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BELLAIRE MANOR

Neeta Jitendra Desai

A THESIS

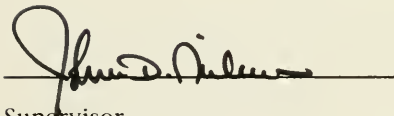
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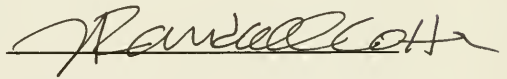
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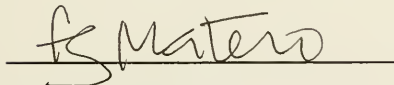
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For my mom and dad



Table of Contents

1. Statement of Thesis	1
2. Methodology	2
3. Introduction	3
4. The Land	
4.1. New Sweden	5
4.2. Development Under the First Owner	11
4.3. Subsequent Owners	18
5. The Buildings	
5.1. The Existing Structures, Exteriors	34
5.2. The Manor House, Interior	74
6. History of the Buildings	85
7. Bibliography	
6.1. Primary Sources	91
6.2. Secondary Sources	93
8. Appendices	
8.1. Chain of Title	96



8.2. Wills and Inventories	
8.2.A. Lawrence Cock	
8.2.A.i. Will	142
8.2.A.ii. Inventory	144
8.2.B. John Vaughan	
8.2.B.i. Will	145
8.2.B.ii. Inventory	148
8.2.C. Alexander Woodrop	
8.2.C.i. Will	150
8.2.C.ii. Estimate of the Real Estate	153
8.2.C.iii. Estimate of Part of the Estate	155
8.2.D. Will of Samuel Preston	156
8.2.E. Will of Elizabeth Davey	161
8.2.F. William Wonderly	
8.2.F.i. Will	167
8.2.F.ii. Inventory	171
8.3. Historic American Buildings Survey Drawings	176
8.4. Correspondence	206





List of Illustrations

Figure 1, page 7.

Portrait of Johan Printz, Historical Society of Pennsylvania.

Figure 2, page 13.

Deed from Queen Christina to Lt. Sven Schüte, Historical Society of Pennsylvania.

Figure 3, page 14.

Peter Lindstrom's Map of New Sweden: 1654-55, American Swedish Historical Museum.

Figure 4, page 21.

Holmes' Map of the Province of Pennsylvania, 1681, American Swedish Historical Museum.

Figure 5, page 28.

Partition of the Estate of Alexander Woodrop, Partition Book I, page 41, February 20, 1750, Philadelphia City Archives.

Figure 6, page 29.

Detail of above.

Figure 7, page 30.

A Map of Philadelphia and Parts Adjacent, 1750, Scull and Heap, American Swedish Historical Museum.

Figure 8, page 33.

Sketch of "Belair", the estate of Henry Pepper, 1881, Historical Society of Pennsylvania.

Figure 9, page 34.

Bellaire, south facade.

Figure 10, page 35.

Bellaire, water table, northeast corner.

1870-1871

1872-1873

1874-1875

1876-1877

1878-1879

1880-1881

1882-1883

1884-1885

1886-1887

1888-1889

1890-1891

1892-1893

1894-1895

1896-1897

Figure 11, page 36.

Bellaire, basement windows, south facade, bays one and two.

Figure 12, page 37.

Bellaire, basement window, south facade, bay four.

Figure 13, page 38.

Bellaire, window, south facade, first floor, bay four.

Figure 14, page 40.

Bellaire, window, south facade, second floor, bay five.

Figure 15, page 41.

Bellaire, jack arch above window, south facade, first floor, bay one.

Figure 16, page 42.

Bellaire, stringcourse, northeast corner.

Figure 17, page 43.

Bellaire, entrance door, south facade, first floor, bay nine.

Figure 18, page 44.

Bellaire, transom light above main door, south facade, first floor, bay three.

Figure 19, page 45.

Bellaire, cornice, northeast corner.

Figure 20, page 47.

Bellaire, coved hood, south facade, second floor, bay three.

Figure 21, page 48.

Bellaire, balcony door, south facade, second floor, bay three.

Figure 22, page 49.

Bellaire, transom above balcony door, south facade, second floor, bay three.



Figure 23, page 50

Bellaire, dormer window, south facade, between bays one and two.

Figure 24, page 51.

Bellaire, west elevation.

Figure 25, page 52.

Bellaire, bulkhead doors, west elevation.

Figure 26, page 53.

Bellaire, north elevation.

Figure 27, page 54.

Bellaire, entrance door, north elevation, first floor.

Figure 28, page 55.

Bellaire, window, north elevation.

Figure 29, page 56.

Bellaire, north elevation.

Figure 30, page 57.

Bellaire, east elevation.

Figure 31, page 58.

Bellaire, basement windows, east elevation.

Figure 32, page 59.

Bellaire, basement window, east elevation, south side.

Figure 33, page 60.

Bellaire, basement window, east elevation, north side.

Figure 34, page 61.

Bellaire Manor and Bake house, south elevation.



Figure 35, page 63.

Bake house, south elevation.

Figure 36, page 64.

Bake house, window, south elevation, first floor.

Figure 37, page 65.

Bake house, west elevation.

Figure 38, page 66.

Bake house, window, kitchen, west elevation.

Figure 39, page 67.

Bake house, detail of brick disturbance, west elevation.

Figure 40, page 69.

Bake house, north elevation.

Figure 41, page 70.

Bake house, detail of brick disturbance below roof line, north elevation.

Figure 42, page 71.

Bake house, disturbance seam, north elevation.

Figure 43, page 72.

Bake house, disturbance in brick, north elevation.

Figure 44, page 73.

Bake house, east elevation.

Figure 45, page 75.

Bellaire, parlour shutter, first floor.

Figure 46, page 76.

Bellaire, shutter box, parlour window, first floor.

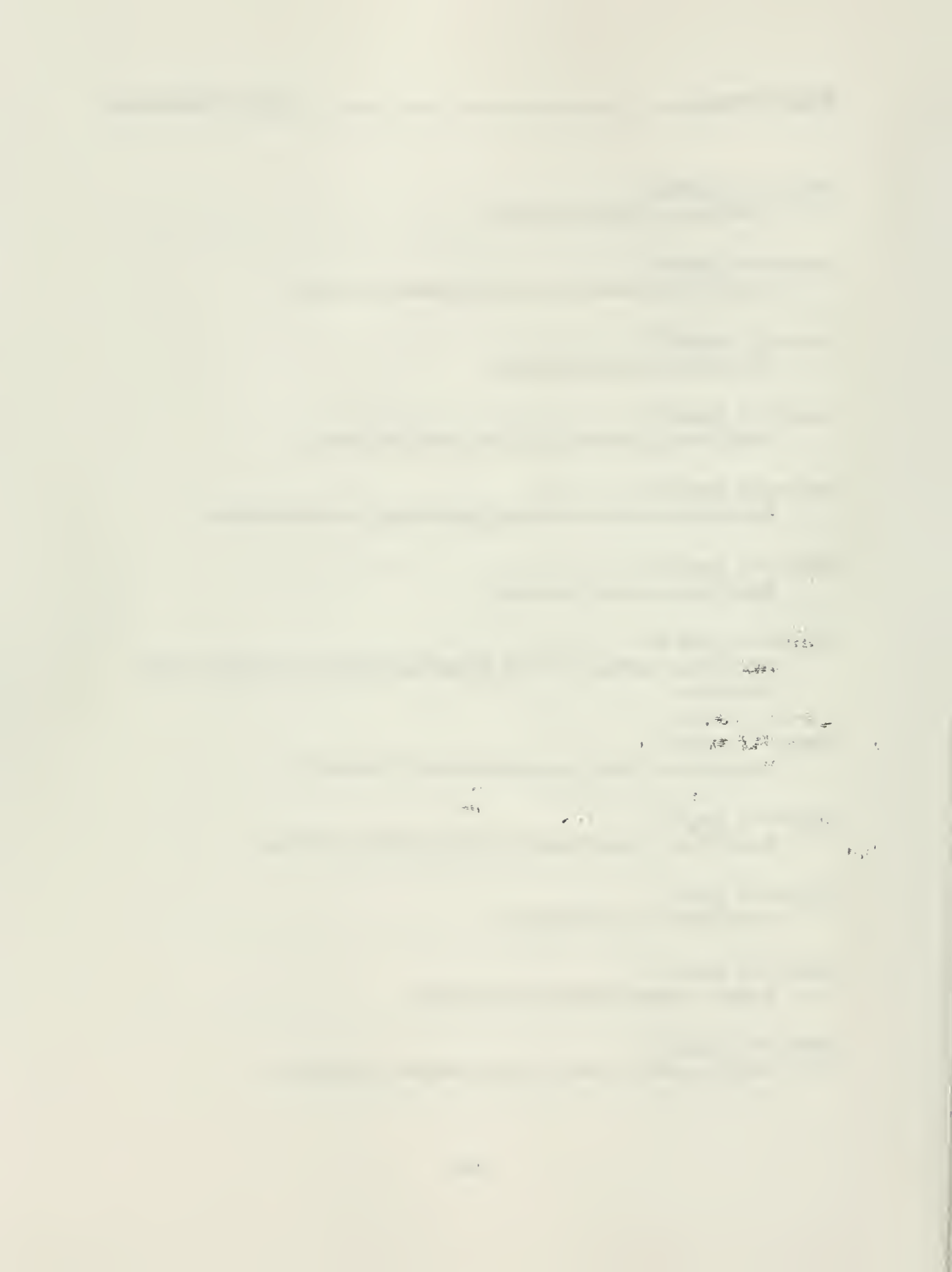




Figure 47, page 77.

Bellaire, north wall of parlour, first floor.

Figure 48, page 78.

Bellaire, parlour closet, first floor.

Figure 49, page 79.

Bellaire, detail of shell hood, parlour closet, first floor.

Figure 50, page 80.

Bellaire, drops in stair hall, first floor.

Figure 51, page 81.

Bellaire, heart drop, stair hall, first floor.

Figure 52, page 82.

Bellaire, pillow frieze detail, staircase landing, first floor.

Figure 53, page 83.

Bellaire, newel post, stair case, first floor.

Figure 54, page 86.

Bellaire, detail of gable end, west elevation.



## 1. Statement of Thesis

The purpose of this thesis is to present information on Bellaire and the land on which it sits, and to reach a conclusion on the builder and construction date based on that information. In most instances, secondary documentation was the only information available. Appendices include the chain of title, Historic American Buildings Survey drawings, collections of available correspondence regarding the two renovations and household wills and inventories of owners associated with the property or building.

Although no construction date or builder was able to be proved, conclusions were reached based on documentary research and a surface inspection of the exterior of building. All sources consulted are given as well, in the hopes that in the future, should new information be discovered, more can be learned about this intriguing jewel.



## 2. Methodology

In the course of research for this thesis, written documentation was the primary tool used. This included several different sources: deed transactions tracing the chain of title; wills, administrations and correspondence of people involved with the house and land; secondary sources relating to New Sweden and to Bellaire; correspondence relating to the two renovation campaigns undertaken by the Fairmount Park Commission; and the Bellaire files at the Historical Commission and Fairmount Park Archives.<sup>1</sup>

Physical evidence was investigated only superficially. The exterior walls of the main house and kitchen structure were examined for scars that might give clues about the building chronology. A more intense physical investigation was not intended to be done, but is a recommendation for further study.

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<sup>1</sup>Repositories researched included the following: the Athenaeum, the Historical Society of Pennsylvania, the Library Company, the Philadelphia City Archives, the Fairmount Park Archives, the Philadelphia Historical Commission and the American Swedish Historical Museum.



## 1. Introduction

Bellaire Manor is located at the intersection of 20th and Pattison Streets, within Franklin D. Roosevelt Park, in Passyunk, South Philadelphia. The house, set on a small knoll in the midst of the Franklin D. Roosevelt Golf Course, is owned by the City and is listed on the National Register. It is maintained by Fairmount Park and currently is inhabited by a caretaker and her family.

When the house was built, it had a view down across the meadows to the Delaware River, but currently, the distant view is of the overpass of Interstate 95, carrying a seemingly endless train of vehicles. Two hundred years ago, creeks meandered through this area, forming the boundaries of the property, but they are all gone today and have taken with them the secrets of the house.

One of those secrets is who built Bellaire and when. It is commonly credited to Samuel Preston, a former mayor of Philadelphia, and owner of the property from 1714 to 1735, but this is not known for sure. Nor is it clear whether the present-day structure was built as it looks or if it incorporated an older one which was on the property already. Prior to a 1930 Historic American Buildings Survey, consisting of drawings and photographs, only one image of the house has been found. Deed transfers carry no descriptions of any kind of building, save the generic “messuage or tenement”.





The interior of Bellaire is a work of art on its own. The paneled rooms and stair hall have original woodwork of a quality rarely seen. There has been a rumor that this woodwork is not original to the house, but whether this is true remains to be seen.

The ownership of the land on which the house sits has been documented; these deeds and wills constitute the majority of the primary sources of information on the house. Secondary sources are few and most contain the same information but with few citations. A pamphlet by Marion Rivinus, certainly the only known piece of literature solely about the house, puts forth many facts about the property and yet has no references whatsoever.



### 3. The Land

#### 3.1 New Sweden

The recorded history of the land on which Bellaire sits goes back to 1653, when Queen Christina of Sweden gave to Lieutenant Sven Sküte (also spelled *Schüte*) a parcel of land in what is now Passyunk, South Philadelphia. Sküte was among the early colonists to come to New Sweden, and was an active participant in its affairs.

The Swedes first landed in the Delaware Bay valley in the spring of 1638 on two ships, the *Kalmar Nyckel* and the *Fågel Grip*. The expedition leader, Peter Minuit, purchased land from the Indians, set about constructing Fort Christina, at what is now Wilmington, Delaware, and tried to set up trade with the local Indians. In addition, he and his colonists kept an eye on the Dutch settlements further up the Delaware River, at the Schuylkill River.

In June of 1638, Minuit departed for Holland in the *Kalmar Nyckel*. At a stopover in St. Kitts, Minuit boarded a Dutch sloop which was blown out of the harbor by a storm and he was never seen again. The *Kalmar Nyckel* returned to Sweden without him.

It was not until April of 1640 that the ship returned to New Sweden. To augment the colony, which numbered only about 25 at the time of Minuit's departure, the ship carried persons from many



walks of life, including artisans and craftsmen and even a clergyman, in addition to soldiers. Some women and children were also included in this expedition.

The new governor of the small colony was Peter Hollandaer (also known as Peter Hollandare and Peter Hollander Ridder). Under their new leader, the colonists tried to gain a foothold in the land above the Schuylkill River, land which was occupied by the Dutch. Hollandaer purchased land from the Indians and New Sweden

“now included all the western side of the Delaware River from present-day Lewes as far north as Trenton, encompassing all of present-day Philadelphia and suburbs.”<sup>2</sup>

Though the Dutch were not happy about this new development, there was little they could do since the countries of Holland and Sweden were at the time allies, fighting together in Europe for political and religious freedom.

In February of 1643, the *Fama* and the *Svanen* sailed up the Delaware River bearing supplies, new colonists, livestock and, perhaps most importantly, a new governor. Johan Printz (Figure 1, page 7) had been appointed in 1642 to replace Hollandaer, who was seen by the Swedish government as a lackluster leader. Printz, they

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<sup>2</sup>C. A. Weslager, *New Sweden on the Delaware: 1638-1655*, (Wilmington, DE: The Middle Atlantic Press, 1988), p. 62.



hoped, would bring much-needed enthusiasm and energy to the colonists.



Figure 1. Johan Printz





Printz arrived in New Sweden with a detailed set of instructions from Christina, the seventeen-year-old who would be appointed ruler of Sweden in 1644. Under these orders

“He was to preserve a friendly demeanor toward the Dutch at Fort Nassau and not to disturb them at Fort Amsterdam, but to maintain the Swedish claim to the west shore from the Henlopen to Sankikan and to the east shore from the Narraticon to Cape May, including the English settlement at Varcken’s Kill, repelling all invaders...”<sup>3</sup>

Among the many items outlined by this document was also the goal of full-scale colonization, which demanded new defenses to protect strategic points of the Delaware River from the Dutch and English.

One of Printz’s first tasks was to build a new fort as he felt Fort Christina inadequately placed. The site he chose for Fort Elfsborg was on the east side of the Delaware River, downstream from Fort Christina at the mouth of Varkens Kill.

“It was placed on a point south of the present Mill Creek. It was laid out ‘on the English plan,’ an earthwork ‘with three angles,’ and in it were installed eight twelve-pounders of iron and brass and a mortar. A gunner, a drummer, a chaplain and thirteen soldiers, with Lieut. Sven Sküte in command and Gregorius van Dyck as *wachtmeister* or chief guard, garrisoned it.”<sup>4</sup>

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<sup>3</sup>Christopher Ward, *The Dutch & Swedes on the Delaware: 1609-64*, (Philadelphia: University of Pennsylvania Press, 1930), p. 109.

<sup>4</sup>*Ibid.*, p.110.



This is generally the first mention of Sküte in New Sweden. It is presumed he came over with Johan Printz in 1643, but it is not known for certain. Nor is it clear whether he had a wife or family at that time. According to author C. A. Weslager,

“the records [of Fort Elfsborg] do not refer to wives or children at the fort, and the likelihood is that most of the soldiers were single, although some later married and lived elsewhere.”<sup>5</sup>

As the Dutch and English began to threaten the Swedish interests, Sküte played a role in some of the skirmishes and he is often noted for one incident in particular:

“A party of three or four [Dutchmen] essayed a building operation on Mastmakers Hook at the Schuylkill. Lieutenant Sven Sküte arrived with a guard and demolished the house, ‘hacking and utterly destroying what had been begun,’ accompanying his violence ‘with words of abuse and contempt.’ In the argument that ensued Sküte emphasized his points by seizing one Boyer by the hair, but was ‘prevented from coming to any further exercises.’”<sup>6</sup>

Printz sent Sküte back to Sweden in 1650 to report on the progress of the colony, which wasn’t doing too well due to a waning interest on the part of Queen Christina. However, a new task force,

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<sup>5</sup>C. A. Weslager, *New Sweden on the Delaware: 1638-1655*, (Wilmington, DE: The Middle Atlantic Press, 1988), p. 91.

<sup>6</sup>Christopher Ward, *The Dutch & Swedes on the Delaware: 1609-64*, (Philadelphia: University of Pennsylvania Press, 1930), p. 135.



headed up by Eric Oxenstierna, the son of the Chancellor, made efforts to rejuvenate the colony by planning a new expedition. In 1653, Sküte was put in charge of recruiting people to make the 1654 voyage on the *Örn* to New Sweden. Along with soldiers, workmen, farmers and much-needed supplies, a new governor, Johan Rising, would also make the trip.

Back in New Sweden, Printz, who was disliked by many of the colonists for his iron-fisted rule, had grown weary of trying to make the colony succeed with no help from his government. Before the *Örn* departed Gothenburg, word reached Oxenstierna that Printz was returning home. Sküte was promoted to captain and given the position of Rising's assistant once he took over leadership of New Sweden.<sup>7</sup>

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<sup>7</sup>The history of New Sweden from this point on is not discussed in detail. Briefly, after Rising took command, despite the efforts of the Swedes to maintain control of the area, the Dutch gained a foothold in the territory encompassed by New Sweden. Soon thereafter, though, the English drove out the Dutch and the Swedes still remaining in America swore loyalty to their new governors.



### 3.2 Development Under the First Owner

During this time period, the Swedish government felt that the territories encompassed by its small colony were theirs to do with as they wished. Amandus Johnson, an authority on New Sweden's history, describes it thus:

“The Crown regarded its colony on the Delaware in the same light as its European possession, with right to grant lands and allodial freedoms to its servants. Several such grants were made in 1653. They were to be in force only after the governor or the director [of the colony] had given an admission and certificate to the effect in order to prevent confusion.”<sup>8</sup>

Included among these was Sküte's grant (Figure 2, page 13) which gave him the following parcel:

“a certain piece of land in New Sweden, to wit, Morkorhutting's Kijl, Acharakong, Kinsessingh, and Aronamex Kijl, all as far as the river, with its adjacent small islands, namely, the islands of Kjaringe and Kinsessingh, together with Passuming and all things belonging and pertaining to the same on land and water...”<sup>9</sup>

There is no indication in the deed of how many acres of land this included. It is also unclear, by today's geography, where the borders of Sküte's parcel lay.

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<sup>8</sup>Amandus Johnson, *The Swedish Settlements on the Delaware: 1638-1664*, (Philadelphia: Swedish Colonial Society, 1911), 2:500.

<sup>9</sup>Grant to Sven Sküte from Queen Christina, 1653, Historical Society of Pennsylvania.





Even on a map of New Sweden, few of the land points exist. In Figure 3 (page 14), *Peter Lindstrom's Map of New Sweden*, Passayung and Kinsessing (letter "Z") are clearly identified but none of the other *kijls* or islands from the grant are marked.

It is quite possible that the Swedish government was itself unsure about its faraway lands. Johnson writes

"Several donations of land in New Sweden had been made by the crown to officers who came here. In most cases this was done without proper knowledge of the location or condition of the tracts..."<sup>10</sup>

In his book *Where Pennsylvania History Began*, Henry Paxson suggests that the tract

"may have included the region south of Pegg's Run or Willow Street between the rivers Delaware and Schuylkill and a considerable portion of southern West Philadelphia."<sup>11</sup>

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<sup>10</sup>Amandus Johnson, *The Swedish Settlements on the Delaware: 1638-1664*, (Philadelphia: Swedish Colonial Society, 1911), 2:517.

<sup>11</sup>Henry Paxson, *Where Pennsylvania History Began*, (Philadelphia, 1926), p. 76.





Figure 2. Sven Sküte's land grant.





Figure 3. Peter Lindstrom's Map of New Sweden, 1654-55.



