost entirely rebuilt at this time and the new road from the village to the church was laid-out, bypassing the route through the rectory, *"The Glebe-house, which was very old, suffered severely from the great storm of January 6th 1839. It has, however, been almost entirely rebuilt, in a very tasteful style; by the Venerable Archdeacon Hall, the present Rector, who has added a handsome conservatory, contributing greatly to the elegance of the mansion. He has also constructed, at his own expense, a new road, for the accommodation of the parishioners residing to the north of the Church, and who had formerly*

no access to it but by a narrow avenue passing between the house and the stables, now reserved as a private approach".

A plan of the rectory from 1839 shows the new road to the church created for Archdeacon John Cecil Hall. This plan is confusing as it shows the location of a house and a separate outbuilding on the site, which are roughly where they appear on the 1869 Ordnance Survey map, but the footprint of the house is noticeably different with the front elevation appearing to face east rather than south. However, Peter de Figueiredo believes that this 1839 plan must be incorrect, as it does not show the seventeenth century wing which existed at that time, or the old outbuilding the south west of the old house, so it is therefore possible that the purpose of the plan was to show landholdings, with the precise layout of the buildings not being important. It is likely that this plan was a proposal which was not fully developed. The road to the church was shown on the plan and it was created at approximately the same time the map was drawn, so it could have been a proposal showing a suggested new route and position of a new dwelling. This can be further supported by the layout of the dwelling, which appears to be facing east, giving it a favourable view from the new road where most of the parishioners would pass by.

In 1844, Joseph Christian Moore became rector and archdeacon after John Cecil Hall. Joseph Christian Moore was the eldest son of James Moore of Cronkbourne in Braddan. Archdeacon Moore inherited Cronkbourne Village, the sailcloth factory and Cronkbourne House following the death of his father in 1846, but as he was Archdeacon and had no interest in the site, he sold the business to his brother William Fine Moore. Archdeacon Moore had substantial private means and during his period in Andreas he restored and extended the rectory, which he found to be in a poor condition (Gelling C.J., 1998), although this seems rather soon after the 1840 repairs to the dwelling. Joseph Christian Moore also partially restored the parish church and built its tower.

Joseph Christian Moore died in 1886 and the subsequent Archdeacon was Dr. Joshua Hughes-Games. He became rector in June of that year but did not take up residence until August, after various alterations had been made to the property (Gelling C.J., 1998). Evidence of these 1886 alterations and extensions can be seen in plans and a specification of works by the architect James Cowle from Douglas.

Twentieth Century to Present Day (2009)

In 1938 the church wanted to sell the estate at auction, but the villagers objected to the sale of "their" rectory and prevented the sale from going ahead. The rectory was requisitioned by the RAF in 1939 and used as an officer's mess for Andreas Airfield during the Second World War. Following the War the rectory was leased to the Youth Hostel Association and it was returned to church use in 1953. At this time the rectory was reduced in size and modernised, with the old 1663 house (then the kitchen extension) being demolished. Most of the farm buildings were also demolished, leaving just one remaining barn. The church authorities sealed off the 1886 Victorian extension from the main house and it was sub-let.

The Old Rectory was inhabited by the parish rector until September 1978, following the retirement of Archdeacon Glass (Manx Star 28/12/1979). At this time, the property was in a poor condition and in need of repair. Plans were submitted by the Parochial Church Council to

modernise and improve the rectory, but these were rejected by the Church Commissioners who decided to sell the property, including the Clerk's Glebe house and two adjacent fields and use the proceeds to build a new rectory elsewhere in the village. The following extract is from the Manx Star newspaper highlighting the Parochial Church Council's views on the matter (28th December 1979, p.6);

"The P.C.C. has all along stressed the need for the rector to live in the village, as did the 'Diocesan Needs and Resources Commission'. Our proposals could have allowed him to reside in the rectory soon after his induction."

"Instead the Church Commissioners have chosen to totally ignore the P.C.C.'s wishes and intend to sell, not only the Rectory and its grounds, but also the Clerk's Glebe House, and two fields which adjoin the church and graveyard. Out of the proceeds of these sales they wish to build a new rectory, thus continuing the present unsatisfactory state of affairs for another two to three years."

