

INDIA HOUSE

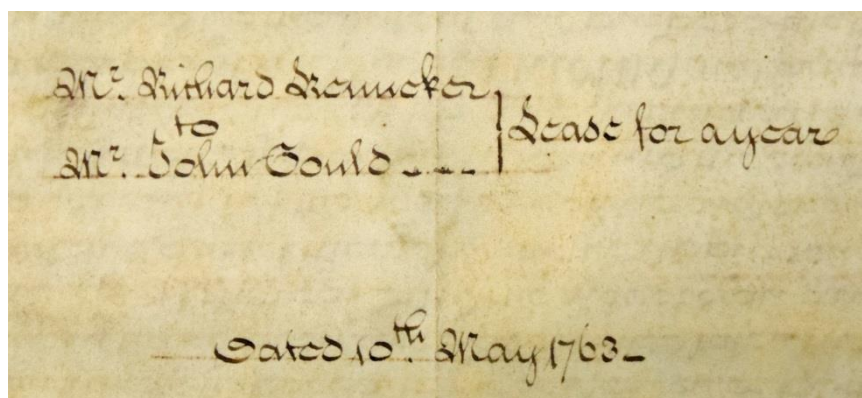
A SHORT HISTORY

Compiled by Ian Priston
Boys & Maughan Solicitors
September 2017



Front cover: Gaiety Girl Phyllis Broughton by the entrance to her home, India House, circa 1900.

10 May 1763



Mr. Richard Henneker
to
Mr. John Gould } Lease for a year

Dated 10th May 1763

The first document relating to India House describes how a “green or piece or parcel of pasture land... containing by estimation two acres” was leased for a year by Richard Henneker of Margate, a butcher by trade, to Mr John Gould, a gentleman of Margate, for ten shillings.

At this time almost all of the surrounding land was open fields.

The two acres “doth abut and bound to a messuage and land of the said John Gould and the foot way leading to and from church towards the South-East to a piece or parcel of pasture land of Mary Omer widow and a messuage of the heirs of Paul Sackett towards the south west”.

A messuage is a dwelling house with outbuildings and land assigned to its use. India House is to the South East corner of the site so it might have been already built in 1763, meaning that the 1767 date usually ascribed to it is wrong. It is more likely in our opinion that the land was purchased as part of a project to replace a previous (possibly smaller) building with India House in memory of John Gould’s home in Calcutta, which according to his will and descendants, he left in 1766.

The church referred to could be what became known as Ebenezer Chapel, which was on the site of the present day Baptist Church. New Cross Street did not exist in 1763.

The land is likely to also incorporate the area occupied by the Masonic temple, which was built in 1894.

The foot way, now known as New Street, is further described as a “certain waggonway of Richard Henneker leading from the King’s Highway to the said green, and adjoining to the same”. The King’s Highway is the modern day High Street.

The green adjoining the New Street, suggests that some of the India House garden, now Boys & Maughan’s car park, was part of the purchase.

John’s neighbours were the heirs of Paul Sackett, Mary Omer, Gervais Cowper, Mary Brooke, widow, who is likely to have been the first owner of The Limes, the heirs of George Grainger and the tenants of Thomas Brooman (note how the Broomans feature in this chronology in 1797), Richard Omer and Thomas Surfle.

The original document is held by the Kent History Centre in Maidstone. Boys & Maughan transferred the early part of its India House archive, including this document, to the Kent Archives Office (now the Kent History Centre) on 12 February 1986.

11 May 1763

A document dated the following day confirms that Richard Henneker released two acres of land to

John Gould.

1766

Captain John Gould, as he is generally known, returned to England and settled in Margate in 1766. The source for this date is his will. Gould owned a fleet of ships which plied between Deal and Calcutta on behalf of the East India Company and, according to one of his descendants, J. Murston Reid, who wrote to us in 1960, owned a lot of property in Margate, Deal and Calcutta.