What Sküte did with his land is also not absolutely known. While it is certainly possible that he built a dwelling for himself somewhere on it, there has been no proof so far of where it may have been or what it may have looked like. Paxson relates the following incident about Sküte's house:

"A granddaughter of Sven Schüte - then bearing the name of Swanson - who lived to be 103 years old and died in 1795, said she had at one time heard an Indian woman, coming out a doctress with herbs from up Timber Creek, that the Indians in Jersey meditated an attack. The women at Sven Schüte's house were then making soft soap, which they forthwith took scalding hot to the block house, with more fuel to keep it hot there - they then sounded their conchs to call in the people - as soon as the women were gathered thereby, the Indians came and began to undermine the building, when they were successfully repelled by the scalding soap and delayed until the men began to approach from a distance, and the Indians made off."<sup>12</sup>

Of course, this anecdote does little to confirm when this event took place or where Sküte's house was, but we know he had some type of dwelling, possibly on his land.

It may also be quite likely that despite his grant, Sküte never developed his tract but instead left it to the inhabitants already there.

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<sup>12</sup>*Ibid.*, p. 37.





Johnson writes, about the lands being given away by Queen Christina,

“Some of these lands not only were occupied by other freemen, but they had not even been properly purchased from the Indians. On June 5, as Rising with some officers were [sic] on an inspection tour, Captain Sküte presented a letter patent from (her) royal majesty, Queen Christina, through which she had given him Passayunk...(and part?) of Kingsessing...but the freemen were not pleased at this, saying that it was too early for them to become tenants, for they had enjoyed no freedoms as yet. They were pacified, however, by the information that her royal majesty intended to give to Captain Sküte only the title to the land, not their work and improvement, which they had done upon it.”<sup>13</sup>

Johnson even questions the legality of Sküte's grant when he writes that “the grants [of Sküte and Hans Amundsson] were never certified by the director and hence [were] not legal.”<sup>14</sup>

It may never be known for certain whether or not Sküte erected a building on his land, but it is very doubtful that he built Bellaire as it stands today. Sküte, who despite being one of the leaders of the Swedes after the Dutch took over the area, was for all intents and purposes essentially a soldier, and would not have been financially well-off enough to build such a grand (by 17th century

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<sup>13</sup>Amandus Johnson, *The Swedish Settlements on the Delaware: 1638-1664*, (Philadelphia: Swedish Colonial Society, 1911), 2:517.

<sup>14</sup>*Ibid.*, 2:500.



standards) house. If anything, there may have been some type of rudimentary structure somewhere on the property.



### 3.3 Subsequent Owners

After that point, Paxson states that

“The Swen [sic] Schüte tract was repatented to the heirs in 1664, when it was designated as containing 800 acres stretching north of Moyamensing Kill, showing that much of the original grant from Queen Christina in the intervening eleven years must have been sold or lost to Schüte in various ways.”<sup>15</sup>

Where this information comes from, though, is unclear. No such transaction was found in the Philadelphia City Archives. Research to date indicates that the next transaction involving the land was in 1667, when Governor Richard Nickolls of New York patented to ten men:<sup>16</sup>

“a tract of one thousand acres of land called Passyunk situate lying and being at Delaware by the side of the Sculkill bounded on the south with the main river on the west with the Sculkill on the north with the plantation of Peter Rambo and on the east with Molboes land...”<sup>17</sup>

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<sup>15</sup>Henry Paxson, *Where Pennsylvania History Began*, (Philadelphia, 1926), p. 77.

<sup>16</sup>Due to the uncertainties of Sküte's grant, no one is completely sure how his land was subsequently divided up. Two people who have researched this property, Ormond Rambo and Herbert Richardson, chose to follow two different paths initially. Rambo ignored the thousand-acre transaction, while Richardson contends that a portion of this land became part of today's tract. No absolute conclusions can be made until the Sküte grant is completely understood, but for this thesis, the thousand-acre transaction has been included.

<sup>17</sup>Exemplification Record Book 2, page 318, June 10, 1735, Patent Book A, Volume 7, page 194, Philadelphia City Archives.



The following year, the 1000-acre tract was divided into equal 100-acre portions among the men, one of whom was named Thomas Jacobs (a.k.a. Jacocks). In 1687, his wife and children sold a part of his one hundred acres (sixty-three acres, exactly) to Lawrence Cock, who was the son-in-law of another one of the original ten men, Robert Ashman. Cock added this tract to other lands he had been granted in 1685, also in Passyunk.<sup>18</sup>

The Jacobs-Cock deed is the first to mention something other than land. For £100, Cock purchased the “improvements and appurtenances whatsoever [sic] of the s[ai]d sixty-three acres of land.”<sup>19</sup> There is no indication of what this may or may not have included in terms of type or number of structures. It is also quite possible that it doesn’t refer to a building, but to some other type of improvement.

In 1695, “Lacey Cock of Passyunk..., Gentleman”<sup>20</sup> was granted 875 acres of land in Passyunk. There has been a debate over whether “Lacey” (a.k.a. “Lasse”) and “Lawrence” refer to the same person, because “Lacey” is called “gentleman” while “Lawrence” is

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<sup>18</sup>Patent Book A, page 88, August 22, 1685, Philadelphia City Archives.

<sup>19</sup>Deed Book E, volume 5, page 10. October 20, 1687, Philadelphia City Archives.

<sup>20</sup>Patent Book A, Volume 1, page 328. 19 day, 11 month (January), 1695/6, Philadelphia City Archives.





listed as “yeoman” in all the records.<sup>21</sup> Peter Holmes’ 1687 “Map of the Province of Pennsylvania”, with original purchasers from William Penn indicated on it, lists “Lase Cock” as one of the original owners of Passyunk (Figure 4, page 21). (This could be a portion of the land granted *Lawrence* Cock in 1685.) Although this allotment doesn’t seem to correspond exactly to the current location of Bellaire, this may be sufficient proof that “Lasse” and “Lawrence” were the same and that this land was added to over time and eventually included the current acreage that the house sits on.

Lawrence Cock descended from a Swedish family that had come to New Sweden in 1641.<sup>22</sup> According to a booklet entitled “Bellaire Manor: 1714” by Marion Rivinus,

“Lasse Cock was a prominent member of the Swedish colony and a large landowner. He served as a justice in the Upland court and was a founder of Gloria Dei... He spoke several languages and a number of Indian dialects and became the official interpreter for William Penn and Governor Markham. He also served in the provincial councils and the Philadelphia assembly. He married Martha, daughter of Robert Ashman on May 15, 1669.

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<sup>21</sup>It is important to understand that due to the uncertainties of Sküte’s grant, no one is completely sure what belonged to him, which makes it difficult to trace the land back to his patent. Different authors have expressed different opinions, the most common being that they were the same person. Of course, as stated before, these writers give few citations, if any, so people may be relying blindly on what has already been written.

<sup>22</sup>Henry Paxson, *Where Pennsylvania History Began*, (Philadelphia, 1926), p. 78.



Lasse Cock was chosen to inform William Penn of the Swedish loyalty to Penn's government."<sup>23</sup>



Figure 4. Peter Holmes' Map of the Province of Pennsylvania.

<sup>23</sup>Marion Rivinus, "Bellaire Manor: 1714" (Fairmount Park Archives, Philadelphia), p.11.



In 1699/1700, Cock sold a portion of his land (including the Jacobs tract) to Richard Roades; after Cock's death, his widow sold another 110 acres of land (which was willed to her) to Roades. The first deed transaction mentioned "a certain messuage or tenement, situate within the said township of Passyon together with the town lott thereon belonging,"<sup>24</sup> but it is doubtful this refers to Bellaire Manor. In *Where Pennsylvania History Began*, Henry Paxson shows photographs of three buildings, taken in 1926, which he labels "Lasse Cock's Plantation"<sup>25</sup> and which are probably the structures referred to in the deed. According to the directions in the book, the buildings were near Bellaire, but they are not on the same plot of land.

Not much is known about Richard Roades or what he did with the property, but eleven years after buying the second tract, he sold it to John Vaughan. While the transaction is unrecorded, it is described in a later deed recital, but there is no exact description of the land or anything on it. The deed simply says that the Roades' "did grant and convey unto...John Vaughan a certain piece or parcel of land situate in Passayunk aforesaid."<sup>26</sup>

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<sup>24</sup>Exemplification Book 7, page 450, 28day, 12month, 1699/1700. Philadelphia City Archives.

<sup>25</sup>Henry Paxson, *Where Pennsylvania History Began*, (Philadelphia, 1926), p. 61.

<sup>26</sup>Deed Book E7, Volume 8, page 514, August 28, 1711, Philadelphia City Archives.



When John Vaughan died in 1712, though, he gave his executors

“full power to sell, convey & confirm all or any of my lands in America, sixty-nine acres whereof being the plantation I lately lived upon in Passyunk.”<sup>27</sup>

Vaughan was a carpenter and probably built himself a house on his land. According to his inventory, the “plantation and [appurtenances]” were valued at £110.<sup>28</sup> There is no furniture or other household goods listed, apart from some bedding, which is rather odd. For this reason, it seems that his dwelling might have been quite simple. As far as can be ascertained, he was not married nor had he any children, so he most likely did not need a structure as large as Bellaire is. Another possibility is that the current kitchen building was his dwelling and it has been considerably altered over time. Unfortunately there is no way of knowing for sure at this point.

Vaughan’s executors, Samuel Preston and Henry Lawrence, did sell the property, in 1713, to Richard Moore for £140. The following year, Moore, Preston’s son-in-law, sold it back to him for the same consideration. Not much is known about Richard Moore, but Samuel Preston is somewhat of a local luminary.

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<sup>27</sup>Last Will and Testament of John Vaughan, Will Book C, page 314. Will #245 in 1712, September 29, 1712, Register of Wills Office, Philadelphia City Hall.

<sup>28</sup>See Wills and Inventories, pp. 145-149.





According to Harold Eberlein and Cortland Hubbard, in their book *Portrait of a Colonial City*,

“Samuel Preston was the son of Richard Preston the Younger, of Preston-on-Patuxent...in Maryland. Born in 1665, he was brought up a Quaker. In 1688 he married Rachel Lloyd, the daughter of Lieutenant-Governor Thomas Lloyd. About 1703 [he moved] to Philadelphia and became a merchant, later having interests in both Colebrookdale Furnace and Pool Forge. He was soon drawn into the orbit of public affairs. Along with [his brothers-in-law] Isaac Norris and Richard Hill, he was elected an Alderman of the City in 1708. Besides serving in this post of honor and responsibility, he was called to the Governor’s Council February 8, 1708-09. In 1711 Samuel Preston became Mayor of Philadelphia and, in 1714, he became Provincial Treasurer; this office he held for almost thirty years, until his death in 1743. Along with Samuel Carpenter, Richard Hill, Isaac Norris and James Logan, he was named a trustee in [William] Penn’s will.”<sup>29</sup>

It is reasonable to suggest that the two-and-a-half-story house was built sometime after 1714 when Preston owned the property. As a man of some social standing within the city’s upper class, Preston would have needed a house that complemented his position. He may even have incorporated another structure that was already on the premises, though there is no proof of this.

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<sup>29</sup>Eberlein and Hubbard, *Portrait of a Colonial City*, (Philadelphia: Lippincott, 1939), pp. 40-42.



Whether he is also responsible for the lavish interior paneling has been debated. On this point, Eberlein and Hubbard suggest that it was put in after construction of the main house:

“Tradition...connects the house with ‘a younger son sent out in military command, who embellished his dwelling with woodwork brought from England’.”<sup>30</sup>

This anecdote, though, is completely without citation or even clear facts. Basic questions such as “Who’s son?” or “Where was this dwelling?” go unanswered. There is no known reason evident to assume that this legend refers to Bellaire apart from hearsay and myth.

Herbert Richardson goes one step further and credits Alexander Woodrop (the next owner) with not only the paneling, but also

“with the introduction of larger windows, the ornamental coved hood, and possibly even the fine brickwork and the balcony.”<sup>31</sup>

The basis of his theory, though, is largely conjectural (which he admits).

He writes

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<sup>30</sup>Ibid., p. 38.

<sup>31</sup>Herbert A. Richardson, “A Study of Bel Air, the Country Home of Samuel Preston, Mayor of Philadelphia and Provincial Treasurer of Pennsylvania”, (University of Pennsylvania, 1964), p.22.



“Samuel Preston was a wealthy man but a devout Quaker and, I think, of only second rate importance in the colony, what influence he had being gained chiefly by his marriage to Rachael Lloyd. It seems to me that the installation of so much lavishness as was bestowed on the house in its last remodeling does not fit in too well with what we know about him.”<sup>32</sup>

Once again, no known proof exists for this theory. As discussed in a later section (History of the Buildings, page ), there is no physical evidence that would suggest any of these changes took place.

In any case, after owning the property for twenty-one years, in 1735 Preston requested a resurvey of his land and a grant from William Penn for the same. The patent gave Preston 142 acres of land, including “the houses, buildings, improvements and premises...with their appurtenances”.<sup>33</sup>

Five months after receiving this patent, Preston and his wife Margaret<sup>34</sup> sold the 142 acres to Alexander Woodrop for £1100. It is interesting to note the increase in value of the property from when Preston purchased it in 1714. For about twice the acreage, Preston received nearly eight times what he paid for the property. This seems to strengthen the argument for crediting Bellaire to Preston.

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<sup>32</sup>ibid.

<sup>33</sup>Patent Book A, Volume 7, page 194, June 10, 1735, Philadelphia City Archives.

<sup>34</sup>Preston remarried after his first wife Rachel died in 1716.



Alexander Woodrop died in 1742, leaving his property to be divided between his three daughters, Ann (who had married Joseph Sims in 1739), Elizabeth (who would marry Hugh Davey in 1743) and Sarah. At his death, an estimate of the value of Woodrop's property was made.<sup>35</sup> The "house & improvements on [plantation]" were valued at £336.

The estate was settled in February of 1750. A map of the partition between the three sisters and their husbands is drawn in Partition Book I, page 41, from February 20, 1750 (Figures 5 and 6, pages 28 and 29).

Elizabeth and Hugh Davey received 66 acres and 53 perches<sup>36</sup>, including the house and improvements. A map from 1750 shows Davey's land and house, but no conclusions can be made about the house's appearance because nearly all houses on the map were drawn similarly. (Figure 7, page 30)

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<sup>35</sup>See Appendix 6.2.C.ii, page 135, Estimate of the Real Estate of Alexander Woodrop Deceased.

<sup>36</sup>N.B. 1 acre = 36 perches







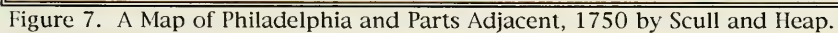
Figure 5. Partition of the estate of Alexander Woodrop.





Figure 6. Detail of partition map of the estate of Alexander Woodrop.







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1900

The Daveys mortgaged their new property several times over the next few years, usually repaying the debt. In 1771, though, they mortgaged the 66 acres and 53 perches to the Corporation for the Relief of Poor and Distressed Presbyterian Ministers and of the Poor and Distressed Widows and Children of Presbyterian Ministers for £1100 and for some reason were never able to repay the loan.

Hugh Davey died in 1773 and Elizabeth in 1782. In her will she gave to “my dear son Alexander...the house, kitchen with the other buildings &c &c and one-third part of the land.”<sup>37</sup> In 1795, Alexander Woodrop Davey had to pay £1453 for the property when it was offered at sheriff's sale to repay the £1000 loan.

Alexander Davey had his land resurveyed, and in August of 1795, sold the property, now at 71 acres 41 perches, to William Hunter for \$14,670.53. Hunter in turn sold the same property to William Wonderly five years later for \$14,400. At this point, Wonderly also owned the 38 acres 67 perches adjacent to this tract<sup>38</sup> which had been willed to Sarah Woodrop in 1742 by Alexander Woodrop.<sup>39</sup>

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<sup>37</sup>Last Will and Testament of Elizabeth Davey, Will #301 in 1782, Will Book S, page 405, Register of Wills Office, Philadelphia City Hall.

<sup>38</sup>See the Chain of Title, 96-141, for the deed transfers of this portion of land.

<sup>39</sup>N.B. Wonderly now owned a total of 112 acres of land.





When William Wonderly died in 1818, his will contained the following:

“I give and devise unto my son Joseph Wonderly my place in the Neck called Bellaire containing about one hundred and twelve acres.”<sup>40</sup>

As far as can be ascertained, this is the first mention of the name “Bellaire”.

Joseph Wonderly mortgaged the property to his mother, Elizabeth, in 1825, for \$2400, and as security for the loan, “assigned over to Elizabeth Wonderly the plantation in Passyunk called ‘Bellaire’ containing 112 acres.”<sup>41</sup> After he died in 1837, the property was sold by sheriff’s sale to Dr. Jesse Burden and his wife for \$15,000. Five years later they sold the property to George Pepper.

The earliest image to be found of Bellaire was done under the Pepper tenure, in 1881 (Figure 8, page 33). Prior to this there aren’t even known descriptions of what the house looked like, so it is impossible to tell how long it looked this way, or what changes various owners may have made. It remained in the Pepper family for nearly ninety years, before they sold 53 acres, including the

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<sup>40</sup>Last Will and Testament of William Wonderly, Will #85 in 1818, Will Book 6, page 590, Register of Wills Office, Philadelphia City Hall.

<sup>41</sup>Mortgage Book GWR3, page 687, October 19, 1825, Philadelphia City Archives.



house, to the city in 1930 for “\$1.00 and the desire to promote public welfare.”<sup>42</sup>



Figure 8. 'Sketch of "Belair", estate of Henry Pepper', 1881.

<sup>42</sup>Deed Book JMF, volume 3185, page 299, May 8, 1930, Philadelphia City Archives.



#### 4. The Buildings

##### 4.1. The Existing Structures, Exterior



Figure 9. Bellaire, south facade.

Bellaire is a two-and-one-half story, 5-bay brick structure laid in Flemish bond. The house sits atop a stone foundation, which, with the first six courses of brick, forms the water table (Figure 10, page 35).





Figure 10. Water table, northeast corner.







Figure 11. Basement windows, south facade, bays 1 and 2.

The above-ground portion of the foundation is pierced with basement window openings all around the building. The south-facing main facade has three such windows, in bays one, two and four (Figures 11 and 12, pages 36 and 37). Unlike the fenestration in the first and second floors, these openings are not symmetrically placed within the main facade.





Figure 12. Basement window, south facade, bay 4.





Figure 13. Window, south facade, first floor, bay 4.



The windows of the first and second floors are placed in two sets of pairs around the central entrance door of the first floor and the hooded porch of the second (Figure 9, page 34). The 9-over-9 windows are all double-hung, with wooden sills and frames (Figures 13 and 14, pages 38 and 40). Those of the first floor are topped with jack arches (Figure 15, page 41). One course above these flat arches, a protruding stringcourse two bricks tall encircles the building (Figure 16, page 42).







Figure 14. Window, south facade, second floor, bay 5.





Figure 15. Jack arch above window, south facade, first floor, bay 1.





Figure 16. Stringcourse, northeast corner.



The entrance door (Figure 17) is six-paneled and has a 5-light transom immediately above it, both of which are surrounded by a heavy wooden frame (Figure 18, page 44).



Figure 17. Entrance door, south facade, first floor, bay 3.







Figure 18. Transom light above main door, south facade, first floor, bay 3.





Figure 19. Cornice, northeast corner.



The windows of the second floor begin ten courses above the stringcourse. They are topped by a plaster cove cornice which runs all around the house (Figure 19, page 46). At the gable ends, this cornice line becomes a pent eave, forming triangles with the roofline around the blank gable wall.

The most striking features of the second story are the balcony and its plastered coved hood with decorative volutes as brackets. The door to the balcony mimics that of the entrance but is smaller in size and scale. It too has a transom over it, also reduced in size, to four lights. (See figures 20, 21 and 22, pages 48 to 50.)





Figure 20. Coved hood, south facade, second floor, bay 3.







Figure 21. Balcony door, south facade, second floor, bay 3.



1. The first part of the document is a list of names and addresses of the members of the committee. The names are written in a cursive script, and the addresses are written in a more formal, printed style. The list is organized into two columns, with the names on the left and the addresses on the right. The names are: John A. Smith, John B. Jones, John C. Brown, John D. White, John E. Black, John F. Green, John G. Gray, John H. Blue, John I. Red, John J. Yellow, John K. Purple, John L. Pink, John M. Brown, John N. Green, John O. Blue, John P. Red, John Q. Yellow, John R. Purple, John S. Pink, John T. Brown, John U. Green, John V. Blue, John W. Red, John X. Yellow, John Y. Purple, John Z. Pink.

2. The second part of the document is a list of names and addresses of the members of the committee. The names are written in a cursive script, and the addresses are written in a more formal, printed style. The list is organized into two columns, with the names on the left and the addresses on the right. The names are: John A. Smith, John B. Jones, John C. Brown, John D. White, John E. Black, John F. Green, John G. Gray, John H. Blue, John I. Red, John J. Yellow, John K. Purple, John L. Pink, John M. Brown, John N. Green, John O. Blue, John P. Red, John Q. Yellow, John R. Purple, John S. Pink, John T. Brown, John U. Green, John V. Blue, John W. Red, John X. Yellow, John Y. Purple, John Z. Pink.



Figure 22. Transom above balcony door, south facade, second floor, bay 3.



Piercing the steep, shingled roof are three dormers, symmetrically placed between the first and second and fourth and fifth bays, and immediately over the third (Figure 9, page 34). Each has a small shingled gable roof and a double-hung 6-over-6 window (Figure 23).



Figure 23. Dormer window, south facade, between bays 1 and 2.





Figure 24. Bellaire Manor, west elevation.

On the west side of the house, the wall is broken up only by a door, which leads into the dining room, and a set of bulkhead doors,





which are a modern addition (Figure 25). Above the entrance door, which is reached by a two-step stoop, are two courses of brick enclosed by a segmental arch.



Figure 25. Bulkhead doors, west elevation.





Figure 26. Bellaire Manor, north elevation.

The north side of the house, like the west, has only two openings. On the first floor, a 4-paneled door (Figure 27, page 55) leads into the back stair hall. Four courses of brick separate the top of the door and the segmental arch above it.





Figure 27. Entrance door, north elevation, first floor.