"The P.C.C. strongly questions the wisdom of those manoeuvres – taken against local opinion and advice – which will deprive the Manx Church of one of the finest houses in the parish, if not in the Island – and asks how many more fine residences are to be abandoned by the Church before wiser counsels prevail?"

Despite the opposition from the Parochial Church Council and the inevitable outrage by the villagers, the Church Council sold the Old Rectory in 1982. The first private owners, David and Valerie Stile's have remained proprietors to this day and the sale was recorded in the Isle of Man Examiner on 12th February 1982 (p.22).

ARCHITECTURAL INTEREST

There are few remaining old Manx houses of importance that little is known about them and therefore, the Rectory remains largely a mystery. A rectory would have differed from most domestic Manx architecture because in addition to family rooms, it would have needed formal rooms and perhaps even accommodation for the Bishop when he visited. It was also a high-status site, so there was access to good quality building materials and construction workers, which were out of reach of most domestic dwellings.

On first sight, the dwelling appears to have two markedly different periods of construction. The older part of the property resembles a large Manx farmhouse. It is three storeys tall and has a five bay, south facing front elevation with a central door. The dwelling is two rooms deep and has a central staircase with chimneystacks at either gable end. There is a single storey rear addition to the property and the staircase seems to have been turned around at lower level and extended into this extension to face a rear entrance, rather than the traditional style of facing the front door on the south-facing elevation. The newer part of the property has a late Victorian appearance with much higher floor to ceilings than the farmhouse section. This wing was built in 1886. It has two storeys and is only one room deep, with the dimension sizes for the rooms being much larger than in the older house. Also built at this time was a gothic-style porch addition which faces northwards, moving the main entrance again.

Red Brick Construction

The rectory is constructed in red brick. The owner of the property, David Stiles, has identified six different types of red brick on the site, with the oldest being 2.5 inches thick and dating from the seventeenth century. There are no stone quarries in the north of the Island and transporting construction materials to the site would have been challenging both over land and by sea, due to the poor condition of the early roads and the distance from the coast.

Due to the lack of local materials available, brick would have been perfect for building as it could be made on site, perhaps by imported craftsmen. The use of brick on the site dates back to at least the seventeenth century, but there is no evidence of an actual brickworks in Andreas until the late nineteenth century, so it is highly likely that the earlier brick was fired on site. During the 1757 Bishop's Visitation to the Old Rectory, a reference was made to the "...*kiln formerly belonging to the rectory...*" which had "...*gone to ruin*". The site of this old kiln mentioned in the Visitation has not been discovered, but perhaps this was the kiln which fired the bricks used in the construction of the earlier property. A schedule of works from 1886 for the proposed extension wrote that the walls were to be built "*with well burnt brick from the neighbouring kilns*" (architect James Cowle, 1886). This is likely to be a reference to Ballacorey Brickworks in Andreas (est. 1851).

Red brick material has recently been unearthed at the nearby seventeenth century Civil War Fort and there may be a connection between the fort and the rectory, due to their proximity and the historical importance of the two sites. On a trip to the rectory in 2003, Andrew Johnson from the Manx Museum identified which of the various red brick-types used at the rectory is similar to that found at the Fort.

1663 House

Little is known about the earliest dwelling on the site, only that it was replaced by a brick house around 1663, which was built for Archdeacon Jonathan Fletcher. The Archdeacon had an enormous amount of power and could generate the wealth to build a grand house. A description of the rectory taken from an Inventory made in 1677 indicates that it was a relatively large dwelling for the time, consisting of five rooms with various luxury items. The rooms included the "*Thie Mooar*" (living area), the "*Greinnagh*" (sunny place / drawing room), the "*Chamyr*" (study), the "*Chamyr Seose*" (main bedroom) and the "*Chamyr Beg*" (small bedroom). "*The Thie Mooar served as a common room, refectory and kitchen, and held two long trestle tables, a small round table, two cupboards, a linen press, two armchairs, a settle, two chests and several stools, with spinning wheels for flax, hemp and wool. The Chamyr had an oak table, a chest, a settle, two armchairs and several stools, and the Chamyr Seose and Chamyr Beg had wooden bedsteads with feather mattresses, chests and stools. The Thie Mooar was flagged, and the usual practise was to cover the flags each morning with fresh rushes after sweeping out and burning those used the day before. The other rooms had green velvet curtains and carpets. In the Thie Mooar there was a big chiollagh, or open hearth and chimney, on which the cooking was done, and the social life of the household centred in this room beside the fire of peat and wood. Clocks were scarce, and a sundial was relied upon for a record of the time by the household, while for the information of outside workers bells were rung in the early morning, at noon, and at the hour for ceasing field work. The rectory estate*