1766/1767

India House's Grade II* listing states that it was built in 1766-7. Sir Nikolaus Pevsner said in *The Buildings of England* (1969) that India House was built in 1767 and refers to it as the "best house in Margate".

India House was built by Captain John Gould (1722-84), a tea planter who made his fortune in Calcutta. He was appointed a Commissioner for Restitution after the Siege of Calcutta in 1756.

Capt. Gould is often described as possibly the earliest recorded example of somebody retiring to the seaside.

The theory that India House was "designed in imitation of a house in Calcutta" (quoted in *Nabobs: Empire and Identity in Eighteenth-Century Britain* by Tillman W. Nechtman, Cambridge University Press and elsewhere) is unsubstantiated but seems to hold reasonable weight. The theory derives from a letter published in *Country Life* magazine on 1 December 1966 (Volume 140) from the late architectural historian Peter Reid, who was a descendant of Gould. The letter was entitled "India House at Margate, built about 1766 as a copy of another house in Calcutta." Six years earlier in 1960, J. Muston Reid echoed Peter Reid's view in his letter to our firm.

It is highly unusual for a Georgian building in Kent to be castellated and India House is one of only three examples. India House's Grade II* listing describes it as possibly an early example of the genre of the eccentric seaside villa.

1769

Cecil Square was built.

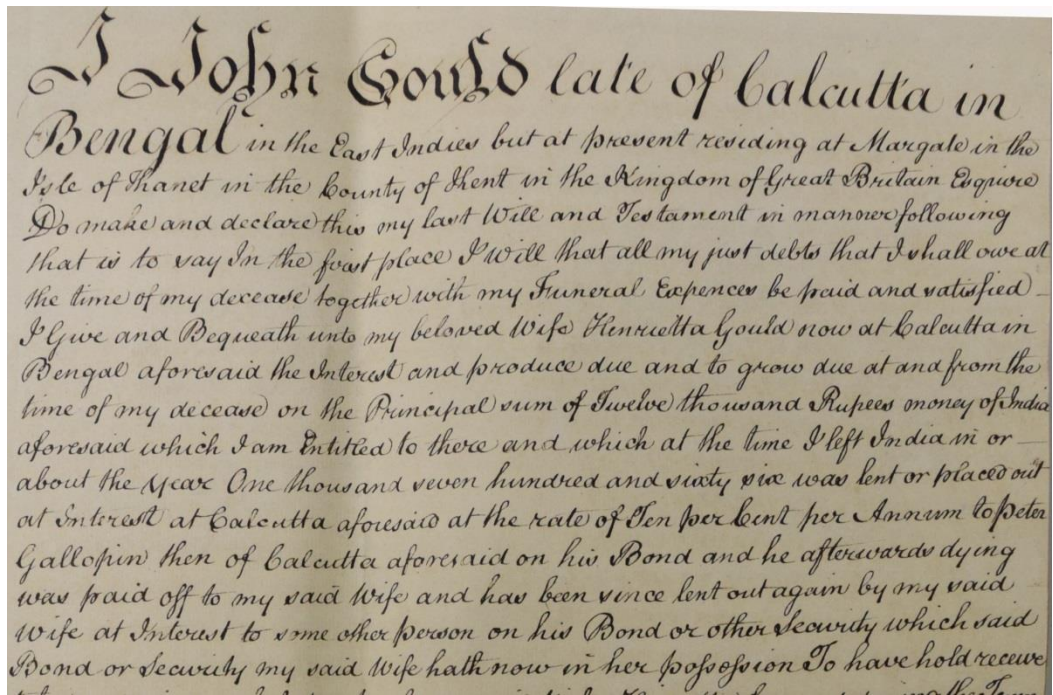
15 September 1770

John Gould's will and codicil states that he left his house, gardens and warehouse in Calcutta, along with an interest on an investment of 12,000 Rupees to his "beloved wife" Henrietta Gould who was living in Calcutta. Henrietta was a wealthy Portuguese-Indian.

Gould's will states that he left India in 1766. His sister was Mary Gould of Margate.