Another 9-over-9 window, positioned between the first and second floors, lights up the staircase on the interior. Unlike the south





facing windows, this one has a 7-course blind opening above it, which is topped by a segmental arch, one course below the cornice (Figure 28).



Figure 28. Window, north elevation.





From the north side of the building, the two interior, end-wall chimney stacks can be seen (Figure 29).



Figure 29. Bellaire Manor, north elevation.





Figure 30. Bellaire Manor, east elevation.



The east wall of the building has no openings other than the two basement windows placed within the rubble-stone foundation (Figure 31).



Figure 31. Basement windows, east elevation.



These windows have two courses of brick below the segmental arches (Figures 32 and 33, pages 60 and 61), unlike the ones on the south facade which have wood panels.



Figure 32. Basement window, east elevation, south side.







Figure 33. Basement window, east elevation, north side.





Figure 34. Bellaire Manor and Bakehouse, south elevation.

Adjacent to the manor house, directly to the west is a small one-and-a-half story structure which currently houses a kitchen with a replica of a beehive oven. The simple one-room-and-attic building, like the manor house, is built on a stone foundation and has a steeply pitched, wood-shingled gable roof. The first floor walls are brick, while the attic story gable walls are board-and-batten siding.



The south elevation brick wall is laid in Flemish bond with glazed black headers (Figure 35, page 64). The cornice line continues across the gable end, becoming a pent eave.

Two windows penetrate this facade, one on each floor. They are centered and so positioned one above the other. The first story 8-over-12 window (Figure 36, page 65) has a heavy, deeply recessed frame, while the 6-over-6 window of the attic is much smaller with a less-pronounced frame.



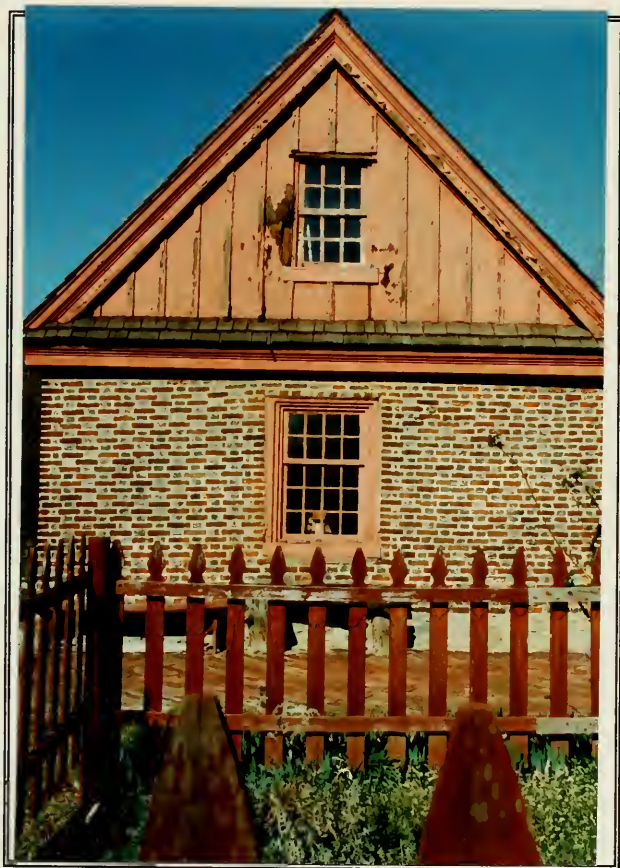


Figure 35. Bake house, south elevation.







Figure 36. Window, kitchen, south elevation, first floor.





Figure 37. Kitchen, west elevation.

On the west elevation, the brick wall is laid in common bond. This side of the building has one opening, which is similar to that of the first floor of the south elevation. It is also an 8-over-12, double-hung window with a heavy, recessed frame (Figure 38, page 67). Immediately to the right of and below this opening, the bricks are of a different type and color from the top of the window to one course below the sill, about two stretchers wide (Figure 39, page 68).





Figure 38. Window, kitchen, west elevation.







Figure 39. Detail of brick disturbance, kitchen, west elevation.





Around on the back, or north, side, the wall is again laid in the common bond (Figure 40, page 70). The interior chimney is visible, projecting through the ridge of the roofline. A little to the right (west) of center, the recreated beehive oven and its enclosure extend from the wall.

Immediately to the left (east) of the oven, just below the cornice, there is an odd disturbance of the bricks. A series of eighteen headers appears to have been inserted and repointed, as if to fill in a gap between the existing wall and the roof (Figure 41, page 71).

Below and to the left (east) of this roofline disturbance is another (Figure 42, page 72). This is an irregular seam running from approximately seven courses below the roof line to the stone foundation.

The third and final peculiarity is just to the right of the bake oven, beginning about six courses above the foundation. Apparently a repair attempt was made by filling in smaller and odd-sized pieces of brick (Figure 43, page 73).

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Figure 40. Kitchen, north elevation.





Figure 41. Detail, brick disturbance below roof line, kitchen, north elevation.





Figure 42. Disturbance seam, kitchen, north elevation.







Figure 43. Disturbance in brick, kitchen, north elevation.



The fourth side of the kitchen building, the east wall, is where the entrance door is located. It is placed exactly across from the west entrance of the main house. Obviously, this was done because it was the shortest route from the kitchen to the dining room. This wall of the structure is laid in Flemish bond, like the adjacent south wall.



Figure 44. Kitchen, east elevation.



#### 4.2. The Manor House, Interior

The interior of the main building is divided into two rooms on each floor, with a central stair hall.<sup>43</sup> Windows are located primarily on the south side of the building, with the north side taken up by fireplaces and closets. Wood paneling is located throughout the house.

On the first floor, immediately upon entering, the dining room is to the left (west) and the parlour to the right (east). The parlour is the only room that is fully panelled. The windows in this room have interior shutters, one of which has a hole cut out of the top (Figure 45, page 76).<sup>44</sup> When not being used, the shutters are folded into shutter boxes located in the reveals of each window (Figure 46, page 77).

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<sup>43</sup>The HABS drawings, reprinted in the appendices, pages 176-205, give detailed illustrations of floorplans, panelling, hardware, cross-sections and molding profiles for the main house.

<sup>44</sup>I have been told, during a tour of Stenton, whose shutters have the same type of cutouts, that this was for letting light into the room when the shutters were closed, so that the occupant could find his way around in the dark. No mention of any such cutouts or their purpose has been found in any source consulted.



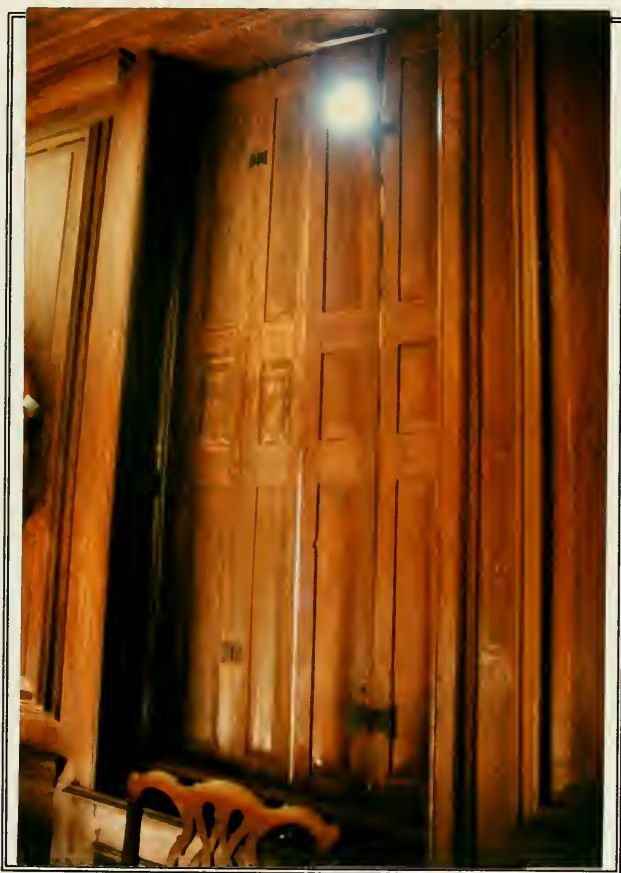


Figure 45. Parlour shutter, 1st floor.







Figure 46. Shutter box, parlour window.



The north end of the room is where the fireplace is located. It has a marble surround and large mantle (Figure 47).



Figure 47. North wall of parlour, first floor.

The room end has two closets, one of which has a coved shell hood inside (Figure 48, page 79). The interior of this closet appears



to have paint residue in it, especially in the crevices of the scalloping (Figure 49, page 80).



Figure 48. Closet, parlour, 1st floor.



Eberlein and Hubbard, in *Portrait of a Colonial City*, write

“[A tenant farmer’s family] covered all the splendid paneling with successive coats of whitewash and finally added a coat of green paint on top of the whitewash, but all this was removed when the house was restored.”<sup>45</sup>



Figure 49. Detail of shell hood, closet, parlour, first floor.

<sup>45</sup>Eberlein and Hubbard, *Portrait of a Colonial City*, (Philadelphia: Lippincott, 1939), pp.42-43.





The stair hall, whose fully panelled walls form the partitions between the rooms, has unusual drops hanging from the arches (Figure 50). The heart cutouts are similar to ones in Stenton (Figure 51, page 82). The exquisiteness of the woodwork can be seen in details such as the pillow frieze on the stair and the necking piece on the newel post (Figure 52 and 53, pages 83 and 84).



Figure 50. Drops, stair hall, first floor.



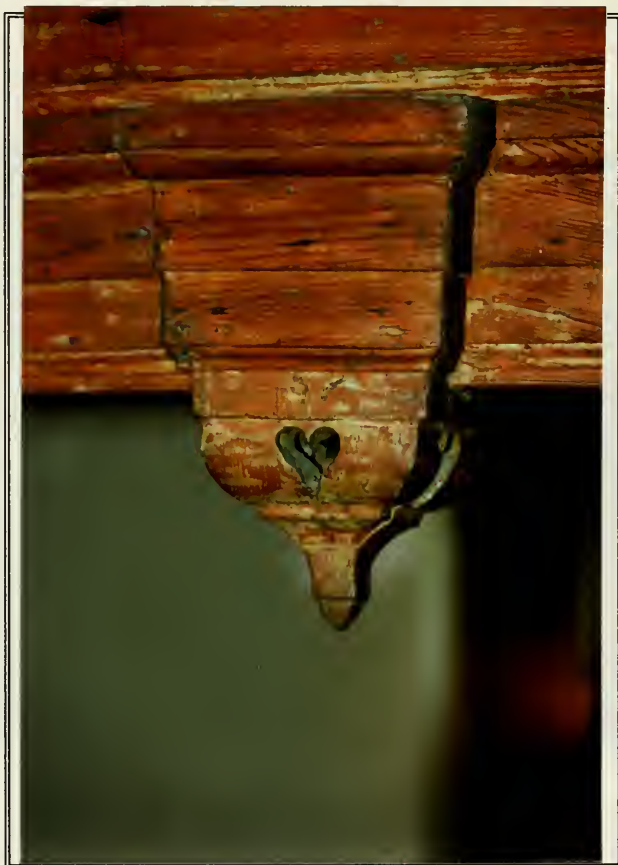


Figure 51, Heart drop, stair hall, first floor.





Figure 52. Pillow frieze detail, staircase landing, first floor.





Figure 53. Newel post, stair case, first floor.





On the second floor, the two rooms serve as bedrooms. They, too, are partially paneled, the room ends and the partition walls fully paneled and the other two walls paneled up to the chair rail and then plastered.

The third floor rooms are very small, squeezed as they are beneath the roof. There is no paneling here, except in the stair hall, where it continues up from the floor below. It is interesting that the staircase maintains its elegant details all the way to the third floor, right down to the pillow frieze and the turned balusters.



## 5. History of the Buildings

As stated before, there have been no descriptions in deeds or wills of any buildings on the land. The earliest known image is from 1881, when Bellaire was owned by Henry Pepper (Figure 8, page 33). There were two fairly recent renovation campaigns, one in the late-1930s and one in the 1970s. Unfortunately there is not a list of exact changes made to the house or kitchen. Correspondence regarding the renovations is available<sup>46</sup>, but changes are described only generally, like “replace rotted window sashes”, without naming the exact window.

An exterior surface inspection of the main house yields few clues to its structural history. Even though the 1881 sketch shows a roof over the walkway between the two buildings, there are no scars on the west wall of the house that would indicate exactly where or how this roof was attached (Figure 54, page 97).

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<sup>46</sup>See Correspondence, pages 206-223, in the Appendix.





Figure 54. West wall detail, Manor House.



In this same image, the kitchen appears nearly twice as tall as it is today. Unless the artist was using a liberal hand in this drawing, this structure has radically changed, but there are no other known images and very little unearthed documentation of it so it is impossible to know when that occurred.

Most sources agree that the kitchen building is the older of the two structures, dating it to circa 1680.<sup>47</sup> This may have been the original dwelling, and when the manor house was built, the smaller building was converted to the kitchen.

A letter dated 1978 to Nancy Kolb of Pennsbury Manor, from the Fairmount Park Commission has this to say about the chronology:

“It is very possible that the dependency building was erected as early as 1678 by Lawrence Cock. The north and west walls are constructed differently (brick-common bond, very irregular) from the south and east walls. Samuel Preston remodeled this structure by constructing new brick walls of a Flemish bond pattern with glazed headers.”<sup>48</sup>

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<sup>47</sup>The National Register Nomination form dates the north and east walls of the structure to 1678-87. There is no indication of how this date was calculated, but I think it is from interpreting deed references listing a “messuage or tenement” on the property .

<sup>48</sup>Letter to Nancy Kolb from Fairmount Park Commission, August 22, 1978, Fairmount Park Archives, Philadelphia.





There is no mention of where this information came from, though, although the National Register Nomination (from 1980) says essentially the same thing about the dependency building:

“The older portion (ca. 1678-87), consisting of the west and north walls, is laid in common bond. The south and east walls, constructed at the same time as the main building, are laid in a Flemish bond.”<sup>49</sup>

It is most likely that the nomination form is using the information straight from the letter, without additional research. The information in the letter is given with no citations, so it is impossible to know how or why this theory is made.

On the west wall of this building, around the first floor window, some bricks are new (Figures 38 and 39, pages 67 and 68), as evidenced by their different colour and texture from the others. This is a result of replacing the “modern west window frame and sash to conform with original window on south face,”<sup>50</sup> which happened as part of the 1970s alterations. It is odd that in this correspondence, the south window is referred to as “original”, if the west wall is considered the older of the two. There is no documentation of what the west window looked like before replacement, so maybe the

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<sup>49</sup>National Register Nomination form, completed by John McIlhenny, August 5, 1980, Philadelphia Historical Commission.

<sup>50</sup>“Plan for Restoration and Maintenance Work on Bellaire Manor”, attached to a letter from the Fairmount Park Commission to the Philadelphia Historical Commission, January 19, 1973, Fairmount Park Archives, Philadelphia.



classification of the south window as original is simply a relative term.

The bake oven was installed in the mid-1970s, but there is no known documentation relating to how it was decided where to put it or what the wall looked like before this change.

The best estimate for a building date is around 1715. Documentary evidence seems to point to this date, as Samuel Preston purchased the land in 1714 and most likely built himself Bellaire. Although he was a Quaker, he was of the social standing that would require such a dwelling. He was certainly financially solvent and must have been an intelligent man, aware of the current fashions..

As far as the interior woodwork goes, there seems to be no solid evidence of the paneling being installed years after the house was built. Stylistically, they are contemporary to each other. The exterior of the house, especially the coved hood, exhibits similar architectural detailing, which would have been near impossible to install after the house was already built. There is no reason to doubt that the paneling was put in by Preston.

Despite the thorough documentary investigation of this property, no conclusive evidence was found pointing to builder or construction date. For now, secondary and physical documentation must be the authority in concluding that Bellaire was built by Samuel Preston in or about 1715. The building and its extraordinary



woodwork will have to undergo a thorough structural investigation which may yield more clues and help to answer some of these questions. In the meantime, Bellaire should be enjoyed for what it is, a tiny jewel in the outskirts of a city brimming with historical gems.



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August 20, 1653  
Queen Christina of Sweden  
to  
Lt. Sven Schüte

“We, Christina, by the grace of God, Queen of the Swedes, the Goths and the Wends, Grandduchess of Finland, Duchess of Esthonia, Carelia, Brehmen, Vehrden, Stedtin, Pomerania, Cassuben and Vaenden, Princess of Rugen, Lady of Ingria and Vissmar, etc., Hereby make known that we, of our grace and favor, as also for true and brave service hitherto honorable and manfully done and performed unto us and the Crown of Sweden by our faithful servant and Lieutenant, Sven Schüte, and to be hereafter done and performed so long as he may live and is able, and to be bound to be able and to show himself faithful to us and to the Crown of Sweden:

We have granted, given, and bestowed, as we do herewith in virtue of these our Letters Patent grant, give, and bestow upon him, his wife, and heirs forever, a certain piece of land in New Sweden, to wit,

Morkorhutting’s Kijl, Acharakong, Kinsessingh, and Aronamex Kijl, all as far as the river, with its adjacent small islands, namely, the islands of Kjaringe and Kinsessingh, together with Passuming and all things belonging and pertaining to the same on land and water, whatever other name they may have, without exception of any that now belongs thereto, or may formerly have belonged, ought



rightfully to belong, or may hereafter belong or be gained by legal right and decision; to enjoy, use, and hold as his indisputable property forever. All whom it may concern are to regulate themselves accordingly; not causing to the aforesaid Sven Schüte, his wife, and heirs, any manner of hindrance, wrong, or injury, either now or hereafter. For further confirmation we have subscribed this with our own hand, and so empowered our Secretary.

Given at Stockholm, August 20, 1653.

[signed] Christina  
N. Tungell.

January 1, 1667

Governor Richard Nickols of New York  
to

Robert Ashman, John Ashman, Thomas Jacob, Caleb Carman, [?] Mills,  
Francis Walker, Thomas Lewellyn, Frederick Anderson Joshua Jacob  
and Thomas Jacob

Richard Nickols grants to 10 men a “tract of one thousand acres of land called Passyunk situate lying and being at Delaware by the side of the Sculkill bounded on the south with the main river on the west with the Sculkill on the north with the plantation of Peter Rambo and on the east with Molboes land,” for a quit rent of ten bushels of wheat to be paid yearly. This transaction is recited in Exemplification Record Book 2, page 318.



December 25, 1678  
partition of 1000 acres of land

As recited in a later deed, the 1000 acres of land are divided  
up among the 10 men listed.

August 22, 1685  
Patent Book A, page 88  
Lawrence Cock granted several tracts of land.

October 20, 1687  
Deed Book E, volume 5, page 10  
Josuah [sic] Jacocks, Francis Jacocks, William Jacocks and Ruth Jacocks  
to  
Lawrence Cock  
for £100

The children of Thomas Jacocks (a.k.a. Jacobs) sell part of their  
land to Lawrence Cock as follows:

“Know all men by these presents that wee [sic] Josuah Jacocks  
Frances Jacocks William Jacocks and Ruth Jacocks being equall [sic]  
possessed and owners of one hundred acres of land scituate lying  
and being in the township of Pasayunk in ye county of Philadelphia  
in the province of Pensilvania in parte [sic] of America by the deceas  
[sic] of our father Thomas Jacocks who left the sd one hundred acres  
and appurtenances thereof equally amongst us and wee [sic] the sd



Josuah Frances William and Ruth Jacocks having formerly aliened sold and made over seventeen acres of the sd one hundred acres lying att [sic] a point of the sd Pasayunk Townshipp [sic] by the name of Mallbores Hook to Andrew Banelson [spelling unclear] of Moyamensing in the county aforesaid and that we the sd Josuah Frances Wm and Ruth Jacocks do keep and reserve twenty acres of the said one hundred acres to [?] one proper use and behoof which twenty acres [?] att [sic] a certain place of the sd Passayunck lands called Panchkins Hook at the mouth thereof now.

Know ye that for the remaining part of the sd one hundred acres (sixty three acres) with all housing fencing meadowing pasturage orchards and all the appurtenances [what]soever thereunto formerly belonging unto the aforementioned one hundred acres what privelidge [sic] the governor wil [sic] be pleased to grant us in the swamp and cripples. Belonging to the sd Passayanck lands not in any wayes [sic] tutching [sic] any part or parts of the meadows only excepted we the sd Josuah Frances William and Ruth Jacocks for and in consideration of the sum of one hundred pounds of good and lawfull money of this province to us in hand well and truly and faithfully paid by Lawrence Cock of Passayunck aforesd the receipt whereof we due [sic] hereby acknowledge and [?] selves them with fully satisfied contented do hereby sell give grant alien bargain and enfeoffe the same unto Lawrence Cock his heirs executors





administrators and assigns forever against us the sd Joshua Frances William and Ruth Jacocks [?] executors administrators and assigns and against either of us our heires [sic] and assigns forever with all the right members improvements and appurtenances whatsoever of the sd sixty three acres of land held used and enjoyed herewith or reported as any part of the same..."

19da 11mo (January) 1695/6  
Patent Book A, Volume 1, page 328  
William Penn  
to  
Lacey Cock

William Penn absolute Proprietor of the Province of Pennsylvania and Counties annexed, by his Commission dated 16da 10mo 1689 unto William Markham, Robert Turner, Jr., John Goodson and Samuel Carpenter or any three of them sendeth Greeting:

Whereas there is a certain parcel of Swamp Cripple and Marsh in the township of Pahsayunk in the County of Philadelphia, Beginning at a corner Hickory tree of Moyamensing lands from thence South through the said swamp and cripple 320 Perches to a corner post standing by the River Delaware from thence down the several water courses thereof to the mouth of the River Schuylkill from thence following up the several water courses of the River Schuylkill to the fast land of the aforesaid township of the same from



thence following along the several courses of the said fast land and several tracts of meadow taken up adjoining to the same to the first mentioned place of beginning containing 875 acres of the same swamp, cripple and marsh besides the several tracts of mowing meadow Shipbrook Island and a small piece of Rankers Hook laid out by virtue of a Warrant from the propriety dated 19da 2mo 1684 and laid out by the Surveyor-General's order 1da 11mo 1693 unto Lacey Cock of Passyunk aforesaid, Gentleman, who requested us to confirm the same by Patent.