included a small farm with cattle, horses, sheep, poultry and bees to supply the household, and the rector also kept a fishing-boat at the Lhen beach.” (Kitto J., 1990, p.101).

It is believed that the 1663 building was the property located directly to the rear (or north) of the 1886 section of the house, which was demolished in 1953. One of the reasons for this belief is that the property had a north-south long axis along the old road from the north to the church and this would have been the preferred position of such a property from this time. When later additions to the property were built, aspect had become a much more important factor and these sections were south facing, away from the road. A further argument for this section being the 1663 building is because plans of the property dating from 1953 show there was a very large chiollagh (fireplace) in one of the rooms on the ground floor, and such a feature was described in the Inventory of 1677. However, it is not possible to be absolutely certain about the location of the older house as large chiollaghs were a common feature in many old Manx dwellings and the 1869 County Series map shows there were many other buildings on the site at that time. The dwelling described in 1677 had five rooms and if this was the 1663 building, it would have needed a ground floor extension to accommodate the rooms mentioned in the Inventory, with the two bedrooms being located upstairs. It is difficult to imagine how the plan of the building would have worked, due to the various alterations which have taken place over the years and the high status of the site, which means that the property would have differed from a typical dwelling.

Gelling wrote in 'A History of the Manx Church' (1998) that Andreas Rectory *"was rebuilt in 1666 and although added to and altered it remains basically the same building"* (1998, p.17). However, it is now thought that there is little constructed in 1663 (or even 1666 as he refers to) which still exists. The main part which survives is the north facing gable wall, which owes its existence to the fact that it was incorporated into the rear of the 1886 extension, so it remained in place when the rest of the old house was demolished in 1953. There are marks in the brickwork which show where the older wall adjoins the 1886 building, and here in this old wall we find the most interesting and unusual features of the site, undiscovered until excavated by the current owners. These are two small arched Medieval-style brick recesses set into what would have been the interior of the south-facing gable wall at ground floor or basement level. These appear to be shelves, although it is possible they were once window openings. Archive photographs and plans of the building dating from before the 1886 extension was built show that there was once a projecting chimneystack on the exterior of this gable wall. We can only assume that these recesses or window openings pre-date this chimneystack. Even the existence of a staircase shown on the interior of this wall in a plan dating from 1886 does not explain the location of this external stack. The upper part of this wall is rendered and the owners have been in the process of removing the render, so perhaps further discoveries are still to be made in the old gable.

Other discoveries include the lower portion of the western elevation, which faces onto the old road to the church. The construction of this wall shows slate stones near to the ground with red bricks above and the top has been levelled off, giving the appearance of a garden wall. The wall is identified as being part of the old house by the existence of a blocked up window in what would have been the wine cellar. This window opening is not very old in the context of this site, as it was created in 1886 which is recorded in plans and a specification of works for alterations and extensions to the rectory by the architect James Cowle, *"Make window opening into new wine cellar where shown"*.

Also discovered on site are the remains of a tiled floor on the ground where the old house would have been. In the Inventory of 1677, the floor in the Thie Mooar was said to be flagged and it is possible that there are some remains of this floor today. However, another explanation can be found in notes made by the architect James Cowle in 1886, who wrote that the present conservatory was to be taken down and "*The floor of the wine cellar to be made from the old flags in conservatory*". The "*wine cellar*" at that time was the section of the old house closest to the surviving gable and there are stone steps down to the cellar, which can still be seen to this day. Various pieces of broken glass from old wine bottles have also been found on the site.

c.1690's House

Between 1691 and 1695 a new brick-built house is believed to have been constructed for Archdeacon John Lomax, who "*built the new house, adjoining the old brick house in Kk. Andreas*" (John Thos. Clarke, Curate of Andreas, 1826 and also Feltham J., 1798).