India House was left to John's son, also called John. John Gould's mother was Susanna Rogers who was Captain Gould's housekeeper.

The will refers to two messuages or tenements and gives no details of them. One of them must have been India House.

A handwritten document in cursive script, likely a will, written on aged paper. The text is written in dark ink and is somewhat faded and difficult to read in places. The handwriting is elegant and characteristic of the 18th century. The document begins with 'I John Gould late of Calcutta in Bengal' and continues with details of his estate and debts.

I John Gould late of Calcutta in Bengal in the East Indies but at present residing at Margate in the Isle of Thanet in the County of Kent in the Kingdom of Great Britain Esquire Do make and declare this my last Will and Testament in manner following that is to say In the first place I will that all my just debts that I shall owe at the time of my decease together with my Funeral Expences be paid and satisfied I Give and Bequeath unto my beloved Wife Penneitta Gould now at Calcutta in Bengal aforesaid the Interest and produce due and to grow due at and from the time of my decease on the Principal sum of Twelve thousand Rupees money of India aforesaid which I am Entitled to there and which at the time I left India in or about the Year One thousand seven hundred and sixty six was lent or placed out at Interest at Calcutta aforesaid at the rate of Ten per Cent per Annum to Peter Gallopier then of Calcutta aforesaid on his Bond and he afterwards dying was paid off to my said Wife and has been since lent out again by my said Wife at Interest to some other person on his Bond or other Security which said Bond or Security my said Wife hath now in her possession To have hold receive

1784

Captain John Gould, born 1722, died in 1784. John Gould, his son, was born in India House in 1769 and baptised in 1770.

After Captain Gould's death the house is said to have been used as local offices by the East India Company (source: 2008 English Heritage Adviser's Report). See 7 June 1841 below for further details of the continuing association of the house with the East India Company.

Captain Gould is buried in St Leonard's Church, Upper Deal.

Circa 1790

Hawley Square was built.

18 March 1791

Reverend James Davies leased India House to John Gould for a year.

19 March 1791

An original document in the Kent History Centre explains the release of India House by Reverend James Davies to John Gould on his attaining 21 years. Reverend Davies was added in a codicil to Capt. Gould's will on 8 March 1781 and appears to have been the only surviving executor. Robert Skerritt, Boughton Bowers and Thomas Staines were the other executors and Davies replaced Staines.

The document describes the tenants of "All those two messuages or tenements in Margate, now in the tenures of Smith (spinster), Brooke (spinster) and Samuel Salter, Grocer.

4 December 1793

A deed declaring the uses of a fine from John Gould and his wife, Betty Creed Gould to Henry Jefsard. A fine of lands, also called a final concord, or simply a fine, was a type of property conveyance which existed in England (and later in Wales) from at least the 12th century until its abolition in 1833 by the Fines and Recoveries Act.