Know ye that by virtue of the Commission aforesaid, we have given, granted and confirmed and by these presents for the said William Penn his heirs, we do give, grant and confirm to the said Lacy Cock his heirs and assigns to aforesaid swamp, cripple and marsh containing 875 acres. To have hold and enjoy the same to the only proper use and behoof of the said Lassey Cock his heirs and assigns forever. To be holden of the Propriet<sup>e</sup> and his heirs as of the Manor of Springettsberry, in ye county aforesaid in fee and common soccage by fealty only yielding and paying therefore to the prop<sup>e</sup> and his heirs upon the first day of the first month in every year at the town of Philadelphia one bushel of good winter wheat for each hundred acres of value thereof in current silver money of this province to such persons as shall be from time to time appointed for that purpose. In witness whereof we have hereunto set our hand



and fixed the propriet<sup>e</sup> seal this second day of the third month in the sixth year of the reign of William and Mary, King and Queen over England A.D. one thousand six hundred ninety four.

Signed 2da 3mo 1694.

28da 12mo (February) 1699/1700  
Exemplification Book 7, page 450  
Lawrence Cock  
to  
Richard Roads  
for £158

To all whom these presents shall come, Lawrence Cock of the township of Passyon and County of Philadelphia, yeoman, send greeting:

Whereas there is a certain messuage or tenement, situate within the said township of Passyon together with a town lott thereon belonging, beginning at the bankside of Skulkill and so by the Skulkill South 31\* West 28 perches from thence East 4\* South 110 perches thence North 31 perches to a fisher tree marked thence West 100 perches to the place of beginning, containing seventeen acres and  $\frac{1}{8}$  part of an acre. As also another piece of land at the head of this town lot last mentioned beginning at a whit oak marked thence South 40 perches to a black oak marked thence East 22\* North 100 perches to an oak saplin marked thence North 40 perches



to a saplin marked thence West 22\* South 100 perches to the place of beginning containing 24 3/8 acres. As also a piece of meadow beginning at a stake in a line William Carters land from thence South 64\* West 46 perches to a Sickhickson Creek thence South 45\* East 16 perches East 3\* North 20 perches North 70\* East 30 perches North 26\* West 4 perches to the place of beginning containing Six Acres.

As also another piece of land and cripple beginning at a black oak from thence South 10\* East 65 perches to a white oak thence South 5\* West 6 perches North 60\* West one and one half perches South 10\* West 20 perches South 15\* East 6 prs. South 55\* East to a Beech marked at the mouth of a branch of Hollanders Creek and by the several courses of said Hollanders Creek 78 prs. to the mouth of Shipbrook Creek and by the several courses of the said creek 325 Prs. thence crossing the said creek to a tree marked thence by the several courses of the cripple North 53\* West 12 Prs. North 5\* East 7 Prs North 58\* East 6 Prs. North 25\* East 6 Prs North 78\* East 8 Prs South 10\* West 6 Prs. South 10\* East 9 Prs South 27\* West 4 Prs South 20\* East 8 Prs. South 30\* East to 10 Prs. South 69\* East 4 Prs. South 70\* East 2 Prs then South 15\* East 18 Prs to the place of beginning containing 66 acres of land in meadow and cripple aforesaid.

As also a certain piece of land within the said township beginning at a swamp oak standing by William Carters meadow from





thence by other land of said Lawrence Cock North 66\* East 158 perches to a stake thence East 15\* South 20 Prs to another meadow of said William Carters thence by the several courses of the said meadow and by other meadows belonging to other neighbors to the place of beginning containing and laid out for Twenty Five Acres.

As also another piece of land situate in the sd township beginning at Alum tree marked from thence North 73\* East 272 perches to a post set in the ground thence South 14 perches to a Hickory marked thence North 66\* East 122 perches to a swamp oak marked thence West 157 perches to a white oak marked being Peter Rambo's marked tree thence by said Rambo line of marked trees South 73\* West 214 perches to a post set in the ground thence South 20\* East 21 perches to the place of beginning laid out for 40 acres containing in all above described parcels [sic] 178 1/2 acres be the same more or less part whereof was purchased by the said Lawrence Cock of Joshua, Francis, William and Ruth Jacobs as by deed duly executed and recorded in 14da 1mo 1688, Deed Book E2 Volume 5 p10 and the remainder by patent to the Propriet'y may appear ---. Consideration £158 --- Lawrence Cock hath granted, aliened, sold, enfeoffed, released and confirmed to Richard Roads, All and singular the above unenconrd messuage or tenement together with the several pieces of parcels [sic] of land meadow, cripple aforesaid described ---. Dated 1da 4mo (June) 1699



October 1, 1699  
Will #14 in 1699  
Will Book B, page 28  
Will of Lawrence Cock

Lawrence Cock dies and wills all of his personal and real estate to his wife Martha.

February 14, 1703/04  
Deed Book I, Volume 11, page 514  
Martha Cock  
to  
Richard Roades  
for £50

Martha Cock transferred another 110 acres of land to Richard Roades for £50 and “quit rent due”.

August 28, 1711  
Not recorded  
Richard Roads and Katherine his wife  
to  
John Vaughan

This deed is not recorded in a deed book, but is described as follows in the transaction between John Vaughan’s executors and Richard Moore (Deed Book E7, volume 8, page 514):



"Whereas by a certain indenture bearing date the 28th day of August 1711 made or mentioned to be made between Richard Roads of Passyunk in the county of Philadelphia in Pennsylvania yeoman & Katherine his wife of the one part & John Vaughan of the same place carpenter of the other part they the sd Richard Roads and Katherine his wife for the consideration therein mentioned did grant & convey unto the sd John Vaughan a certain piece or parcel of land situate in Passayunk aforesaid."

September 29, 1712  
Will #245 in 1712  
Will Book C, page 314  
Will of John Vaughan

In his will, John Vaughan writes the following

"I hereby nominate & appoint the said Samuel [Preston] & Henry [Lawrence] joint executors of this my last will & testament giving them and the survivor of them full power to sell convey & confirm all or any of my lands in America sixty nine acres whereof being the plantation I lately lived upon in Passyunk with all the stock &c thereon. I hereby order my said executors or the survivor of them to expose to sale at a publick [sic] vendue and that the same be so sold within one month or as soon as conveniently may be after



my decease towards paying my debts funeral expenses & legacies aforesaid.”

29da 6mo (August) 1713 (made on April 1, 1713)  
Deed Book E7, Volume 8, page 388  
Samuel Preston and Henry Lawrence,  
executors of John Vaughan's will  
to  
Richard Moore  
for £140

“This Indenture made the first day of the second month April in the twelfth year of the reign of our Sovereign Lady Ann Queen of Great Britain &c A.D. one thousand seven and thirteen between Samuel Preston of the city of Philadelphia, in province of Pennsylvania merch't and Henry Lawrence of Haverford in the county of Chester in the said province, (executors of the last will and testament of John Vaughan late of the said city, carpenter, deceased) of the one part and Richard Moore of the said city merch't of the other part...

Beginning at a Spanish oak at a corner of land belonging to the church or minister of Wickocoe and then in the possession of the said John Vaughan and thence running by the same south 14\* east 72 perches to a white oak thence south one half point west 9 perches to a small ash tree by a meadow and at a corner of a piece of land which the said John Vaughan bought of John Thomas thence by the





same south 4\* east 28 perches to a tall poplar tree thence down a little gut about 7 perches to Hollanders Creek thence by the same creek 87 perches to the mouth of a creek called Ship Brooke and running up the same following the courses thereof 283 perches to a Spanish oak to a corner of Henry Badcocks meadow thence up the same east 10 perches to a maple tree thence north by east 10 perches thence north 72\* thence east south east 80 perches to a small maple tree in a line of the land which the said John Vaughan bought of John Thomas then in the same line south 24\* east 80 perches to a Spanish oak thence southeast 33 perches to a white oak thence west one half point northerly 16 perches and a half to place of beginning containing 69 acres...

Now this indenture witnesseth that for and in consideration of the sum of £140 lawful money of America to the said Samuel Preston and Henry Lawrence in hand paid by the said Richard Moore the receipt whereof they so hereby acknowledge and thereof do acquit the said Richard Moore his heirs and assigns by these presents do grant bargain sell alien enfeoff and confirm unto said Richard Moore All that the said piece of land by metes and bounds aforesaid containing 69 acres as aforesaid or by whatsoever metes and bounds the same lawfully ought to be bounded and limited and by the same more or less together also with all the messuage buildings woods timber and runs meadows..."



April 22, 1714  
Deed Book E7, Volume 9, page 209  
Richard Moore  
to  
Samuel Preston  
for £140

Richard Moore sells to Samuel Preston the same land which  
Moore purchased the previous year, as described in the above deed.

June 10, 1735  
Patent Book A, Volume 7, page 194  
Exemplification Record 2, page 318  
Patent to Samuel Preston

Preston requests a resurvey of his lands and a grant from  
William Penn. This is also the transaction in which the partition of  
the original 1000 acres is mentioned and it reads as follows:

“Whereas in and by a certain grant or patent under the hand of  
Richard Nichols then Governor General under his Royal Highness  
James Duke of York and Albany of all his territories in America and  
the seal of his said Royal Highness bearing date at Fort James in New  
York the first day of January in the year of our Lord 1667 a tract of  
one thousand acres of land called Passayunk situate lying and being  
at Delaware by the side of the Sculkill bounded on the south with the  
main river on the west with the Sculkill on the north with the



plantation of Peter Rambo and on the east with Molboes land was granted and confirmed unto Robert Ashman, John Ashman Thomas Jacob Caleb Carman Dunkin Williams (F)rancis Walker Thomas Llewellyn (F)rederick Anderson Joshua Jacobs and Thomas Jacob to hold to them their heirs and assigns for ever under the quitt rent of ten bushels of wheat to be yearly paid for the same

And whereas by particular directions endorsed on the said patent and signed by the said Governor Richard Nichols the tract of land aforesaid was on the twenty fifth day of December in the year of our Lord 1678 divided into ten parts or shares among several persons named in the aforesaid patent or their assigns

And whereas a certain part or quantity of the above described tract of land with a plantation on the same by sundry deeds and conveyances duly made and executed hath long since been and still is in the possession of Samuel Preston did request our warrant of survey on the same which being accordingly granted under our lesser seal bearing date the fifth day of May last past the said tract of land and plantation was resurveyed on the thirteenth day of the same month the lines and bounds whereof are as followeth

Viz beginning at a corner of Andrew Haineys land thence by the same N 35\* W 48 perches thence W 3 prs and 1/2 thence by the land of Nathaniel Griffith S 35\* E 42 prs to a corner at the end of a lane thence by the said Nathaniel Griffiths Land S 47\* and 1/2 W 35



prs to a small branch of Ship Brook thence down the same and the said Brook on the several courses thereof 265 perches to Hollanders Creek thence up the same on several courses 193 perches to the mouth of Little Creek thence up the same 30 perches to a corner of Andrew Haineys Land aforesaid thence by the same N 75\* W 131 perches to a post thence by the same land N 79\* and 1/2 W 47 perches to the place of beginning containing 142 acres as in and by the resurvey thereof remaining in the Surveyor Generals Office may appear

Now at the instance and request of the said Samuel Preston that we would be pleased to grant him further confirmation on the said tract of land and plantation according to the resurvey made on the same in pursuance of our warrant foresaid

Know ye that we favoring the request of the said Samuel Preston and in consideration of the yearly quitt rent herein after mentioned and reserved have given granted released and confirmed and by these presents for us our heirs and successors do give grant release and confirm unto the said Samuel Preston and his heirs the said one hundred and forty [sic] two acres of land together with the houses buildings improvements made thereon as the same is now set forth bounded and limited as aforesaid...

To have and to hold the said one hundred and forty two acres of land together with the houses buildings improvements and





premises hereby granted (except before excepted) with their appurtenances unto the said Samuel Preston his heirs and assigns to the only use and behoof of the said Samuel Preston his heirs and assigns forever...”

2 May 1739

Deed Book F10, Page 325

An agreement about land boundaries.

This deed is an agreement between Samuel Preston, Nathaniel and Elizabeth Griffith and Andrew Hannis, who owned lands lying contiguous to each other, acknowledging the boundaries stipulated in the above grant from William Penn.

“These presents Do therefore witness that the above said Parties and each of them do hereby declare the bounds described in the within Patent were settled and adjusted to continue for ever as the true bounds of the lands within described and that neither they the said Andrew Hannis or his heirs or the said Nathaniel Griffith and Elizabeth his wife or their heirs shall on any pretense of right whatsoever claim or demand any right or title to any part of the lands described in the within Patent and Samuel Preston, his heirs also shall on any pretense or tight whatsoever claim or demand any right or title to any part.



In witness whereof we have severally hereunto set our hands and seals on First day of September 1735. Sworn to 15 December 1735.”

17 December 1735  
Deed Book F8, volume 8, page 351  
Samuel Preston and Margaret, his wife  
to  
Alexander Woodrop  
for £1100

Samuel Preston of the City of Philadelphia, Merchant, and Margaret his wife to Alexander Woodrop, Merchant of the said City of Philadelphia. Consideration £1100/ lawful money of Pennsylvania. In his actual seizen now being by Virtue of an Indenture of Bargain and Sale for a year unto his made by said Samuel Preston and Margaret his wife. Dated the Day before the Day of the date hereof and to his heirs and assigns. A certain Messuage or Tenement and Tract or Parcel of Land thereunto belonging, Situate in Passyunk township in County of Philadelphia, Beginning at a corner of Andrew Hannis land then by the same N 35\* W 48 prs thence W 3 1/2 prs thence by Land of Nathaniel Griffith S 35\* E 42 prs to a corner at the end of a Lane thence by the said Nathaniel Griffith Land S 47 12/\* W 35 prs to a small branch of Ship Brook then down the same and the said Brook on the several courses



thereon 265 prs to Hollanders Creek thence up the same on several courses 193 prs to mouth of Little Creek thence up the same 30 prs to a corner of Andrew Hannis land aforesaid thence up the same N 75\* W 101 prs to a Post thence by the same Land N 79\* and 1/2 W 47 prs to place of beginning containing 142 Acres (which the Honourable the Proprietors of this Province John Penn, Thomas Penn and Richard Penn by their Patent of 10 June 1735 did grant and confirm unto said Samuel Preston in fee as by the same Patent entered in Office of Recorded of Deeds Patent Book A, Volume 7, page 194 appeared) together also with All and Singular the Barns, Stables, Building, Gardens, Orchards, Meadows, Marshes, Swamps, Cripples, Ways, Woods Water, Water Courses, Right, Liberties ---

Dated 12 June 1735

Christ Church Records  
Genealogical Society of Pennsylvania  
Volume 7

page 4097

Ann Woodrop and Joseph Sims married 29 December 1739

page 4114

Elizabeth Woodrop and Hugh Davey married 20 August 1743

page 4245

Sarah Woodrop and Peter Turner, Jr. married 17 August 1756



November 12, 1742  
Will # 292 in 1742  
Will Book F, page 323  
Will of Alexander Woodrop

Alexander Woodrop wills his property as follows:

"I give and bequeath unto my three daughters viz Ann Sims Elizabeth Woodrop and Sarah Woodrop after all my debets and leagsey paid all of residue of my estate bouth reaile and personall..."

In the partition of his estate, the lands were divided equally, but Elizabeth, who had married Hugh Davey in 1743, received, among other lots, the one with the "house & improvements on plantation".

March 5, 1750/51  
Mortgage Book X1, page 422

Hugh Davey of the City of Philadelphia, Merchant and Elizabeth his wife to Joseph Sims of sd City, Merchant for £1000/ secured on 66 Acres more or less in Passyunk. Satisfied of Record 16 April 1760.

February 1, 1760  
Deed Book H11, page 541





Hugh Davey et ux  
to  
Sam[uel] Rhoads, Joseph Fox, Daniel Roberdeau and John Baynton  
for 10 shillings

In order to pay off some debts, Hugh and Elizabeth Davey agree to allow some of their land to be sold. They convey, among other lots, the 66 acres and 53 perches containing the house to Samuel Rhoads, Joseph Fox, Daniel Roberdeau and John Baynton. However, they request that this lot is sold only if the monies arising from the sale of the others proves insufficient to pay off their debts. If this 66 acre lot is not sold, it is to be reconveyed to Hugh and Elizabeth Davey.

April 25, 1770  
Deed Book EF1, page 86  
Samuel Rhoads, Joseph Fox, Daniel Roberdeau and John Baynton  
to  
Hugh Davey and Elizabeth, his wife

Samuel Rhoads et al reconvey to Elizabeth and Hugh Davey the  
66 acre and 53 perch lot of land with the

April 29, 1770  
Mortgage Book X14, page 543

Hugh Davey and Elizabeth his wife to Joseph Wharton for  
£1000/ on Messuage and Plantation containing 66 Acres 53 perches  
in Passyunk township.



Satisfied 11 June 1771.

June 11, 1771

Mortgage Book X15, page 489

Hugh Davey of the City of Philadelphia, Province of Pennsylvania, Merchant, and Elizabeth his wife to Corporation for Relief of Poor and Distressed Presbyterian Ministers and of the Poor and Distressed Widows and Children of Presbyterian Ministers in the said Province and Counties of New Castle, Kent and Sussex on the Delaware for £1000/ payable on 11 June 1772 together with lawful interest for the same, secured on Plantation of 66 Acres 53 perches more or less in Passyunk.

Satisfied 23 July 1795.

October 29, 1782

Will #301 in 1782

Will Book S, page 405

Will of Elizabeth Davey

Elizabeth Davey dies and wills her estate as follows:

“I give and devise my plantation situate in Passayunk township in Pennsylvania [sic] to my three diar [sic] children in manner following: my dear son Alexander and his heirs forever to have the house kitchen with the other buildings &c &c and one third part of



the land... the remaining two thirds of said plantation I give and devise to my two daughters Elizabeth Wilcocks Davey and Catharine Sarah Davey and their heirs forever equally to be divided between them in quantity quality and convenience to the road & water, but if my said three children should by mutual consent agree to sell the whole plantation then and in that case after the money due on the mortgage thereon shall be discharged I request that the residue of the said money be equally divided among [sic] my said three children share and share alike."

September 5, 1795

Deed Book D55, page 169

Sheriff's Sale

to

Alexander Woodrop Davey

for £1453

John Baker, High Sheriff of City in County of Philadelphia, commanded on 6 June last (1795) Estate of Elizabeth Davey late of County of Philadelphia in possession of Alexander Woodrop Davey, Executor of Last Will and Testament of said Elizabeth to wit, a certain messuage, plantation and Tract or parcel of land and meadow ground, Situate, lying and being in Passyunk township County of Philadelphia, containing 66 Acres 53 perches (description in Deed Book H11, page 541 and Deed Book EF1, page 86) to be sold to satisfy



debt of £1000/0/0 plus interest and costs owing Corporation Relief of Poor and Distressed Presbyterian Ministers &c

Sheriff offered at public sale aforesaid Messuage and Tenement to highest bidder, namely Alexander Woodrop Davey of Baltimore, State of Maryland for £1453/0/0 --- Dated 6 June 1795

August 14, 1795  
Deed Book D43, page 422  
Alexander Woodrop Davey  
to  
William Hunter  
\$14,670.53

Alexander Woodrop Davey of Baltimore, Maryland, Merchant to William Hunter, County of Philadelphia, City of Philadelphia, Coachmaker, Consideration \$14, 670.53. All that certain Messuage, plantation and tract or parcel of land and meadow ground, Situate, lying and being in Passyunk Township, County of Philadelphia upon a late survey of the same is butted and bounded and contains as follows to wit,

Beginning at a Run called Ship Brook at a corner of Land held by Henry Sechel thence by the same N 52°7'0" E 119 Prs and 1/10 of a perch to a corner by a lane 3 perches wide thence S 24° and 1/4 E by said lane 57 perches to and of 50 feet intended for a landing place thence by the same S 66° E 9/10 of a perch thence S 29° and 1/4 E





8/10 of a perch to Hollanders Creek to low water mark, thence down the said Creek the several courses thereof (measured on the Bank) 141 perches and 141 and 1/10 perches to the mouth of Ship Brook aforesaid thence S 85\* and 1/2 W 4 and 6/10 prs up the said Brook thence the several courses thereof to the place of Beginning containing within the said bounds 66 Acres 87 perches within the banking and 4 Acres 114 perches of Marsh or Cripple lying without the Banking and being in the whole 71 Acres and 41 perches (which John Baker, Esq., High Sheriff by Deed Poll 10 July 1795 sold as late the estate of Elizabeth Davey, Dec'd unto said Alexander Woodrop Davey his heirs and assigns forever) together with All and Singular the Houses, Outhouses, Edifices, Buildings, Barns, Stables, Improvements etc [?] whatsoever unto the said Messuage, Plantation and Tract or Parcel of Land [?] said Alexander Woodrop Davey now is lawfully seized of a good sure perfect and indefeasible estate.

January 14, 1800  
Deed Book D76, page 541  
William Hunter  
to  
William Wonderly  
for \$14,400

William Hunter sells the above-described property to William Wonderly.



July 25, 1818

Will #85 in 1818

Will Book 6, page 590

Will of William Wonderly

William Wonderly dies and wills his property as follows:

“I give and devise unto my son Joseph Wonderly my place in the Neck called Bellaire containing about one hundred and twelve acres to hold to him his heirs and assigns for ever, subject to the payment of one third part of the nett [sic] rent thereof to be paid to his mother in quarterly payments during the term of her natural life. I also give to my said son Joseph all the farming utensils on said place.”