It has been thought that the 1690's house still exists, although altered and extended to become the present house. However, there are arguments for and against this case. Some references claim that the 1690's house still exists (at least to some extent), another reference states the rectory was rebuilt in 1762 and there is also strong evidence that the dwelling was altered in 1840.

The dwelling is currently in the process of having much of its internal plaster and external render removed, so the bare brickwork has been exposed. There does not seem to be much evidence which would date the property to the 1690's, however, the remains of a Medieval timber mullioned window have been discovered in a window opening in the first floor bathroom. It is possible that this window could have been moved here and reused from an older dwelling on the site, but it is unlikely in an 1840's house of this status.

1762 House

It was claimed by A.W. Moore in the Diocesan History (1893) that by 1762 the rectory was in ruins and it was subsequently rebuilt. There is architectural evidence to suggest that the current property dates from this time, but there are no other written accounts which have the same opinion. In fact, Feltham, who visited the Isle of Man in 1797 and 1798, only wrote about two seventeenth century buildings on the site. However, it is not known if Feltham paid a visit to the rectory or from where he sourced his information. A.W. Moore had a family connection with the site (his uncle was Archdeacon Joseph Christian Moore), so this adds weight to his claim that the house was rebuilt in 1762.

The historic buildings adviser, Peter de Figueiredo believes that the house shows architectural evidence that it dates from the eighteenth century, as opposed to the seventeenth or nineteenth centuries. This architectural evidence includes mid-eighteenth century joinery, such as "*the upper flights of the staircase, some of the doorcases on the first floor and a small panelled screen and door that enclose the central first floor room from the staircase well.*" (De Figueiredo P., 2007). He also claims that these items of joinery may not be in their original position, but they are likely to have always belonged to this wing of the rectory. The floor to

ceiling heights and window openings are also typical of an eighteenth century dwelling, with nineteenth century dwellings having higher ceilings and larger window openings.

Peter de Figueiredo believes that the only uncertainty about the dwelling dating to the eighteenth century is the Roman Cement which has been applied to the exterior of the house. Roman Cement was first used in 1794 and became widespread during the early to mid nineteenth century, so if this was the original finishing, the property must date from the nineteenth century. However, this render is also found on the 1886 extension, so it could well have been applied at a later date. The architect James Cowle's specification of works for the alterations and extensions in 1886 stated that, "*The whole of the external face of the new walls to be cemented with Portland cement used with sand in the proportion of two clean sharp sand to one of cement*".

Perhaps another uncertainty as to the property dating to the seventeenth century is the fact that when Benjamin Philpot became Archdeacon in 1832, he thought that "*Andreas Rectory was too small for his family and servants, so he rented Braust.*" (Gelling C.J., 1998, p.67), with the rectory becoming the Minor Prophet's House. This is further supported by notes by Benjamin Philpot himself, transcribed in 'Our Centenarian Grandfather' (1923) by A.G. Bradley. Archdeacon Philpot and his wife had ten children, so they would have required many servants and a substantial house in which to accommodate everyone. The farmhouse at Braust is approximately the same size as the old part of the rectory, although the dimension sizes such as the floor to ceiling heights and window openings are larger at Braust, suggesting it is the more modern of the two dwellings. At the old part of the Rectory there are marks in the brickwork on the inner gable walls, which imply that at some point in the past the roof was raised. Perhaps, Benjamin Philpot came to Andreas prior to this extension and although it is not known exactly when the work was carried out, historical records have referred to substantial repairs which were carried out in 1840, after Archdeacon Philpot resigned.

c.1840's House

Archdeacon John Cecil Hall became rector of Andreas in 1839 and after finding the dwelling in a poor condition following the storm in January of the year, he founded the 'Andreas Rectory Act' on 1840. Archdeacon Hall "*...recited that the rectory had fallen into decay and was unsuitable as the parson's residence....However, largely out of his own funds he repaired the building and then lived in it.*" (Manx Star, 1980, p.4). It is said that he had substantial private means and spent a considerable amount of money "*...in the repair of the rectory house.*" (Harrison W., 1879). Johnson's Guide from 1850 states that the rectory was "*almost entirely rebuilt*" at this time, so there are conflicting accounts to the extent of the works carried out.