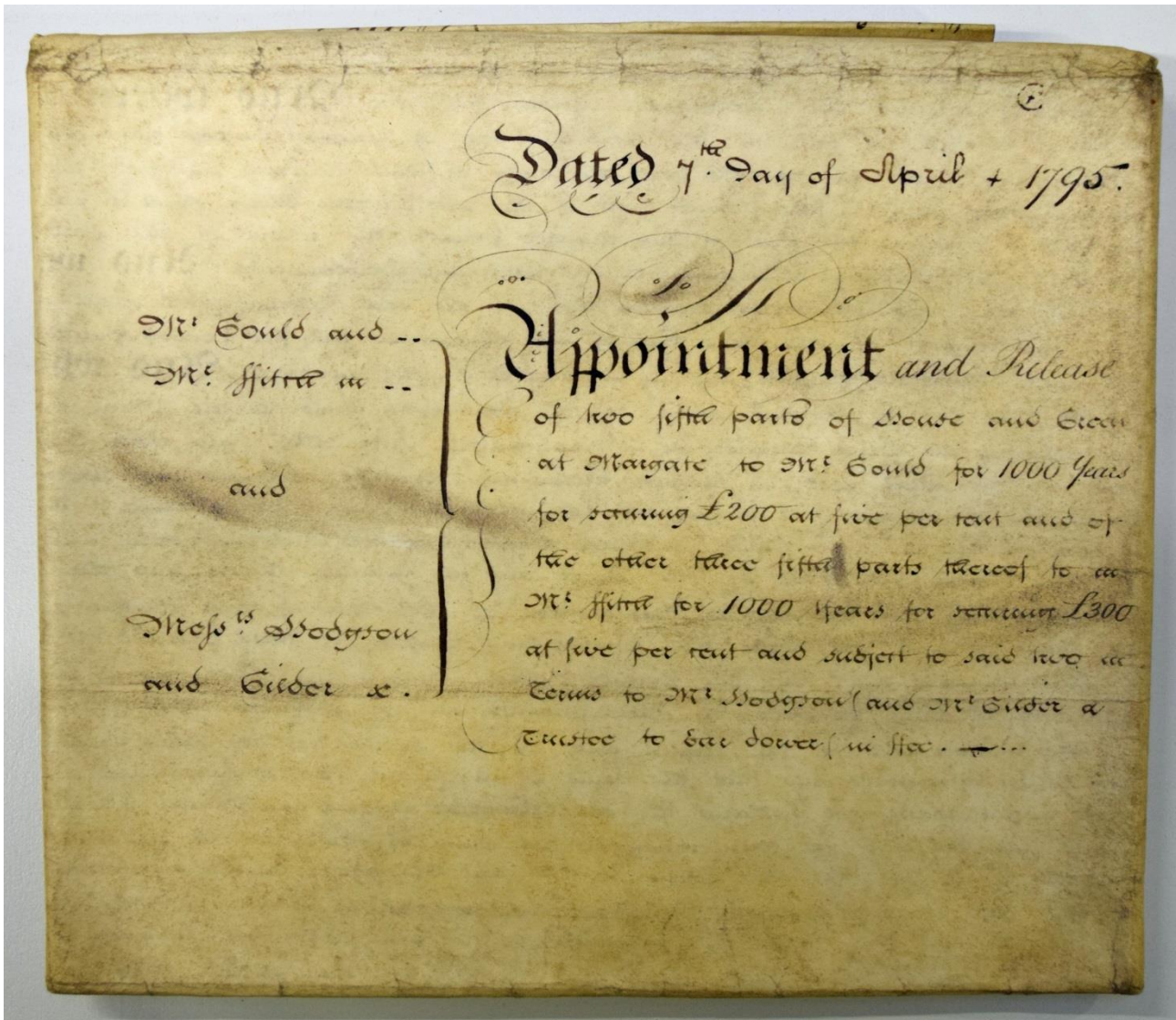
Hilary Term 1794

Kent History Centre has a single page document describing an agreement in respect of various pieces of land and property. India House is not specifically mentioned. The agreement is between John Gould, gentleman, and his wife Betty Creed, William Friend and Susanna, his wife, and Thomas Curling and Mary, his wife.

6 April 1795

India House was leased for a year by John Gould to James Gilder of Margate.

7 April 1795



Appointment and release of two fifths of the house and green at Margate to Mr Gould for 1000 years for securing £200, and £300 for the other three fifths to Mr Hodgson and his trustee Mr Gilder.

Mary Grovenor, a widow, occupied the house around this time according to details contained in the conveyance of April 1849.

11-12 May 1797

Conveyance of seven parts, the purchaser was John Brooman. The sellers were John Gould who

received £200, Thomas Firth who received £300 and Christopher Hodgson who received £405.

1797

Lease for a year by Christopher Hodgson and his trustee, late of Whitby in York, to John Brooman and his trustee.

18 December 1797

Mortgage from John Brooman to James Brooman.