Christ Church Records

Genealogical Society of Pennsylvania

Volume 5

page 2873 Ann Woodrop, wife of Alexander, buried 6 August 1742

page 2876 Alexander Woodrop buried 9 November 1742

page 3212 Hugh Davey buried 16 June 1773

page 3072 Sarah (Woodrop) Turner buried 13 December 1760

page 3073 Peter Turner buried 2 August 1776

Christ Church Records

Genealogical Society of Pennsylvania

Volume 7

page 4097 Joseph Sims and Ann Woodrop married 29 December 1739



page 4114 Hugh Davey and Elizabeth Woodrop married 20 August  
1743

page 4245 Peter Turner, Jr. and Sarah Woodrop married 17 August  
1756

Sarah Woodrop received about 38 acres and 67 perches adjoining the land of her sister Elizabeth, who married Hugh Davey. Sarah married Peter Turner, Jr. on August 17, 1756 in Christ Church. Her property was held jointly with her husband with right to survivorship. She died December 1760 and the property became solely vested in her husband, who remarried. He died August 1776 and the property was later sold by his widow Rebecca, who later married Joseph Redman.

December 7, 1790  
Sheriff Deed Book C4, page 172  
Sheriff's Sale  
to  
Daniel Richards  
for £739/11/2

John Harford and Thomas Powell vs. Joseph Redman and Rebecca his wife, Executrix of Peter Turner, Dec'd. Deed to Daniel Richards. The second day of August Anno Domini 1790 James Ash, Esquire, High Sheriff of City and County of Philadelphia, acknowledged in open Court a Deed Poll bearing date the thirteenth Day of May in the year aforesaid for conveying unto Daniel Richards



of the Northern Liberties of said City, Lumber Merchant, for the consideration of £739/11/2 lawful money of Pennsylvania A certain two story Brick messuage of tenement stable and tract or parcel of land Situate in Passyunk Township in County of Philadelphia, Beginning at a Post on Shipbrook Creek thence running by Nathaniel Griffith's Meadow N 52\* E 12 perches thence by the same N 47\* E 27 perches to a post being a corner of the said Griffith's land thence across a three perch road exclusive of said road to a post a corner of this and Joseph Turner's land thence by the same S 34\* E 8 perches thence S 79\* and 1/2 E 47 perches and 3/10 of a perch to a Black Oak thence S 57\* E 29 perches to a post, thence by Upland part of the land of Joseph Sims and Ann his wife S 41\* W 39 perches and 6/10 of a perch to a corner of the said three perch road thence on the North side of the said road S 75\* and 3/4 West 22 perches to another corner of the said road thence by the said road N 20\* W 19 perches and 4/10 of a perch thence N 21\* W 8 perches and 9/10 of a perch thence S 55\* W across the said road exclusive thereof (the said road continuing N 21\* W through this described piece) and on the same course by land of Hugh Davey and Elizabeth his wife 116 perches to a stake on Shipbrook Creek thence by the several courses thereof to the place of beginning containing 38 Acres 67 perches or thereabouts be the same more or less





(It being the same tract and premises which in the Partition of 142 Acres and other lands late the Estate of Alexander Woodrop deceased was allotted to his daughter Sarah Woodrop and her heirs in severalty and she the said Sarah intermarrying with the said Peter Turner they the said Peter Turner and Sarah his wife by Indenture dated 2 September 1760 Recorded Book H, volume 17, page 488 granted the said premises unto Thomas Cadwallader and Joseph Turner in Trust for the use and behoof of them the said Peter Turner and Sarah his wife and the survivor of them and the heirs and assigns of such survivor for ever And the said Sarah having first departed this life the premises became solely vested in the said Peter Turner and his heirs in right of survivorship)

Together with the appurtenances to have and to hold the said Messuage and Tenement stable and Tract or Parcel of Land with the appurtenance unto the said Daniel Richards his heirs and assigns to his and their proper use and behoof for ever Which premises being late the Estate of Peter Turner Dec'd in the hands and possession of Joseph Redman and Rebecca his wife Executrix of the last will and Testament of Peter Turner dec'd were taken in Execution and sold by the said Sheriff to the said Daniel Richards he being the best and highest bidder for the same at a public Vendue or Auction thereof by Virtue of a writ of Alias Venditione Exponas Tested at Philadelphia the 6th day of March last past at the Suit of John Harford and



Thomas Powell. Deed Poll delivered to Sheriff's Clerk December 7, 1790. Filed.

December 10, 1792  
Deed Book D34, page 347  
Daniel Richards and Rachael, his wife  
to  
Thomas Mason  
for £1000

Daniel Richards, Lumber Merchant of Northern Liberties and Rachael his wife to Thomas Mason of the same place, Mariner. Consideration £1000/0/0. All that two story brick Messuage or Tenement stable and tract or Parcel of Land situate in Passyunk Township, County of Philadelphia, Beginning at a Post on Shipbrook Creek thence running by Nathaniel Griffith's meadow N 52° E 12 perches thence by the same N 47° E 27 prs to a Post being a corner of said Nathaniel Griffith's land thence across a three perch road exclusive of said road to a Post at a corner of this and Joseph Turner's land thence by the same S 34° E 8 perches thence S 79° and 1/2 E 47 perches and 3/10 of a perch to a Black Oak thence S 57° E 29 perches to a post thence by Upland part of the land of Joseph Sims and Ann his wife S 41° W 39 perches and 6/10 of a perch to a corner of the said Three perch road thence on the North side of the said road S 75° and 3/4 W 22 perches to another corner of the said road thence by the said road N 29° W 8 perches and 9/10 of a perch



thence S 54\* West across the said road exclusive of the said road continuing N 21\* West through this described piece and on the same course by land of Hugh Davey and Elizabeth his wife 116 perches to a stake on Shipbrook Creek thence by the several courses thereof to the place of Beginning containing 38 Acres and 67 perches or thereabouts be the same more or less (Being the same premises which on a legal process issued out of the Court of Common Pleas of the County Philadelphia at the suit of John Harford and Thomas Powell against Joseph Redman and Rebecca his wife Executrix of the Last Will and Testament of Peter Turner dec'd and was seized and taken in Execution as the property and Estate of the said Peter Turner, dec'd and by Deed Poll under the hand and seal of James Ash, Esquire, High Sheriff dated 13 May 1790 granted unto Daniel Richard in fee together with right liberty and privilege of conveying and draining Water by the south side of Davey's meadow from hereby granted premises through Shipbrook to and from Hollander's Creek and All and Singular other rights --- Date 1 November 1792.

July 8, 1794

Deed Book D44, page 309

Thomas Mason and Priscilla, his wife

to

Henry Seckel

for £3123/2/6



Thomas Mason Northern Liberties, Mariner and Priscilla his wife to Henry Seckel of said City. Conveyed 60 Acres in Philadelphia for a consideration of £3123/2/6 current gold and silver money of Pennsylvania among said 60 Acres conveyed was Also All that messuage or tenement and Tract or Parcel of land Situate in Passyunk Township aforesaid Beginning at a Post on Ship Brook Creek then running by Nathaniel Griffiths meadow N 52\* East 12 perches thence by the same N 47\* E 27 perches to a post being a corner of said Griffiths land thence across a 3 perch road (exclusive of said road) to a post at a corner of this and Joseph Turners land thence by the same S 34\* E 8 perches thence S 79\* and 1/2 E 47 perches and 3/10 of a perch to a black Oak thence S 57\* E 29 perches to a post thence by Upland part of the land of Joseph Sims and Ann his wife

S 41\* W 39 perches and 6/10 of a perch to a corner of the said 3 perch road thence on the north side of the said road S 75\* and 3/4 W 22 perches to another corner of the said road thence by the said road N 29\* W 19 perches and 4/10 of a perch thence N 21\* W 8 perches and 9/10 of a perch thence S 55\* West across the said road exclusive thereof (the said road continuing N 21\* W through this described piece) and on the same course by land of Hugh Davey and Elizabeth his wife 116 perches to a stake on Shipbrook Creek thence by the several courses thereof to the place of Beginning containing





38 Acres 67 perches or there abouts be the same more or less (which Daniel Richard and Rachael his wife by Indenture dated 1 November 1792 Recorded in Book 34, page 347 granted to Thomas Mason in fee simple). Dated 5 July 1794.

July 8, 1794

Mortgage Book M11, page 97

This Indenture made 5 July 1794 Between Henry Seckel of City of Philadelphia, Merchant and Thomas Mason of Northern Liberties of City of Philadelphia, Mariner. Mortgage for 13973 Spanish milled silver Dollars weighing 17 penny weight 6 grains for payment 6987 like silver Dollars and  $\frac{2}{3}$  part on or before 5 July 1801 with interest at 6% secured on 60 Acres among which was 38 Acres 67 perches which said Thomas Mason recently granted unto Henry Seckel, in the preceding deed. Mortgage not marked satisfied.

September 23, 1796

Will Book X, page 487

Will of Thomas Mason

Last Will and Testament of Thomas Mason of the Northern Liberties City of Philadelphia, State of Pennsylvania, Mariner, Names his wife Priscilla and six children, John Mason, Thomas Mason, Elizabeth Mason, Susanna Mason, Priscilla Hutchins and Sarah Mason. And wherein and whereby he did among other things he appointed



Thomas Paul and John Mason Executors and directed them to sell property and collect all debts owing. Signed 7 May 1796.

October 3, 1803  
Deed Book EF13, page 545 (D.B. F, vol 13, p. 545)  
Thomas Paul and John Mason,  
Executors of the will of Thomas Mason  
to  
William Wunderly  
for \$4000

Between Thomas Paul and John Mason Executors of the Last Will and Testament of Thomas Mason late of Northern Liberties, County of Philadelphia, State of Pennsylvania, Mariner, Dec'd of the one part and William Wunderly of the City of Philadelphia, Victualler of the second part.

Whereas Henry Seckell of the City and County of Philadelphia, Merchant, by Indenture dated Fifth day of July 1794 Recorded in Mortgage Book 11, page 97 for securing the payment of a debt or principal sum of \$6986 and  $\frac{2}{3}$  of a dollar with interest therein mentioned did grant in mortgage unto said Thomas Mason his heirs and assigns inter alia a tract of land and meadow, Situate in Passyunk Township in County of Philadelphia, containing 38 Acres 67 prs more or less with the appurtenances and whereas the said Thomas Mason by his last will and testament in writing dated 7 May 1796 proved and remaining in the Registrars Office in Philadelphia



did nominate and appoint his son the said John Mason and his friend the said Thomas Paul executors and did authorize and empower them--- to sell all unimproved land and in default of said mortgage legal process was issued on a Levere Facis the lands and premises so mortgaged were sold by deed poll dated under hand and seal of Jonothan Penrose, High Sheriff dated 19 July 1800. Granted premises to Executors and Executors sold premises to William Wunderly for \$4000.

All that tract or piece of meadow ground Situate, Lying and Being in Passyunk Township, County of Philadelphia, Beginning at a post on Shipbrook Creek thence running by Nathaniel Griffiths meadow N 52° E 12 perches thence by the same N 47° E 27 perches to a post being a corner of said Griffiths land thence across a 3 perch wide road exclusive of said road to a post a corner of this and Joseph Turners land thence by the same S 34° East 8 perches thence S 79° and 1/2 E 47 perches and 3/10 of a perch to a Black Oak, thence S 57° E 29 perches to a post thence by Upland (part of the land of Joseph Sims and Wife) S 41° W 39 perches and 6/10 of a perch to a corner of the said 3 perch wide road thence along the north side of the said road, thence by the said road N 29° W 19 perches and 4/10 of a perch thence N 21° W 8 perches and 9/10 of a perch thence S 55° W across the said road exclusive thereof of the said road continuing N 21° W through the described and on the same course of



land by Hugh Davey and Elizabeth his wife 116 perches to a stake on Ship Brook Creek thence by the several courses thereof to the place of beginning containing 38 Acres 67 perches or there abouts being the same premises which Daniel Richards and Rachael his wife by Indenture dated 1 November 1792 Recorded in Deed Book D34, page 347 granted unto Thomas Mason in fee simple and which the same Thomas Mason and Priscilla his wife by Indenture dated 5 July 1794 Recorded Deed Book D44, Page 309 granted with other lands and tenements to Henry Seckell. Signed 19 September 1803.

William Wunderly took this portion of land and added it to the other portion, that he had purchased January 14, 1800 (in Deed Book D76, page 541).

July 25, 1818  
Will Book 6, page 590  
Will #85 in 1818  
Will of William Wunderly

Last Will and Testament of William Wunderly. Wherein and whereby he did among other things will as follows:

To my Son Joseph, My Place in the Neck called "Bellaire" containing 112 Acres and farming utensils on place.

Signed 21 July 1818.

October 19, 1825  
Mortgage Book GWR3, page 687





This Indenture made 19 October 1825 between Joseph Wunderly of the County of Philadelphia, Grazier of the one part and Elizabeth Wunderly of the City of Philadelphia, Widow of the other part. Whereas said Joseph Wunderly standeth bound by a certain obligation mortgage of \$2400. to be paid 1 November 1826 together with interest at 5% and to secure this payment, assigned over to Elizabeth Wunderly the plantation in Passyunk called "Bellaire" containing 112 Acres being same premises which William Wunderly in his last will and testament gave to his son Joseph subject to Payment of 1/3 part of net rent to be paid to his mother in quarterly payments during her natural life.

Joseph Wunderly dies and his mother sells the property by sheriff's sale.

December 9, 1837  
Deed Book SHF19, page 360  
Sheriff's Sale  
to  
Jesse R. Burden  
for \$15,000

I, John G. Watmough, Esquire, High Sheriff of City and County of Philadelphia, To all to whom these presents shall come greeting

Whereas by a certain writ of Fieri Facias --- I should cause to be levied as well a certain debt of \$4800 which Elizabeth Wonderly



lately in the District Court for the City and County of Philadelphia ---  
I had seized and taken in execution

All that certain Messuage Plantation and Tract or Parcel of  
Land and Meadow Ground Situate lying and being in Passyunk  
township County of Philadelphia called "Bellair" containing about 112  
Acres more or less including the Marsh without the Bank Bounded by  
Hollander Creek Land of Joseph Sims and others (Being the same land  
and premises which William Hunter and Martha his wife by  
Indenture dated Ninth of January 1800 Recorded in Deed Book 76,  
page 541 granted and conveyed unto William Wunderly the father of  
Joseph Wunderly in fee and the other part thereof Thomas Paul and  
John Mason Executors of the Last Will and Testament of Thomas  
Mason dec'd by Indenture bearing date 19th Sept 1803 Recorded in  
Deed Book EF13, page 545 granted and conveyed unto William  
Wunderly in fee who by his last Will and Testament bearing date 21  
July 1818 devises the same Messuage Land and premises unto said  
Joseph Wunderly subject to payment of 1/3 part of the net rent  
thereof to be paid to his mother in quarterly payments during the  
term of her natural life) which remained in my hands unsold for  
want of buyers and therefore I could not have the money in the said  
writ mentioned at the day and place in said writ ---

I did on Monday 7th day of August (1837) sell at Public Sale to  
Jesse R. Burden, doctor of medicine for \$15,000. therefore I do grant



bargain sell and confirm unto said Jesse R. Burden his heirs and assigns All the aforesaid Messuage Plantation and Tract or Parcel of land Situate Bounded Being and described as herein before particularly mentioned and set forth

In witness whereof I the said Sheriff have hereunto set my hand and seal 14 day of October 1837.

May 21, 1842

Deed Book GS41, page 319

Jesse R. Burden and Anna Josephine, his wife  
to  
George Pepper  
for \$6000

Jesse R. Burden the grantor in the within written deed poll and Anna Josephine his wife to George Pepper of the City of Philadelphia, Gentleman. Consideration \$6000. subject to a Mortgage of \$8000 given by Jesse R. Burden to Elizabeth Wunderly dated 14 October 1837 Recorded in Mortgage Book SHF7, page 695 have granted bargained sold released and confirmed and by these presents do grant bargain sell release and confirm unto said George Pepper his heirs and assigns All that the within described and granted Messuage Plantation and Tract and Parcel of land and meadow ground Situate and lying and being in Passyunk township in County of Philadelphia called "Bell-Air" containing about 112 Acres more or less including Marsh without the Bank being butted bounded and described as in



and by said within written Deed Poll (which is dated 14 October 1837 and entered among the records of the District Court Book H, page 120 and Recorded in Deed Book SHF19, page 360)

In witness whereof the said parties have interchangeably set their hand and seals day and year first above written.

Dated 21 May 1842 Mortgage recited in above deed satisfied of record

Rambo states that after 1780 the tax lists show that it was occupied by tenant farmers. H. Richardson was told that no tax lists for the city are extant prior to 1750.

January 12, 1846  
Will Book 18, page 198  
Will of George Pepper

Last Will and Testament of George Pepper, of the City of Philadelphia. Wherein and whereby he did among other things will that Estate be valued and divided share and share among children of children of deceased. He names his wife Mary, and sons Henry Pepper, George S. Pepper, William Pepper, his son-in-law Isaac Norris and Michael Baker, Executors.

Signed 5 January 1846.

January 30, 1847





Deed Book AWM29, page 144

Mary Pepper, George S. Pepper, William Pepper, Isaac Norris and Michael Baker, Executors of the will of George Pepper to Henry Pepper

Mary Pepper, widow of George Pepper, Executrix, and George S. Pepper, William Pepper, Isaac Norris and Michael Baker, Executors, grant to Henry Pepper his portion of his fathers Estate. Among the properties granted were "All that certain messuage plantation tract or parcel of land Situate and lying and being in Passyunk Township, County of Philadelphia, called 'Bell-Air' containing 112 Acres more or less including marsh land without the Bank bounded by Hollanders Creek land formerly of Joseph Sims and other (Being the same premises which Jesse R. Burden and Annie his wife by Indenture dated 18 May 1842 Recorded Deed Book GS41, page 319 did grant to George Pepper."

Signed 30 January 1847.

July 18, 1859

Will Book 42, page 216

Will of Henry Pepper (the elder)

Last Will and Testament of Henry Pepper of the City of Philadelphia. He willed to his children one equal share or part of his residuary Estate. He names wife Sally Norris Pepper, Brother



William Pepper and J. Dickinson Sargeant Executors and Guardians of persons and estates of my children.

Dated and signed 20 April 1859.

December 6, 1880

Deed Book LW136, page 30

Agnes Campbell Pepper,

Executrix of the will of Henry Pepper (the younger)  
to

Elizabeth Norris Rawle, Mary Gwinn, Emily Norris Vaux and George Norris Pepper  
for \$20,000

Agnes Campbell Pepper, Executrix of Last Will and Testament of Henry Pepper the younger late of the City of Wilmington in the State of Delaware deceased and also acting herein in her own right as widow of said decedent and sole legatee and devise under his last will and testament of the one part and Sally N. Pepper and J. Dickinson Sargeant Surviving Trustee under the last will and testament of Henry Pepper the elder late of the City of Philadelphia, dec'd of the other.

Deed recites that Henry Pepper (the elder) died leaving five children, namely Elizabeth Norris now the wife of William Brooke Rawle, Henry Pepper the younger, Mary now the wife of John Gwinn, Emily Norris now wife of Jacob Waln Vaux and George Norris Pepper who placed all their estate of their father in a fund called "The Annuity Fund" each child having 1/5 share. The deed further recites



that Henry Pepper (the younger) died leaving property valued at \$500 other than his interest in the said Annuity Fund. He named his wife Agnes Campbell Pepper executrix of his last will and testament and she sold her husband's 1/5 share to his brother and sisters for \$20,000. Included in the Annuity Fund among other property was "Bell-Air", the estate in Passyunk.

Signed 6 December 1880.

May 8, 1930

Deed Book JMF3185, page 299

Henry G. Brengle and Fidelity-Philadelphia Trust Co.

to

City of Philadelphia

for \$1.00

This Indenture dated 4 November 1929 between Henry G. Brengle and Fidelity-Philadelphia Trust Co., Executors and Trustees under the wills of Mary Gwinn, Emily Norris Vaux, widow, Emily Norris Ingersoll, widow, Henry G. Brengle, substitute Trustee for Emily Norris Vaux under will of Henry Pepper, dec'd and Henry G. Brengle substitute for Mary Gwinn under will of Henry Pepper, dec'd of the one part grantors and the City of Philadelphia of the other part Grantee

Consideration \$1.00 and the desire to promote public welfare, convey to the City of Philadelphia,



All that certain lot or piece of ground with the buildings and improvements thereon erected situate in 48th ward of the city of Philadelphia described as follows to wit:

Beginning at a point at the Southeast corner Pattison Avenue (120 feet wide) and 20th Street (88 feet wide) thence extending westward along the south side of Pattison Avenue 1396.180 to a point, thence S 45°0'30" west 37.006 feet to a point, thence S 28°47'30" west 57.497 feet to a point, thence S 19°13'46" east 30.880 ft to a point, thence South 35°24'15" east 87.592 feet to a point, thence S12°56'25" east 81.289 feet to a point, thence S 18°0'13" west 45.144 ft to a point, thence S 28°12'32" west 10.514 feet to a point, thence S 36°37'13" west 59.90 feet to a point, thence S 22°39'23" west 32.020 feet to a point, thence S 2°54'44" west 38.215 feet to a point, thence South 17°38'39" east 36.646 feet to a point, thence S 29°21'58" east 73.655 feet to a point, thence S 12°52'59" east 29.812 feet to a point, thence South 20°37'10" west 23.089 feet to a point, thence south 39°16'04" west 137.211 feet to a point, thence S 14°19'22" west 63.035 feet to a point, thence S 19°27'30" E 48.419 feet to a point, thence S 26°20'33" east 65.587 feet to a point, thence S 4°39'57" E 74.139 feet to a point in the bed of Hastings Street, thence S 49°30'44" W 57.237 feet to a point, thence S 76°02'11" W 173.046 feet to a point, thence S 15°47'18" W 264.075 feet to a point thence S 4°39'22" E 78.270 feet to a point,





thence S 56°39'25" E 62.523 feet to a point, thence S 74°52'03" E 93.469 feet to a point, thence S 64°05'57" east 381.557 feet to a point thence S 58°42'06" east 45.684 feet to a point thence S 55°30'05" E 58.577 feet to a point, thence S 41°13'21" E 168.583 feet to a point in the bed of 21st Street, thence S 35°37'19" east 112.966 feet to a point, thence S 30°03'06" E 75.620 feet to a point, thence S 18°09'57" W 57.321 feet to a point, thence S 31°01'26" S 39.746 feet to a point, thence S 51°46'44" W 70.775 feet to a point, thence S 58°29'22" W 148.764 feet to a point, thence S 9°44'20" east 165.944 feet to a point, thence N 85°06'05" E 94.971 feet to a point, thence N 68°01'43" E 54.863 feet to a point, thence N 72°23'27" east 9.831 feet to a point thence N 86°36'56" E 47.516 feet to a point, thence S 71°46'08" E 74.981 feet to a point, thence S 38°31'56" E 19.717 feet to a point, thence S 28°33'29" W 25.523 feet to a point, Thence S 49°11'35" W 46.904 feet to a point, thence S 73°49'49" W 26.296 feet to a point, thence S 68°58'36" W 127.071 feet to a point, thence S 74°10' W 82.885 feet to a point in the bed of Stuart Street, thence S 3°27' E 108.553 feet to a point thence S 27°15' E 52.50 feet to a point, thence S 51°43' east 200 feet to the land of St. Peters Church, thence N 15° E 170.463 feet to the south side of Stuart Street, thence N 29°57'36" E 62.105 feet to the north side of Stuart Street, thence N 42°55'01" E 303.295 feet to a point, thence N 66°01'48" E 114.483 feet to the east side of 20th Street and thence northward along the



same 1900 feet to the place of beginning, containing 53.2801 Acres of land according to survey made by Joseph F. Delaney, Esquire, surveyor of the 5th Survey District, 21 June 1926.