The removal of plaster from the inside of the two gable walls at second floor level has revealed marks in the brickwork, which suggest that at some point in the past the roof has been raised. There is a small window high up on the eastern gable of the old house which has been blocked up on the inside, but it has been discovered on the second floor level. This window has the appearance of a small loft opening and it is a mystery why such a small opening would be needed here, unless it can be explained by the view that this level was once loft space prior to the roof being raised.

Photographs dating from before 1886 show there was a large conservatory located where the 1886 extension was later built. This conservatory was described in Johnson's Guide from 1850 as "*handsome...contributing greatly to the elegance of the mansion*". There are still scars of this conservatory on the former outside wall of the old house which is now an internal wall.

1886 Extension

The next significant building phase occurred in 1886 when the late-Victorian extension was added. This included a large two-storey extension with a three-window front elevation and a gothic style porch, which then became the main entrance of the house. The extensions were designed by James Cowle from Douglas who was the Diocesan Architect and also a builder. He is most famous for designing the old Isle of Man Prison on Victoria Road and Douglas Railway Station.

1953 Alterations

The RAF requisitioned the estate in 1938 and following this, it was leased to the YHA before being returned to the church in 1953. Existing plans of the rectory were made at this time and various alterations were carried out, including the demolition of some of the old farm buildings and what was believed to be the old house dating from 1663, which had become mainly a kitchen and cellar extension. In addition to this, the 1886 Victorian extension was sealed off from the remainder of the house and let, with the older part of the house continuing to be used as a rectory until 1978.

Present day

The present owners, the Stile's, bought the property from the Church in 1982. They are the first private owners of the Old Rectory. The house is currently in a dilapidated condition and is urgently in need of repair. The ultimate goal of the Stiles' would be to restore the property to its former glory.

The Outbuildings

The majority of the old farm outbuildings were demolished during the 1953 alterations, with only one now remaining. This barn is located on the opposite side of the old road to the church than the house and it had taken its current form by the time of the 1869 Ordnance Survey Map, although there are marks in the walls which show a much earlier phase of construction. This earlier build appears to be a small, single storey building with a steeply pitched roof, but it seems to have been too small to have been the original house (certainly too small to have been the house referred to in the 1677 Inventory). The construction of this older building has used a mixture of slates, beach stones and bricks, with the lower portion of the old gable wall appearing to be built entirely with beach boulders. The upper part of the old gable wall has a mixture of slates and bricks, with the side elevation on the east (the western elevation has been previously removed for garage doors) being constructed entirely with slates. Later extensions to the barn were added both in height and length and they were built with brick, so are easy to distinguish from the earlier build. There could have once been other buildings adjoining this barn, but they were removed at least by the time the Ordnance Survey map of 1869 was surveyed.

The barn is important to consider in the Registration of the old Rectory, due to its significant age and prominent location on the old road to the church. In addition to this, the current owners have discovered the remains of a seemingly old diamond panelled leaded window in this barn and further investigations could reveal even more pieces of historical interest.

CONCLUSION

The Old Rectory in Andreas is clearly a historic site of some importance. It has been difficult to provide an exact date for the construction of the remaining buildings, due to contradictions in documentary sources and various alterations which have taken place.

It is proposed that the Old Rectory and the adjacent old barn marked in red on the map should be included on the Protected Buildings Register for the following reasons,

- It is an important historic and religious site. It was formerly the Archdeacon's residence, one of only three Rectories in the Island and the first rector of Andreas was appointed in 1188 A.D.
- It is an archaeologically significant site. Similar red bricks were found at the nearby seventeenth century Civil War fort and the remains of a Medieval timber mullioned window and an old diamond panelled leaded window have also been discovered.
- The site would benefit from further investigation and recording.
- The 1886 extensions and alterations were designed by the Diocesan Architect James Cowle. He was the architect for the old Isle of Man prison on Victoria Road and Douglas Railway Station.
- It is a rectory and an important building in the village context at the very least.
- The rectory has been unoccupied for a number of years and it is now in a dilapidated condition. Registration would offer protection and Conservation Grants towards repairs.

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