1803

The Limes, 13 Hawley Street, adjoins India House and was built in 1803. Its first occupier was Mrs Brooke and she was followed three years later by local solicitor Mr Robert Brooke, who was possibly her son. The Brookes were a well-to-do family with connections to Lord Cobham. Their last entry into the Margate ratebooks for The Limes was in 1835. It appears likely that there is a connection to the December 1848 entry in this chronology.

Surgeon George Henry Hoffman junior followed the Brookes. Successive owners ranged from another solicitor, Edward Bailey King, in 1901 to more medical experts including naval surgeon Charles Harnett, who also lived at India House in 1905, and in 1906, Dr Percy Burgess.

The arrival of Dr Burgess saw the beginning of a century of family medical care at The Limes from medics such as Dr Drummond and Dr Summerfield, who served for many decades after the Second World War as local GPs. The Limes was purchased by Boys & Maughan in 2004 after the Limes Surgery moved to new purpose built premises in Trinity Square.

1808

Boys & Maughan has an 1808 map that was owned by John Harvey Boys who bought India House in 1849. The map has the lines of local railways drawn on it in red pencil.

6 April 1812

Conveyance from James Brooman to Dominick French for £800.

4 March 1815

John Brooman used India House as a mortgage security.

6 June 1817

John Brooman was declared bankrupt.

One of the witnesses to the document, which can be seen in the collection held by the Kent History Centre, was John Boys. John Boys (25 February 1782 – 31 January 1861) was our founding solicitor who commenced practice, aged 21, in 1803.

John Boys was a major figure in Margate from the 1820s and a somewhat colourful and eccentric character. He appears in a number of court cases of the time, and in pamphlet wars over a copy of Lewis's History of the Isle of Thanet, and in a war with another Margate notable, Joshua Waddington. He also features in papers in the National Archives about a notorious smuggling case and in the Cobb papers at the Kent Archives.

11 November 1817

Lease for a year from Ambrose Collard and others to John Sarkett in trust for James Brooman.

12 November 1817

Conveyance from Ambrose Collard and others to James Brooman.

5 April 1818

Lease for a year from James Brooman to Robert Bennett.

1821



1821's Edmunds Map features India House. Hawley Street was known as Church Field. The map can be viewed in more details on the Margate Local History website.

The first known proper street plan of Margate, called Plan of the New Jetty and Party of the Town of Margate, was produced in 1820 and stops just short of India House. A copy of this map can be found in Margate Old Town 1974-75 in the local history section of Margate Library.

1840

Pigots 1840 Kent lists: COBB Wm. jun. (to Lloyds and the East India Company, and vice consul), Hawley Street.

6 August 1841

Release of land by Michael French Esq. and The Very Rev'd Kyrle Ernle Money and Mary his wife

to John Ralph. This document has a striking reference to 'The India House' on its cover.

7 June 1841 census

India House is listed in the 1841 census as Custom House, occupied by John Ralph (the only John Ralph in Margate), his wife Jane and three children. John's occupation in the 1841 census is unclear but appears to feature the word officer. In the 7 April 1849 document below John Ralph is described as Officer of Customs, so we can reasonably assume that was his job in 1841.

Turner drew Custom House in 1832 and it is clearly the building at the entrance to the Harbour Arm. <http://www.tate.org.uk/art/artworks/turner-margate-custom-house-kent-d27322>

1845

The 7 April 1849 document below states that William Sims was the last owner of India House. Allen's Indian Mail and Register of Intelligence for 1845 has an entry for the death of William Sims, Esq, formerly of the East India House, at Margate, aged 68. The Gentleman's Magazine of 1845 gives his date of death as 12 September and describes his place of death as Margate and home being the East India House.

We can therefore conclude that India House was probably used by the East India Company between 1840 and 1849. Some of the earlier owners might have also had associations with the company.

1846

Bagshaw - History, Gazetteer and Directory of the County of Kent 1846 has an entry for Cobb Wm jun. Lloyd's and Hon. East India Comp. Agt Hawley Street.

It also has a separate listing for Mrs Sarah Sims at India House.