In ye name of God amen I Lawrence Cock of Passiunk in ye county of Philadelphia being sick in body (but prays be god sound [?] fact memory) do make this my last will and testament revoking all other formerly made.

And first I resignt my soule to god that gave it in hope of [?] eternall life through the infinite mercy of god [?] meritts and my body to ye earth in [?] and [?] buriall at the discreetion of my executrix [?]; And for what worldly goods I have at the time of my decease my will is that first of all, all my just debts and funerall chardges be payd. And that my executrix be hereby impowered to sell land in order thereunto:

Item I give and bequeath all my [?] (after ye aforesaid debts payd) to my wife Martha (whom i hereby nominate my sole executrix as well reall as personall [?] the benifits thereof for and during her naturall life in trust and confidence that she pay and performe the [?] hereinafter

[?] That is to say I give and bequeath unto my son Peter [?] and Katherine to each of them forty shillings to be payd them by their mother my aforesaid executrix as soone as conveniently it can be raised out of the estate when the debts are payd.

And as for my other six children Robert [?] Lawrence Gabriell Margot Debora unto these I give and bequeath my whole estate in land after the decease of their mother my sd executrix equally to be



divided between them and in case of mortality of any of them such their part of share be equally divided amongst the survivors

Nevertheless it is my will that in case any of my sd last six children should prove disrespectfull and disobedient unto their mother (wch god forbid) that in such case it shall be lawfull to rebate such childs share not exceding one halfe [?] dispose of the other part of that childs share as she their mother see meet;

Lastly I request my acquaintance William Charter and Thomas Henry my friends to be assistant to my dear and loving wife aforesaid my aforesaid sole executrix of this my will;

Lastly my will is that for as much as my last youngest children being in their infancy may become now chargeable in bringing up [?] they can be helpfull to themselves as the other are my wife [?] hereby power as my sd executrix to dispose out of the shares of the others what may be needfull in such case;

In testimony hereof and all things herein I the sd Lawrence Cock have hereunto [?] this first day of October 1699 and in the [?] of the reigne of our sovereign William the third over England [?] king.

Signed Sealed & Delivered  
in presence of us:

[signed]

[?]

Richard Rodes

Thomas [?]





An Inventory and the dispersement of the land & goods of Cap't  
Lawrence Cock [?]

Item one hundred & fifty acres of	
land & houses & barns and out[?]	1-65-00-00
one negro woman	025-00-00
2 horses 1 mare & colt two cows &	
three hogges two [?]	021-00-00
two ewes 1 ram & two lambs	001-00-00
4 sows & eight piges	003-00-00
2 small fether beads 2 blankets	
& two rugs & 1 [?]	012-00-00
2 tabelcloths 6 napkins 2 pair	
of shoots 2 tabels & a carpit 1 chest	
6 chears 2 trunks	003-05-00
45 pounds of putor platters &	
plats &c	002-05-00
2 iron potts 1 [?] & friing pan	
& gridiron & [?]ott	001-00-00
p[?]ough couster[?]	001-10-00
1 pair of [?]	001-06-00
Appraised by us ye 24 day of 12 mo 1699	235- 6-00
[signed] [?] Wm Carter	235-06-00



I John Vaughan of the City of Philadelphia in the Province of Pensilvania carpenter being sick and weak in body but of a sound mind & memory do make & ordain this my last will & testament in manner following

That is to say first I will that all my just debts be paid and my funeral expences discharged by my executor herein after named within a convenient time after my decease

Item I give devise and bequeath the sum of fifty pounds lawful silver money of Pensilvania aforesaid to be distributed amongst the poor belonging to the Quaker meeting in Philadelphia in such manner as the Monthly Meeting of the said city of Philadelphia shall order & direct which said legacy shall be paid within one year after my decease.

Item I give and bequeath unto Joseph Elis son of Elis Elis late of Haverford deceased the sum of five pounds money aforesaid payable as aforesaid and I give unto his brother Evan Elis the like sum of five pounds and I also give the sum of Tenn pounds to be equally divided amongst the other sons of the said Elis Elis

Item I give and bequeath unto Hugh Morgan of Radnor in Chester County the sum of Tenn pounds lawful money aforesaid payable within one year after my decease.

Item I give and bequeath unto the now youngest son of Morris Smith of Passyunk the sum of five pounds money aforesaid towards



the bringing of him up at school and I also give unto Daniel the youngest son of Richard Roades the like sum of five pounds for the same use as the last mentioned legacy.

Item I give and bequeath unto my well beloved friend Samuel Preston of Philadelphia and Henry Lawrence of Haverford the sum of Tenn pounds apiece money aforesaid payable as well as all other my foregoing legacies within one year after my decease and I hereby nominate & appoint the said Samuel & Henry joint executors of this my last will & testament giving them and the survivor of them full power to sell convey & confirm all or any of my lands in America sixty nine acres whereof being the plantation I lately lived upon in Passyunk with all the stock &c thereon. I hereby order my said executors or the survivor of them to expose to sale at a publick vendue and that the same be so sold within one month or as soon as conveniently may be after my decease towards paying my debts funeral expences & legacies aforesaid. And for the remaining part of my land bought of John Thomas my will is that if any of my near relations come over hither from Great Britain within seven years after my decease that the said last mentioned land shall be & remain to the nearest of such relations and to his or her heirs & assigns for ever during which said term of seven years the said land shall remain unsold by my executors aforesaid. But if none of my relations come over within the sd seven years to lay claim to the said



land my will is that the same be sold by my executors or the survivors of them and that the money its sold for be paid to suck person or persons as the Quaker Monthly Meeting at Philadelphia shall think fitt to appoint to receive the same to be employed & disposed of as the first herein mentioned legacy of fifty pounds and I do hereby revoke disanull & make void all former & other wills legacies





Inventory of the estate of John Vaughan  
Deed appraised the 7d, 9[mo], 1712

The plantation & appurtinances	£110 - -
The deed apparell bedding & some carpentry	
tools with some lumber [?] ye whole[?]	10 - -
1 small old iron pott & potthooks	- 9 -
1 [?] pot racks	- 5 -
1 cheese tubb 2 milk coolers 1 chern 1 cheese	
pott & 1 well bucket all at	- 13 -
1 old plow shear & crevis	- 7 -
2 pick forks	- 1 -
2 or 3 old cask	- 3 -
About 1/4 bushel beans	- - 6
About [?] bushel cleand wheat	- 1, 6
A [?] of flax	- 10 -
One old scyth cradle	- 1 -
1 old narrow hoe	- 1 -
1 small old grindstone	- 2, 6
1 cheese press	- 3 -
2 hives of bees	- 12 -
2 [?] cows at £3 [per] cow	6 - -
5 milck cows 50 [shillings per]	12,10 -
1 [?] 3 year old	2 - -



1 steer 2 year old	1, 10 -
Cary'd over	£145, 9, 6
Brought over	£145, 9, 6
2 calves there being 3 in all one of which belongs [per] agreement to his tennant	1, 10 -
2 old geldings & a horse colt	9 - -
1 old broaken sled	- 2 -
6 stacks of hay	6, 15 -
1 ditto of wheat and about 6 bushel ditto	2, 18 -
1 old scyth	- 2, 6
1 silk hankercher	- 2 -
	£165, 19, 0
[signed] Rich Moors Wm Powell	



In the name of god amen I Alexander Woodrop of the citty of Philadelphia merchant being sicke and weake but of sound mind (and) memory thincks be to god for the same do macke this my laste will & testement revocking all writ by me here to for maid.

Firste I give my soule to god my creatior that gave it me hooping to be saved thru ye merritts and intersesion of his [?] son my savior and redemior Jesuss Criste my lord.

Secondley I give my body to ye eairth from whence it came to be interred decentley but with [?].

Thirdley as for my [?] worldly goods warwith it has pleased god to indow me with I give and bequeath [?]

And first I give and bequeath unto ye Church of England as by law established the sum of [?] pounds current money of this [province] to be paid [?] six months after my [?]

Secondley I give and bequeath to my loving mother Elizabeth Jourdain in Newyorcke the sum of Eaughtey pounds money aforesaid in three months after my decease.

Thirdley I give and bequeath unto ye son of my curm John Willcocks intend to [?] Alexander ye sum of forty pounds mony aforesaid to be paitt out to interest for his youth til he becomes of age and in case of his death to go to ye eldest of his children.

Fourthley I give and bequeath unto my three daughters viz Ann Sims Elizabeth Woodrop and Sarah Woodrop after all my debets



and leagey paid all of residue of my estate bouth reaile and personall [?]; that is to say as foulath that my daughter Ann Sims allow a [?] out of her one third for what she has allready received ye sum of six hundred pounds; and secondley that as my daughter Sarah is but young she shall have her edication and be decentley clouthed and mainetained out of my said estate till she shall arise to ye age of seventeen or day of her marrage which shall first hapen. [?] of any change to her and if it should so hapen that my daughter Elizabeth should diey before ye day of marrage or ye age of seventeen that in such case her share or [?] shall go to ye survivor or survivors of ye said sister. They payed [?] shares to thair grandmother of living the sum of eighty pounds current money of this [province]; and if it should so happen that my daughter Sarah should hapen to diey befor ye age of seventeen that then and in such case her share or [?] shall return to ye survivor or survivors of said sisters to them and theirs for ever they paying to thair grandmother Elizabeth Jourdain in New yorcke if she is living ye sum of eighty pounds current money of this [province].

And I do apoint my loving son Joseph [?] together with my three daughters [?] or whom they shall thincke to [?] to be my executors of this my laste will and testament

In witness whare of I have hear unto sett my hand and seall  
this 26th day of Auguste 1742





[signed] Alexander Woodrop



## Estimate of the real Estate of Alexander Woodrop Deceased

House in the Tenure of Nathan Levy	£780, 0, 0
Water Lott	837,10,0
Wharf on said Lott	150, 0, 0
Store ditto	242, 0, 0
Bank Lot	400, 0, 0
Front Street Lot £486 Improvements on it £24	510, 0, 0
54 1/2 Acres Upland on Plantation at £13 p	708,10,0
79 1/3 d[itto] Meadow on ditto £29 p	2300,13,4
House & Improvements on d[itto]	336, 0, 0
	£6264,13,4

One Third Part of Share is £2083,4,5 1/3

Sarah Woodrop House in Tenure of N. Levy	£780, 0, 0
1/2 Front Street Lot on the Hill	243, 0, 0
1/2 Bank Lot on ditto	200, 0, 0
9 1/3 Acres Upland Part of Plantation a £13	121, 6, 8
25 2/3 d[itto] Meadow £29	744, 6, 6
	£2088,13,4

Joseph Sims Water Lot £837,10 Wharf £150 Store £242	£1229,10,0
1/2 Bank Lot	200, 0, 0
16 3/4 Meadow at Plantation a £29	485,15,0
13 1/3 Upland at ditto £13	173, 6, 8



Deducting a Road for SW to the Creek	£2088,11,8
Hugh Davey House & Improvements on Plantation	£336, 0, 0
1/2 Front Street Lot £243 Improvements £24	267, 0, 0
31 Acres 105 perches Upland a £13	411,13,4
Meadow Computed 37 Acres £29	1073, 0, 0
	£2087,13,4
Memdm: Ponds & Road abt 4 Acres	
Creek abt 4 d[itto]	not estimated

The above is the general Plan of the Alotments, but the Jury cannot Exactly determine the Several Parts of the Plantation till the Surveyor has exactly laid down the Lines, which is Intended to be according to the above Divisionas near as may be, regarding the Value of each Share as p Estimate

A True Copy (signed Charles Norris Richard Sewell)



## Estimate of Part of Alex Woodrop's Estate

House on Plantation with the Kitchen	£288, 0, 0
Barn on D[itto] (with the) Shedd's & Cow Houses adjoining	48, 0, 0
58 Acres of Upland (unreadable): Plantation @ £13	754, 0, 0
80 Acres of Meadow on D[itto] @ £29	2320, 0, 0
138 Acres of Ground on the Plantation (with the) Buildings & Improvements	3410, 0, 0
Water Lot (unreadable) Society Hill	£837, 10, 0
Stores Erected thereon	242, 0, 0
Warfe Belonging thereto Exclusive of Ground	150, 0, 0
Middle Lot on Society Hill	400, 0, 0
Front Street Lot on Society Hill	£486, 0, 0
Improvements thereon	24, 0, 0
House where Levy lives in Front Street Philadelphia	780, 0, 0
	£6329, 10, 0





I Samuel Preston of the City of Philadelphia in the Province of Pennsylvania, being aged & infirm but thro the goodness of God of sound mind & clear understanding do make this my last will & testament in manner & form following viz imprimis

I will & desire that after death my body may be decently bery'd in the burying ground of the people called Quakers with whom I have joynd un religious communion

Also I will & earnestly press that my debts & funeral expences be duly paid with all possible expedition after my decease.

Also I will & devise unto Israel Pemberton for the use of the monthly meeting of the religious society aforesaid in Philadelphia the sum of fifty pounds to be paid next after my debts & funeral charges & I desire my executors hereafter appointed to pay the same with as much expedition and cheerfulness as they conveniently can.

I also give & bequeath unto my loving grandson Mord. Moore fifty pounds to be paid next afer the aboce legacies to the meeting.

Also I give to my dear brother Thomas Berry twenty five pounds next after the above legacies. I also give & devise unto my son in law John Langdale twenty five pounds as a mark of my regard (he being of a good trade & well situated) I likewise give to his sister Mary Coates one hundred pounds. Also I give unto Mar[garet] Coates the daughter of Samuel & Mary Coates fifty pounds to be put out at interest by my executors at the expiration of four years after



my decease until she arrive to the age of eighteen years or her marriage day which shall first happen & then to be paid to the said Margaret Coates, but if she should dye before the times aforesaid then to be paid to her mother Mary Coates.

I also give to Ruth Webb who has long lived with me & by her diligent & obliging behavior recommended herself worthy of notice to her I give twenty pounds over & above her wages

And whereas my Negroes Ishmall & his wife Judith with their free born child also Ceesar & Cudgjo I have manumited & set free sometime ago I do now confirm to them their freedom, my Negro woman Hagar I have given to her parents until she shall be thirty years of age which will be the twenty fifth day of the tenth month 1747. & I do now confirm the same and all the children she shall bear during her servitude to her parents I give to them until the said children are thirty years of age respectively & as to her two boys that she has now I give my my [sic] grandson Preston Carpenter his choice of them & the other I give to his grandfather Ismael upon the condition of their being free at thirty years of age each. My Negro man [?] I give to my daughter Carpenter until he shall be thirty years of age which will be the twenty seventh day of the sixth month 1751 & then he is to be free & I so hereby manumit & set him free from & after the time aforesaid. My Negro boy Ishmael I likewise manumit & set free when he shall be thirty years of age which will



be the twenty first day of the ninth month 1753. My Negro girl Dinah whom I have given to Mary Coates I likewise manumit & set free at thirty years of age which will be the twenty fifth day of the eleventh month 1757 & what children she shall have during her servitude I give to Mary Coates & her heirs to be servants until they respectively are thirty years of age each & no longer. My Negro girl Flora I do likewise manumit & let free when thirty years of age which will be the tenth day of the tenth month 1762 & her children if she have any during her servitude to be servants until they are thirty years of age respectively & no longer. Now as I have manumitted that my Negroes aforesaid free at the age of thirty years each it is my will that the proof of the age or ages of the children not already mention'd in this my will, as well as of such as may hereafter be born of the aforesaid Negroes Hagar Dinah & Flora shall lay upon their several masters & mistresses & upon their neglect or refusal when required so to do that the sd Negro or Negroes so deny'd shall thence forth & ever after be esteem'd as fully manumitted & set free, as any here in before mention'd.

I give and bequeath unto my grandson Samuel Preston Moore fifty pounds over & above what may accrue to him as my executor & I also give to my grandson Preston Carpenter fifty pounds over & above what may accrue to him as my executor.



Also I give to the widow of Rich'd Rhodes an ancient sickly helpless woman that I have a regard for the sum of ten pounds.

& whereas I conceive myself under some obligations to Will'm Orr of Sussex County I give to the eldest of his issue ten pounds and I do nominate & appoint my loving grandsons Samuel Preston Moore & Preston Carpenter to be my executors & empower them or the survivors of them to sell & dispose of my estate real & personal of what kind so ever or wheresoever at the discretion of my sd executors for the ready discharging [of] my debts & legacies & it is my will that my executors be well rewarded for their care & trouble in executing this my will and I request my esteemed friends Israel Pemberton John Kinsey and Cadwalader Fookes to be my trustees & where any difficulties or differences touching this my will shall happen it is my will that their opinion shall be definitive and now as touching the residue or remainder of my estate real & personal of what nature or kind so ever I give devise & bequeath as follows viz

one equale moiety or half part thereof I do give devise & bequeath unto my dear daughter Margaret Moore her heirs & assigns forever and the other moiety or half part of my residuary estate aforesaid I do give devise & bequeath unto my grandson Preston Carpenter & to his heirs & assigns forever on this special trust & confidence never theless [sic] & for the sole & separte [sic] use of his mother Hannah Carpenter her heirs executors admin[istrators] &





assigns for ever & my will further is & I do hereby declare my intent to be that the moiety of the estate given to my daughter Hannah is to be at her sole separte [sic] & absolute disposal & that her husband do not intermeddle with the same but that all such dispositions or conveyances which she may said daughter shall make thereof of any part thereof by any deed or last will or writing executed purporting to be her last will whether covert or sole shall notwithstanding her coverture be sufficient to convey the property or use or uses of the same to any person or persons whatsoever & for such estate & estates as my sd daughter shall think fit.

And I do hereby null & make void all former or other will or wills & retifye & confirm this to be my last will & testament in witness whereof I have hereunto set my hand & seal this fifth day of the seventh month (Sepr) anno 1743

Signd Seald Publishd & Declard  
to be his last will & testament  
before us the subscribing witnesses

[signed]

Geo Plumly  
Samll Pennock  
Rich Hill [?]

[signed]  
Sam Preston



Maryland Baltimore County to wit

In the name of God amen I Elizabeth Davey of Baltimore Town in the county of Baltimore, widow, being of sound and disposing mind and memory and being desirous of settling all my worldly affairs, do make this my last will and testament in manner and form following -

First I recommend my soul to God my creator hoping to be saved through the the [sic] merits of Jesus Christ his only son, and my body I give to the earth to be decently interred at the discretion of my executors hereafter named. And as to the worldly estae which it hath pleased God to bestow upon me I do hereby dispose thereof in manner and form following to wit.

Imprimis I give and devise unto my grandson Hugh Davey the son of my dear son Samuel Carson Davey and his heirs forever when he shall attain the age of twenty one years my estate in Virginia Street in London provided [?] and upon this condition that on the arrival of my said grandson at [?] estate shall be valued and appraised and my said grandson shall pay to his two sister Ann Davey and Sarah Van Bibber Davey one half part of the amount os said appraisement between them share and share alike and if it shall please God that my said grandson Hugh Davey shall depart this life before his arrival at age then and in that case my will and desire is that the said estate shall decend and go to my son Alexander



Woodrop Davey and his heirs forever he and they paying to my grandchildren the daughters of my son Samuel such part of the said estate as is heretofore given to them [in case] of the arrival of my grandson at age and [?] the survivors of them.

Item I do hereby order and direct that in case a suit at law should be commenced against the estate of Peter Turner deceased the children of my son Samuel on payment of one fourth part of the expences attending the prosecution of the said suit shall be entitled to one fourth part of what shall or may be recovered on the determination of the said suit.

Item I do hereby nominate and appoint my dear son Alexander Woodrop Davey guardian and trustee for my said grandchildren respecting the said estate hereby given, trusting that he will faithfully discharge that trust and do whatever shall be for the benefit of the said minorr [sic].

Item I give and devise my plantation situate in Passayunk township in Pennsylvania to my three diar [sic] children in manner following: my dear son Alexander and his heirs forever to have the house kitchen with the other buildings &c &c and one third part of the land begining for his part at the fence that divides the place of sister Turner deceased and the said plantation and runing thence from the road so as to make it straight equal and convenient to said house and to run thence till it intersects Penroses line, the remaining



two thirds of said plantation I give and devise to my two daughters Elizabeth Wilcocks Davey and Catharine Sarah Davey and their heirs forever equally to be divided between them in quantity quality and convenience to the road & water, but if my said three children should by mutual consent agree to sell the whole plantation then and in that case after the money due on the mortgage thereon shall be discharged I request that the residue of the said money be equally divided among [sic] my said three children share and share alike. And in the mean time it is my will and desire untill [sic] the said plantation is either divided or sold the rents arising there from shall be equally divided between my three children Alexander Elizabeth and Catharine [?]. My daughters paying yearly and every year to the Presbyterian Widows Friend each one third part of thirty pounds current money being the annual interest [sic] of five hundred pounds which I owe them on my part. My two sons and their estates being chargeable with the other thirty pounds annually as heretofore but if it should so happen that my dear son Samuel's widow and executor should omit to pay her proportion of the interest annually and also the principal sum of two hundred & fifty pounds due [?] deceased sons part of the mortgage money aforesaid then and in case of such event I order and direct that my grandson Hugh shall pay the same out of the Estate already devised him before a division of the same with his two sisters shall take place to my three dear children





Alexander Elizabeth and Catharine or the survivor or survivors of them.

Item I give and bequeath my plate in manner following one fourth part thereof to the children of my son Samuel and the survivors of them share and share alike when he the said Hugh shall attain the age of twenty one years I order a division thereof to be made between them, one fourth part thereof to my daughter Elizabeth and the remaining fourth part son Alexander one other fourth part thereof to my daughter Elizabeth and the remaining fourth part to my daughter Catherine the division to be made as equal in weight and value as may be, and as to my household furniture of every kind I give the same to my two daughters Elizabeth and Catharine equally to be divided between them and to the survivor of them.

Item I desire that my debts and funeral charges be paid out of the first rents or money that shall be received after my decease. I also order and and [sic] direct that the rents from my estate in London devised as already mentioned to my grandson Hugh Davey and his two sisters shall be for the use of and [?] my three children Alexander Dabey Elizabeth and Catherine and the survivors of them equally till my grandson Hugh Davey shall arrive at the age of twenty one years and I do also further order and provide that in case it shall be thought necessary and expedient to commence a law



suit against the estate of Peter Turner for the recovery of my sister Turners estate that my three children now living upon paying three fourth parts of the costs and charges and my grandchildren upon paying the remaining four parts thereof shall be equally entitled to whatever shall be recover'd therefrom that is to say three fourth parts thereof among my three children and the remaining one fourth among my said grandchildren.

Item I do further give and bequeath to my children Alexander Elizabeth Catherine all the remaining part of my estate of what nature or kind soever it be equally to be divided between them.

Lastly I do hereby constitute and appoint my son Alexander Woodrop Davey and my daughter Elizabeth Wilcox Davey and Catherine Sarah Davey and the survivor or survivors of them exevutors of this my last will and testament hereby revoking all former will by me made and ratifying and confirming this as my last and only one. In testimony whereof I the said Elizabeth Dabey have hereto set my hand and seal this seventeenth day of July in the year of our Lord one thousand seven hundred and eighty two.

[signed] Elizabeth Davey

Signed sealed published and declared by the said Elizabeth Davey the testatrix in presence of us the subscribers witnesses thereto who



have attested the same at the request and in the presence of the testatrix and in the presence of each other.

[signed] George Evans

John Liakin

Richard Ridgely

Baltimore County to wit on the 29th day of October 1782 came George Evans John Leakin and Richard Ridgely subscribing evidences to the foregoing last will and testament of Elizabeth Davey deceased and made oath on the Holy Evangels of almighty God that they did see the testatrix sign and seal this will that they heard her publish pronounce and declare the same to be her last will and testament that at the time of her so [doing] she was to the best of their apprehensions of sound disposing mind memory and understanding and that they subscribed their names as witnesses at her request in her presence and in the presence of each other sworn before me register of wills for Balt. Cty.

[signed] William Buchanan



Be it remembered that I William Wonderly of the city of Philadelphia grazier being of sound mind and memory praised be the lord for the same, declare the following to be my last will and testament, that is to say -

First I will that all my just debts and funeral expences be duly paid and satisfied. -

Item, I give to my beloved wife Elizabeth all my household goods & kitchen furniture of every description, and my store or frame tenement and lot thereto belonging situate on Cherry Street. To hold to her her [sic] heirs & assigns for ever.

Item, I give & devise to my son John Wonderly and to his heirs & assigns my place called Hampstead, situate in Kingessing in the county of Philadelphia containing about one hundred and thirteen acres to hold to him his heirs & assigns for ever subject to the payment of one third part of the nett rents thereof to be paid to his mother in quarterly payments during the term of her natural life. I also give to my said son John all the farming utensils on said place.

Item, I give and devise unto my son Joseph Wonderly my place in the Neck called Bellaire containing about one hundred and twelve acres to hold to him his heirs and assigns for ever, subject to the payment of one third part of the nett rent thereof to be paid to his mother in quarterly payments during the term of her natural life. I also give to my said son Joseph all the farming utensils on said place.





Item, I give and devise to my daughter Juliana (wife of [?] Vogel) all that [?] house and lot or lots of ground thereto belonging situate on the west side of Delaware Eighth Stret, where I now live and my ground rents payable by Carls & Ramsay to hold to her, her heirs and assigns for ever, subject to the payment of the one third part of the nett ground rents & income thereof to be paid to her mother in quarterly payments during the term of her natural life.

Item, I give and devise to my daughter Elizabeth (wife of William Fitler) all that [?] messuage tanyard and lot or lots of ground thereot belonging situate on Second & Otter Streets in the Northern Liberties to hold to her, her heirs and assigns for ever, subject to the payment of one third part of the nett rents and income therof to be paid to her mother in quarterly payments during the term of her natural life. I also give to my said daughter Elizabeth the monies or debt due from her husband to me.

All the residue of my estate I give to my siad four children, to wit, John, Joseph, Juliana and Elizabeth in equal parts and shares.

The one third part of the nett rents directed to be paid by my children out of the real estate to them respectively devised, I give to my said wife [?].

Item, I nominate & appoint my sons John and Joseph and my son in law William Fitler Executors of this my last will and testament. In witness whereof I have hereunto set my hand and seal this



twenty first day of July in the year of our lord one thousand eight hundred and eighteen.

[signed] William Wonderly

Signed sealed published & declared by the testator Wm Wonderly for & as his last will & testament in the presence of us. The words "one third part of the " first interlined.

(signed) Moses Williams

I. Wampole

I give and device to my grandson William H. Wonderly, son fo my son John, and to my grandson Charles Vogel all that my house and lot thereot belonging situate on Cherry Street, no. 177. To hold to them their heirs and assigns for ever in equal parts as tenants in common and not as jointenants every other part of my foregoing will I ratify & confirm and declare this to be a codicil thereto. Witness my hand and seal this 21st day of July 1818.

[signed] Wm Wonderly

Signed sealed & published by the testator as & for a codicil to his foregoing will in the presence of us.

[signed] Moses Williams

I. Wampole



Philadelphia July 25th 1818 Then personally appeared Moses Williams and Isaac Wampole the witnesses to the foregoing will & codicil and the former on his solemn affirmation and the latter on his solemn oath according to lay did declare & say that they did see & hear William Wonderly the testator in the said will & codicil named sign, seal, publish & declare the said will & codicil as & for his last will and testament & codicil thereof and that at the doing thereof he was of sound mind, memory and understanding to the best of their knowledge & belief.

[signed] Sam Bryan, register

John and Joseph Wonderly and William Fitler  
the executors sworn the same day & letters testamentary granted  
unto them.



Inventory & appraisement of the personal estate late of William Wonderly deceased except ye household goods which is given to the widow.

Taken & appraised by us the subscribers this 27th day of July 1818.

[signed] [unreadable]

9 chairs	\$ 3.15
1 cide board	\$ 45.00
1 lookin glass	\$ 6.00
1 cide board No 2	\$ 15.00
1 bed bedding bedstead & [?]	\$ 45.00
1/2 of 16 hogs	\$ 88.00
1 iron kettell	\$ 2.50
30 cows at 25 per h	\$750.00
2 colts 2 years old	\$ 80.00
1/2 of mare & colt	\$ 30.00
2 mares	\$ 70.00
70 tons of hay 14	\$980.00
1 slay	\$ 5.00
paints & oils	\$ 7.50
	Up \$2127.15





Amount brought up	\$2127.15
1 double barrel gun	
“ & [?]	\$ 25.00
1 lot of iron sundries 1 lot of rakes forks [?]	
& sithes lathes shofels & brod axx	\$ 5.00
1/2 dozen chairs & table & looking glass	\$ 4.00
30 [pewter] plates	\$ 4.00
1 lot of citchen [sic] furni[tur]	\$ 12.00
1 lot of dary [sic] furniture	\$ 8.00
1 plow & 2 harrows	\$ 14.00
2 grind stones	\$ 12.00
1 batteaux	\$ 8.00
2 carts	\$ 50.00
1/2 of 1 horse	\$ 10.00
2 horses at 70	\$140.00
1/2 of 1 wagon	\$ 20.00
1 lot of [?]	\$ 10.00

Amount over \$2464.15

Amount brought up	\$2464.15
to 1/2 of 3 pigs	\$ 13.50
to 1 wheelbarrow	\$ 1.50
to 1/2 of 12 gees [sic]	\$ 3.00



to 1/2 of grey mare colt	\$ 25.00
to 1 brown mare colt	\$ 40.00
to 1/2 bull	\$ 12.50
to 10 cows & 1 bull	\$ 220.00
to 114 1/2 oxen & steers [sic]	\$5839.50
to 114 1/2 do do	\$4392.22
[total]	\$13011.37

## Farm [?] Bellair in [?]

to bedding bedsted & chest	\$ 3.00
to 1 bed bedding & bedstead	\$ 45.00
to 1 settee	\$ 8.00
to 9 chairs	\$ 3.15
to 1 table & looking glass	\$ 5.00
to 1 lot of crockery	\$ 4.00
to 1 gun	\$ 6.00
to 2 ladles	\$ 2.00
to 24 pewter plates	\$ 3.20
the chicken [sic] furniture	\$ 50.00
stove bedstead [?]	\$ 2.00
to 1 batteaux	\$ 8.00
Up	\$13150.72



Brought up	\$13150.72
to 17 1/4 barrel vinegar	\$ 69.00
to 4 pigs	\$ 28.00
to 8 hogs	\$112.00
to 7 cows dry & 3 steers [sic]	\$200.00
to 4 horses	\$160.00
to 24 cows 1 bull	\$625.00
to 3 do	\$ 84.00
to 64 tons hay	\$960.00
to 100 bushls [sic] rye	\$100.00
to 1 [?] hay	\$ 40.00
to 1 stack of cattle hay	\$ 40.00
 Citty place	
to 1 black mare	\$ 45.00
to 1 saddle & bridl [sic]	\$ 6.00
to 1 slay	\$ 5.00
to whiskey	\$ 25.00
 Brought up	\$15649.72

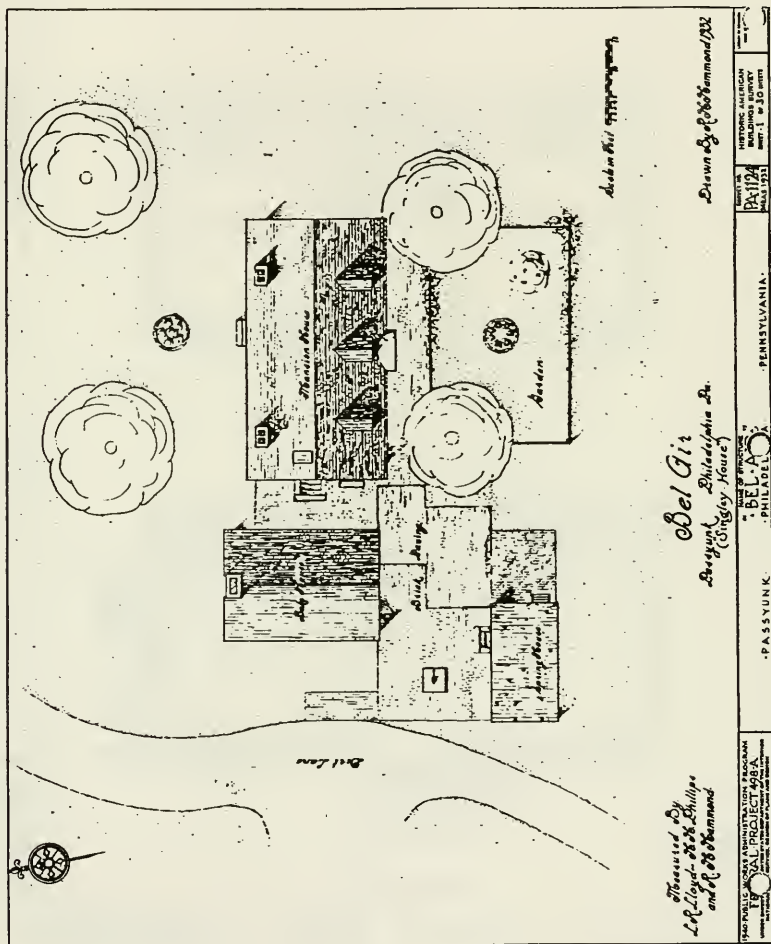


Brought up	\$15649.72
to cash	\$ 3791.29
to notes of hand	\$ 4058.60
total [sic] amount	\$23499.61

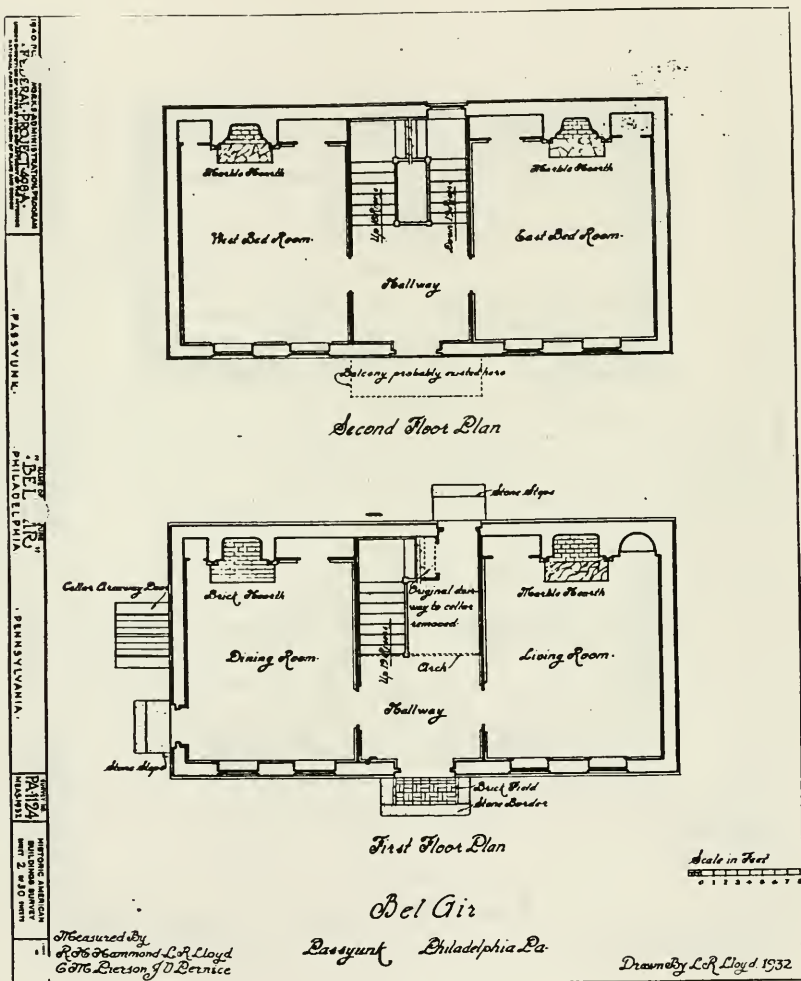
Appraisers sworn the 29th day of July 1818 before Sam Bryan  
Register