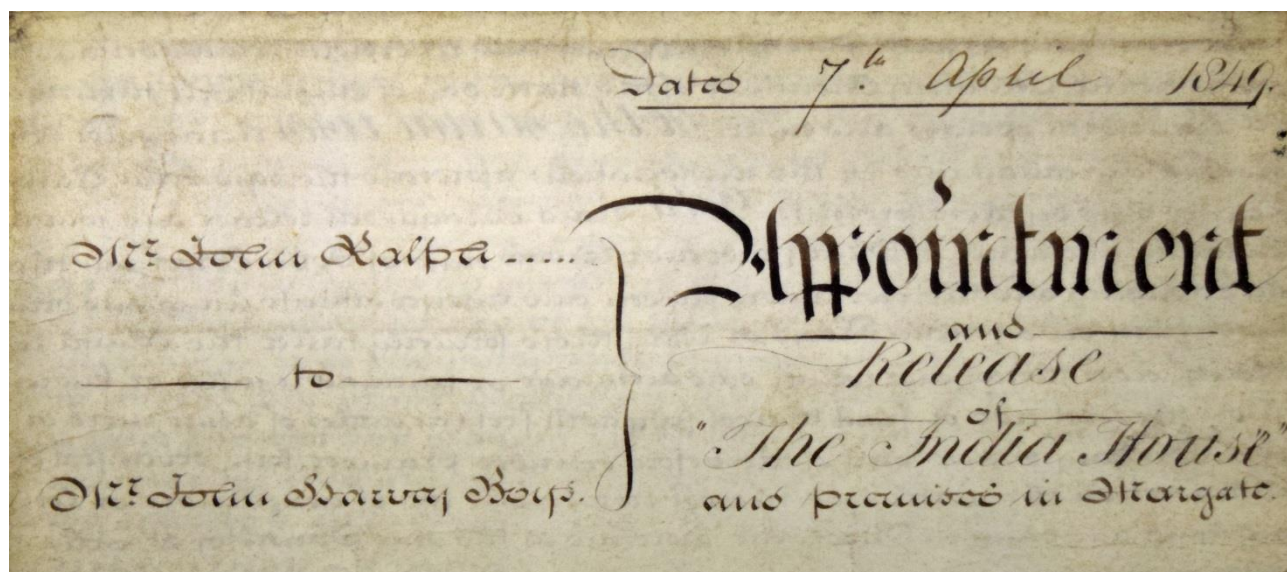
1847-8

Eleanor French occupied India House around this time judging by the 7 April 1849 conveyance.

20 December 1848

Agreement between John Harvey Boys and William Brooke for the sale and purchase of a piece of ground and yard with storehouse and buildings thereon adjoining to the rear of part of the garden to the India House. This plot must have been the area now occupied by the Masonic temple.

7 April 1849



John Harvey Boys bought India House for £650 from John Ralph, Officer of Customs. John Harvey Boys was a practising solicitor in Margate. He had formed a partnership with his father, John Boys, 12 years earlier in 1837.

The documentation gives additional detail and states that the former occupiers were “John Gould, gentleman, afterwards of Mary Grovenor widow since of John Brooman, then of Eleanor Sophia French and late of William Sims.”

There is a clear reference to John Harvey Boys on the cover of the documentation. When the 1851 census was taken John Harvey Boys (14 January 1816 – 29 May 1870) was living in Hawley Square with Mary Boys, nee Osborn, his wife. They had five children aged four to 10 and four servants. One of the children was Toke Harvey Boys, aged seven.

Toke (4 August 1843 – 12 February 1916) became a solicitor in 1870 and went into partnership with C.E. Maughan in 1902, giving our firm its distinctive name.

The Harvey in John Harvey Boys is from his grandmother Mary Boys, nee Harvey. At the time of her death, aged 95, Mary had no less than 160 living descendants.



The Boys family had married into the Toke family. They were descended from Le Sire de Toque, who came over with William the Conqueror.

Toke was known for his word being his bond and being “one of the straightest English gentlemen ever met”. He was Clerk to the Justices for the Cinque Ports for 43 years, this office having been in his family since 1811, with a short interregnum of four years. Toke Harvey Boys had five daughters, thus fulfilling a long-term family prophecy that the Boys line would die out with five girls. The girls all had boyish nicknames and were artistic.

There is an alabaster monument to Toke Harvey Boys in St John’s Church, Margate and his portrait can be seen in our India House conference room. Toke’s practising certificates are displayed in our Limes reception area.

1851

The 1851 Post Office Directory of Kent provides evidence of Boys & Maughan’s first association with India House and with the legal profession.

John Harvey Boys was listed in the directory as a member of the gentry, living at 33 Hawley Square. His trading address was India House, where he was a solicitor, clerk to the magistrates, and joint registrar to the commissioners of salvage.

In 1855 John Harvey Boys was listed in the Post Office Directory Kent as Clerk to the Magistrates, India House.

1852



The Ordnance Survey: 10ft/1mile map of Margate shows India House in a good level of detail, including its garden. Church Field had been renamed Hawley Street by this point.

Garden layouts were reproduced accurately in the maps of this era and one sign of this is that the gardens are different. The Margate Map of 1852 was produced for the Board of Health which was very interested in sanitation. Margate as a 'cess-pit town' had no sewers and relied on privies in the garden built over cess pits. It was important to show exactly where the privies were in the garden, which required a proper outline.

The map can be viewed in detail on the Margate Local History website.

18 September 1858

John Harvey Boys sold India House to John Soward, William Pickering and John Freebody for £565.

The conveyance notes that Hawley Street used to be called Church Way or Church Fields.

7 September 1860

John Soward, William Pickering and John Freebody sold India House to John Chippendale.

Boys & Maughan's document collection begins with this conveyance. Earlier documents can be found in the Kent History Centre in Maidstone.

1861 census

India House was occupied by John Chippendale, a banker and brewer (a wonderful combination) and his servant Mary Johnson.

Electoral role entries and the 1871 census show Mr Chippendale in continuous occupation of India House for a number of years. In the 1871 census John was 49 and the other occupant was his servant Eliza Tompson, 28. Bear's Postal Directory for Margate, Ramsgate, St. Lawrence, Broadstairs, and St. Peters, 1869, also features John Chippendale resident at India House.

Mick Twyman's history of India House, published in *Bygone Margate* in 2005, describes Mr Chippendale as a London banker.

1873



The Ordnance Survey: 10ft/1mile map of Margate once again shows India House in a good level of detail. The design of the garden is similar to 1852. The map can be viewed on the Margate Local History website.

8 October 1878

John Chippendale's will bequeathed India House to his brothers William Chippendale and Francis Chippendale and his cousin Charles Chippendale. Francis Chippendale died and the house passed to William and Charles on 9 October 1880. The electoral role for 1880 shows John still in occupation of the house.

4 November 1880

William and Charles Chippendale sold India House to Walter Green for £1,170.

1881 census

India House was occupied by wine merchant Walter Green when the census was taken. He was a master employing three men. Walter lived with his wife Florence and they had two teenage servants Eliza and Lizzie who were both from Canterbury.

5 January 1882

India House was mortgaged by Walter Green to Henrietta Jane Walker of Folkestone, a spinster, for £800.

1883-4

Walter Green is listed as being resident at India House in the Isle of Thanet Directory and Guide for 1883-4 by Hutchings & Crowsley Ltd.

27 September 1884

Henrietta Walker bequeathed India House to Richard Randall and William Booty. Henrietta died on 4 November 1896.

1891 census

The occupants were Walter and Florence Green, their nephew Ashdown and two servants, Sarah and Alice. Walter Green was on the electoral registers for India House from 1892-96.

22 December 1896

India House passed to William Booty and Richard Randall.

24 June 1897

India House was sold by William Booty and his mortgagee Walter Green to Dr Robert Thomson.

12 October 1897

Dr Thomson of Elmshurst Grosvenor Place, Margate, sold India House to Lt. General Coote Syngé-Hutchinson (7 August 1832 – 13 February 1902). In his twenties, as a Major in the Second Dragoon Guards, Coote Syngé-Hutchinson was awarded the Indian Mutiny Medal, with Lucknow clasp, for his service with the 2nd Dragoon Guards at the Siege of Lucknow during the Indian Rebellion of 1857.

4 November 1897

Less than a month after purchasing India House Lt. General. Hutchinson passed it to the celebrated music hall actress and 'Gaiety Girl', Miss Phyllis Harriet Wright Broughton (1862-1926). The indenture states that the money used for the purchase "was in fact the proper money of Phyllis Broughton." She had asked Coote Hutchinson to make the purchase as a trustee for her.

Precisely how long India House was the home of Phyllis Broughton is not known but she appears to have left by 1917 and a postcard we have seen shows that she was resident in 1910. Historic England's website incorrectly states that Phyllis lived in India House until 1927.

1897-1901



Boys & Maughan has a collection of 12 photos of India House from around 1900 featuring Phyllis and the General, who had a room at the house. The photographs were sent to us by The Reverend Michael Gould of St Leonards on Sea, a descendant of Captain John Gould. Two of these photographs are available via the Historic England website which wrongly states that they were taken in about 1910.

Haidee, Phyllis's sister who was born in 1882, features in one the photographs taken in the garden. Haidee was adopted by the General in 1883. General Coote Syngé-Hutchinson married Emily Wright-Broughton, Phyllis and Haidee's mother, in 1888. The General and Emily are in the same photograph.

The General died in 1902 and when the 31 March 1901 census was taken he was head of the household and resident with Emily, Haidee and others in Westminster.

1901 census

Phyllis Broughton was the sole occupier of India House when the 1901 census was taken. Her occupation was described as Independent Means. The census gives her age as 35 when she was, in fact, 39.

1905

Dr Harnett, Resident Surgeon at the Royal Sea Bathing Hospital died at India House.

30 January 1917

At the age of 55, Phyllis married Dr Robert Thomson, previously the owner of India House and

apparently a long term admirer of Phyllis, at the Parish Church of St James, Piccadilly. His residence was Ivy Dene, Sweyn Road, Margate. She lived in Swallow Street, Westminster. Robert was a bachelor and Phyllis was a spinster.

1917

In 1917 India House was occupied by Dr W. C. Esse, former Chief Physician at the Royal Hospital, Chelsea. It seems unlikely that Phyllis Broughton was also resident in 1917 in light of her marriage to Robert Thomson that year.

29 March 1920

Phyllis Broughton sold India House to Cyril Collingwood Maughan whose picture can be seen in our India House conference room. The indenture was signed in the presence of the Clerk to Messrs Boys & Maughan Solicitors, Margate.

Cyril Collingwood Maughan's brother, Alfred William Maughan was killed in action on 24th June 1917 – almost exactly 100 years ago. He was serving as a Second Lieutenant in the Royal Garrison Artillery when he lost his life in the Great War.

When Phyllis Broughton died in 1926 her estate was valued at £220,000 and her jewels sold at Christies for £36,000.

29 March 1920 to present



Boys & Maughan Solicitors have been the occupiers of India House for nearly 100 years. The picture to the left is of Boys & Maughan's partners in July 2017.

India House was first listed as Grade II on 10 April 1951 and upgraded to Grade II* in July 2008.

The 2008 assessment said of India House:

"The elements of its design, while of high quality, are not unusual for their time; it is the way in which they are deployed that lends the building its unique character: a crenellated Palladian villa on a diminutive scale whose ambition belies its proportions...the fine full-height entrance hall is of a scale befitting a much grander town house, there is an elegant stair, and a good general survival of joinery and decorative features. The house has a considerable historic interest as a status dwelling occupied by a retired nabob, marking the C18 growth of Margate as a fashionable place to live and visit, and may be an example of the genre of the eccentric seaside villa."

Amendments and additions are welcome. Please contact:

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