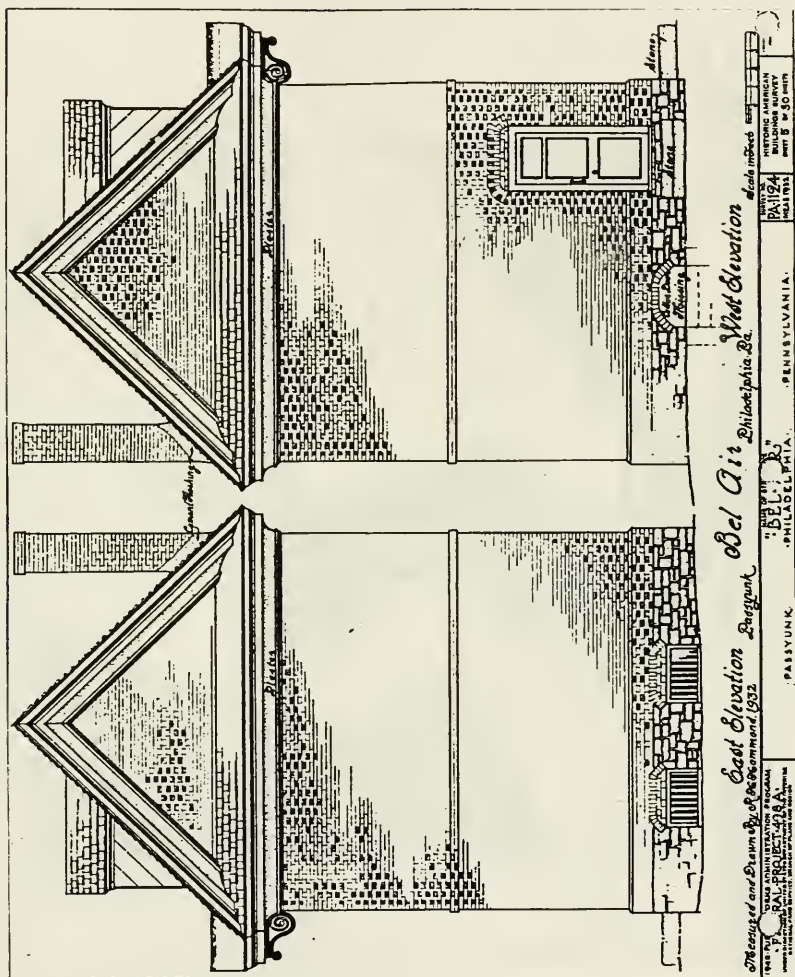












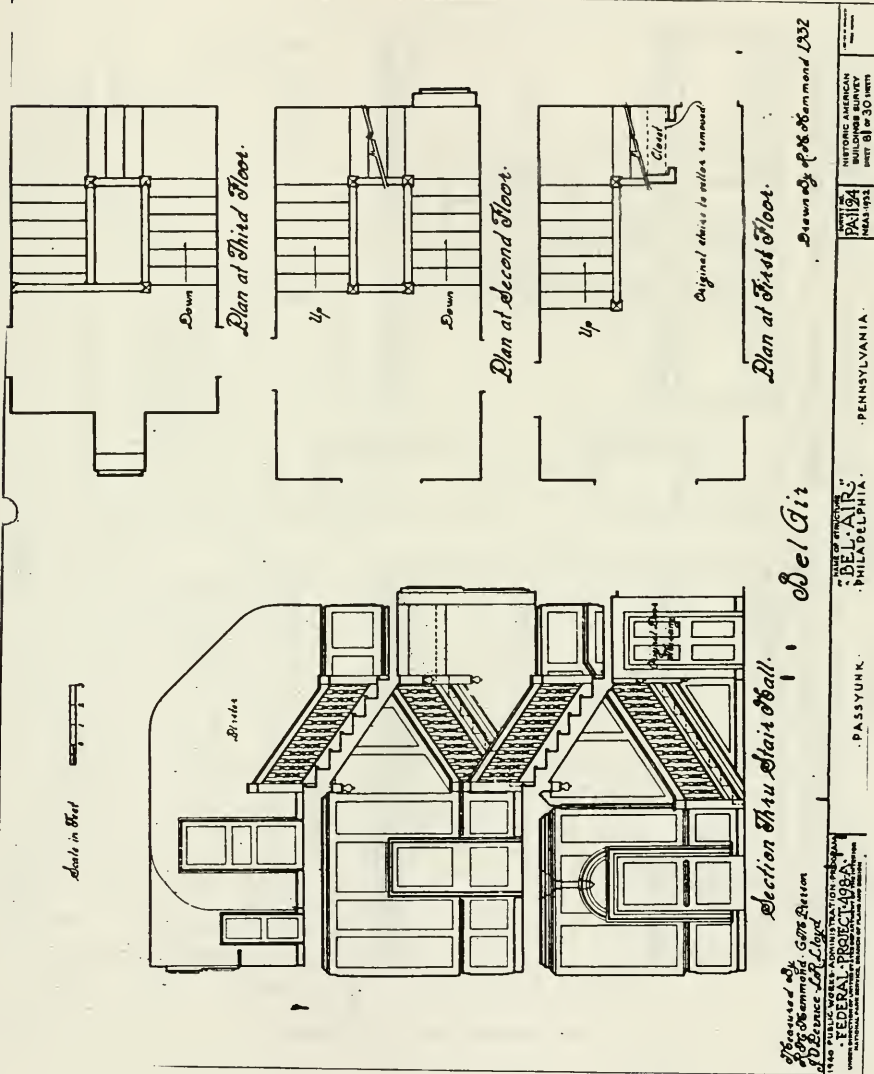






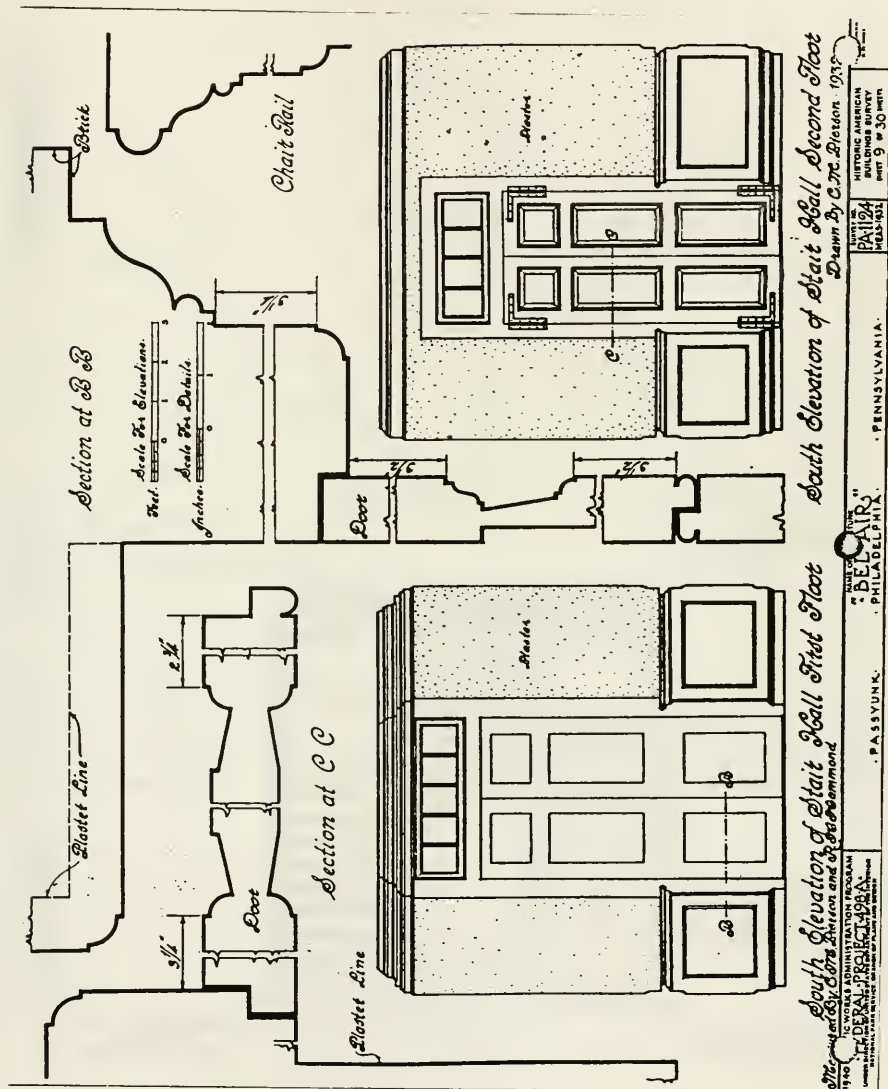




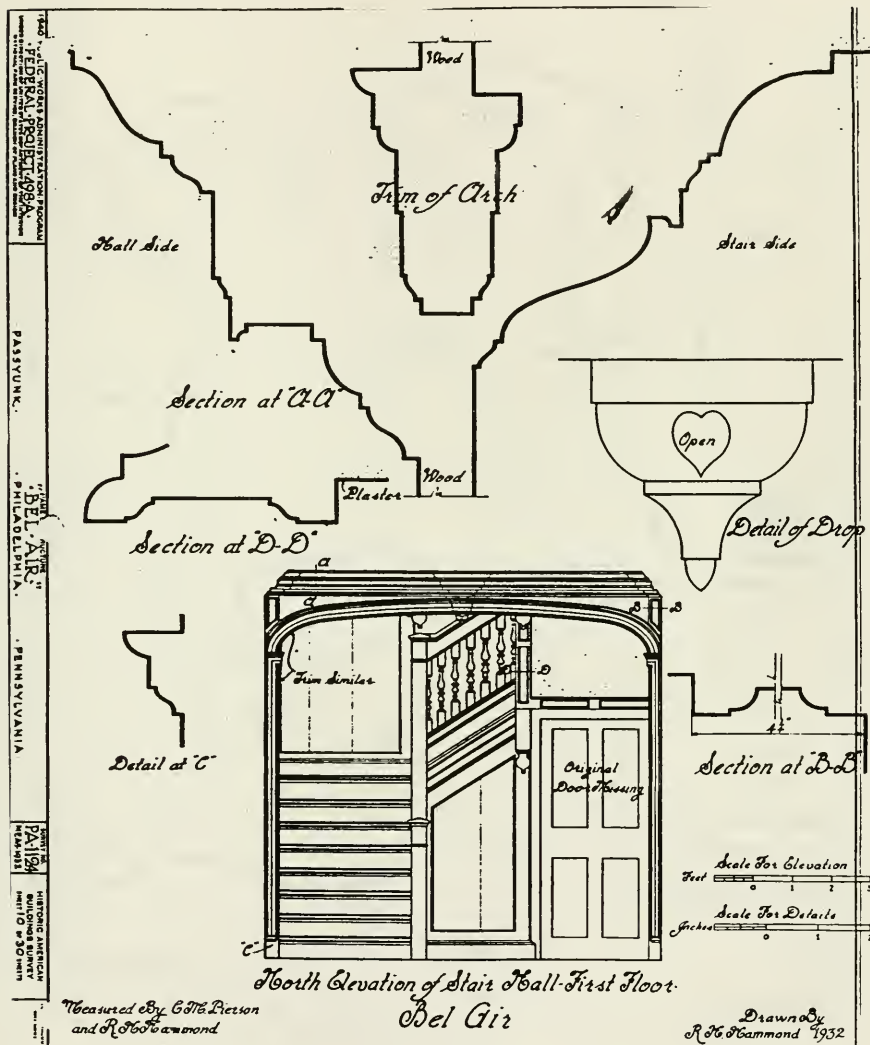


















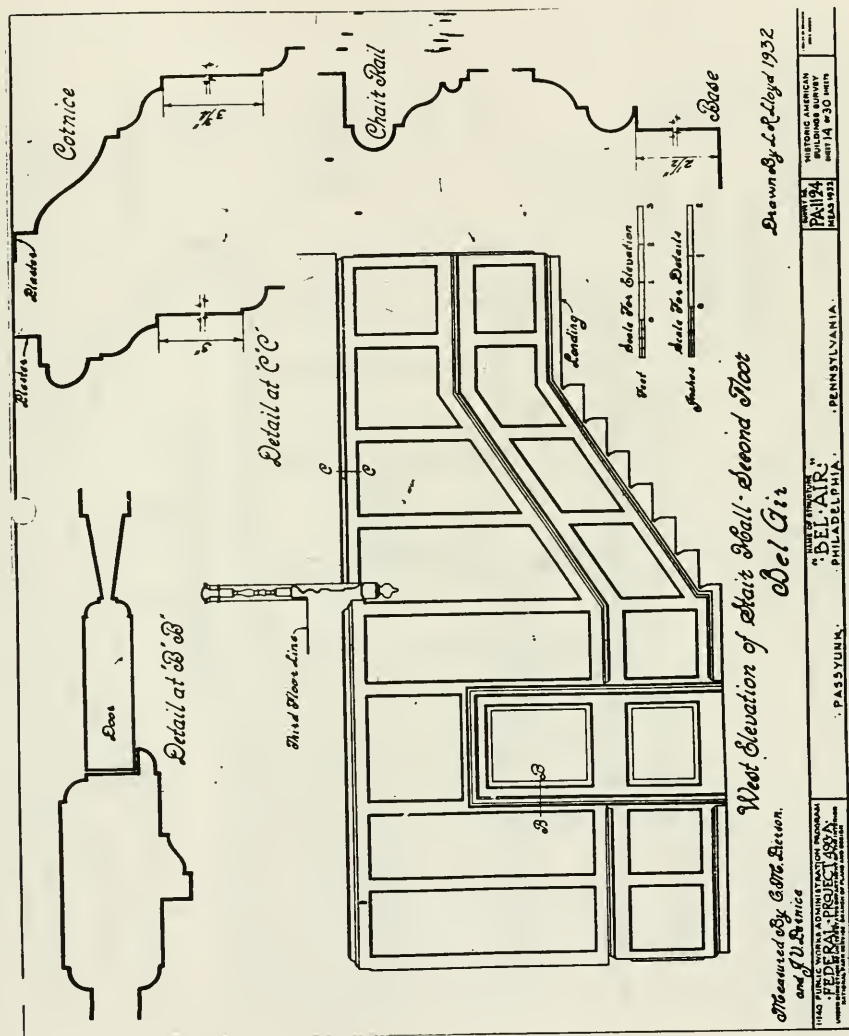




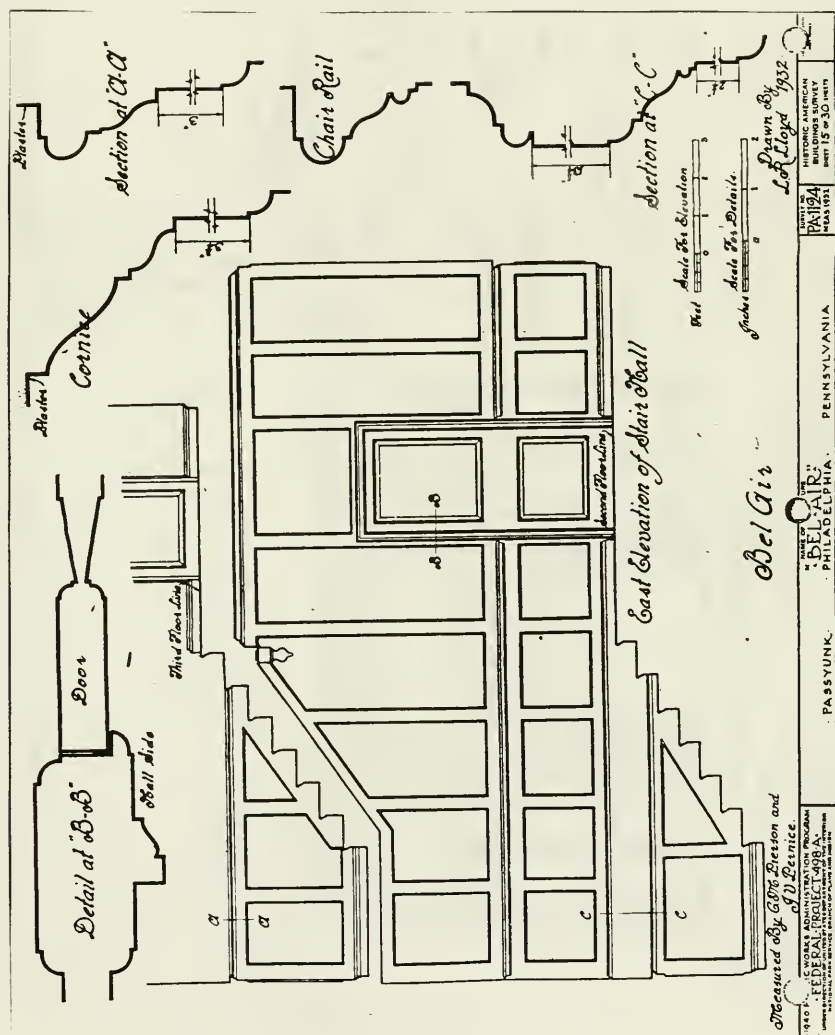










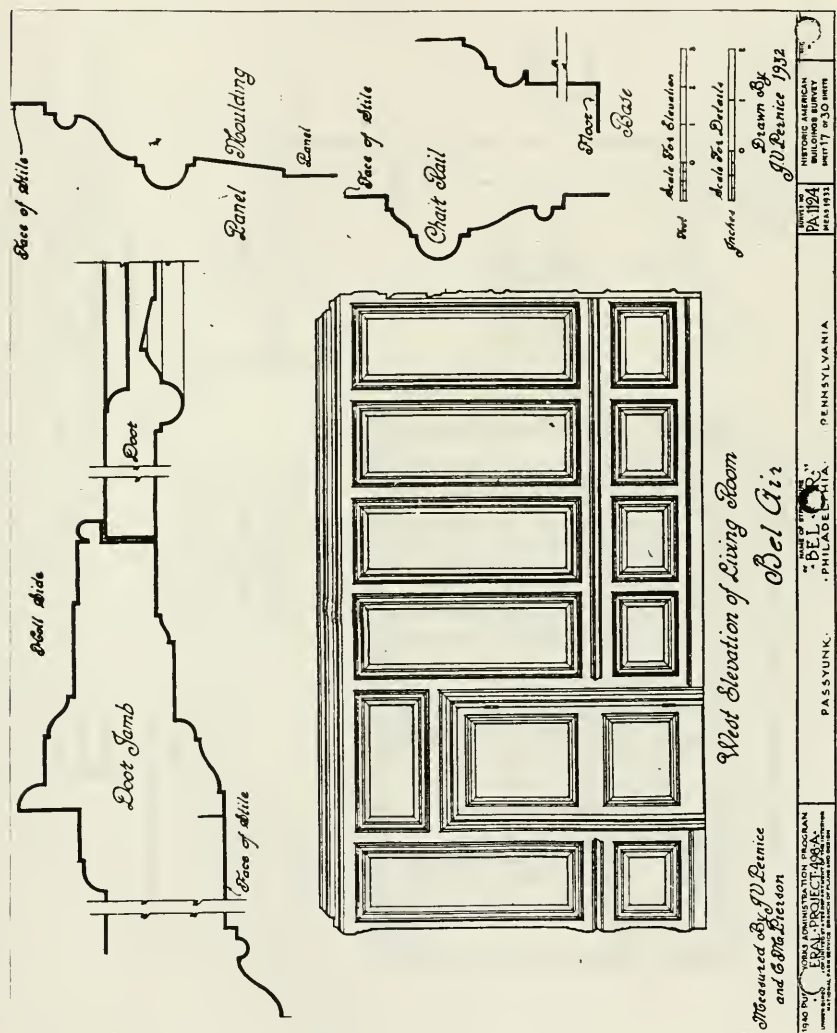








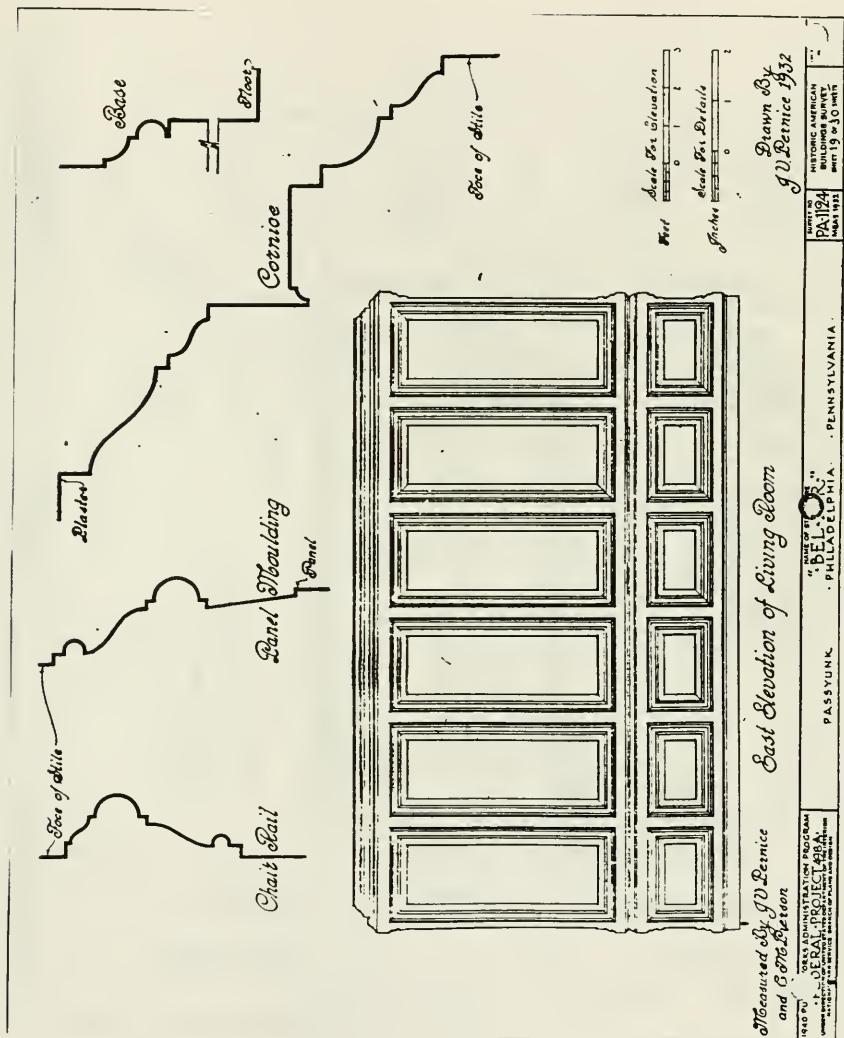














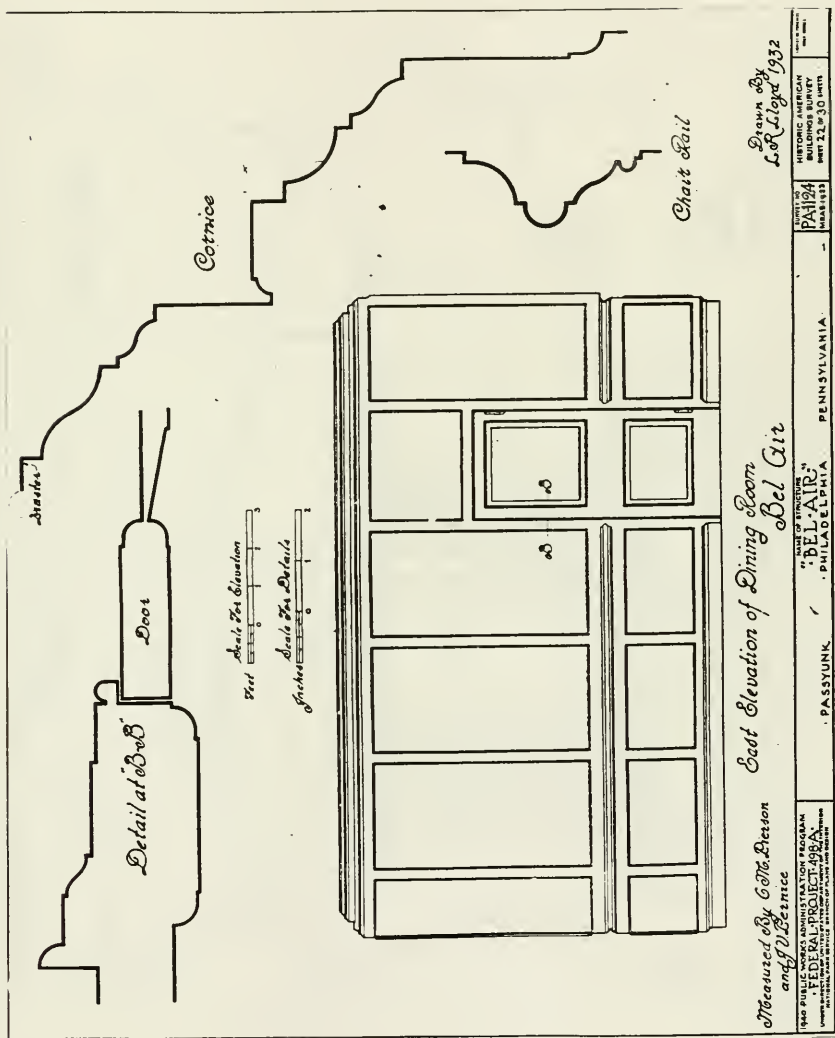








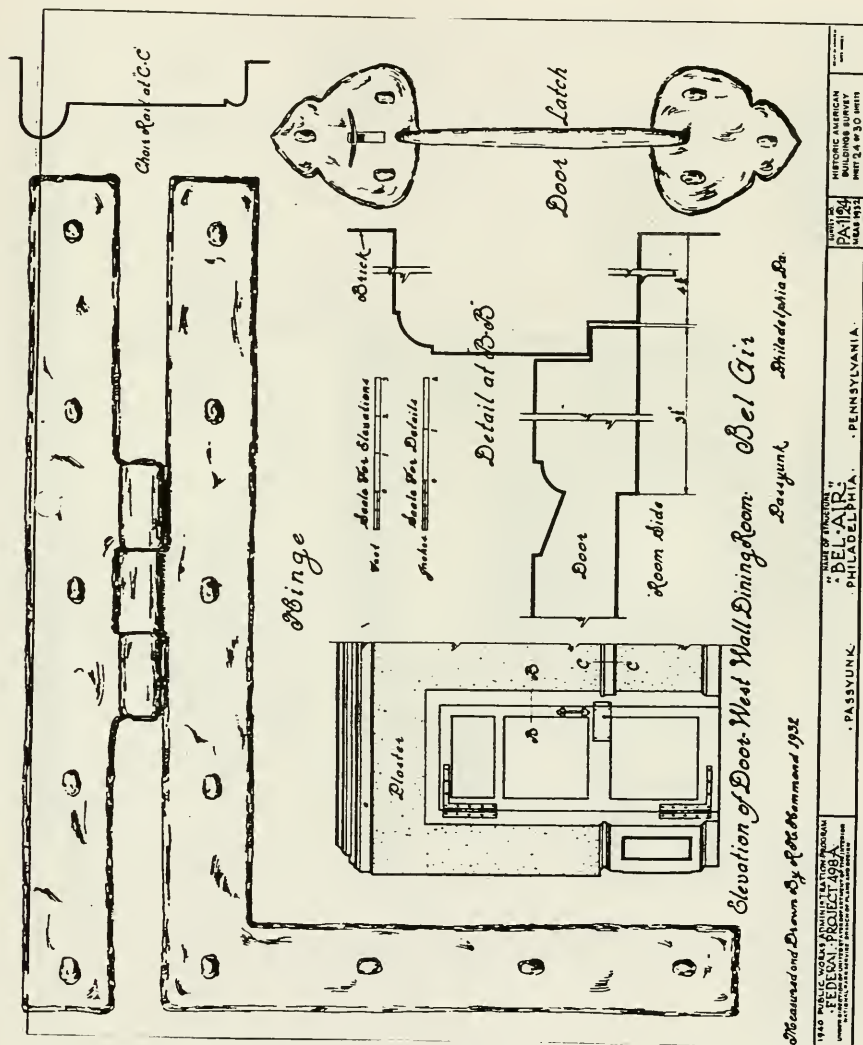










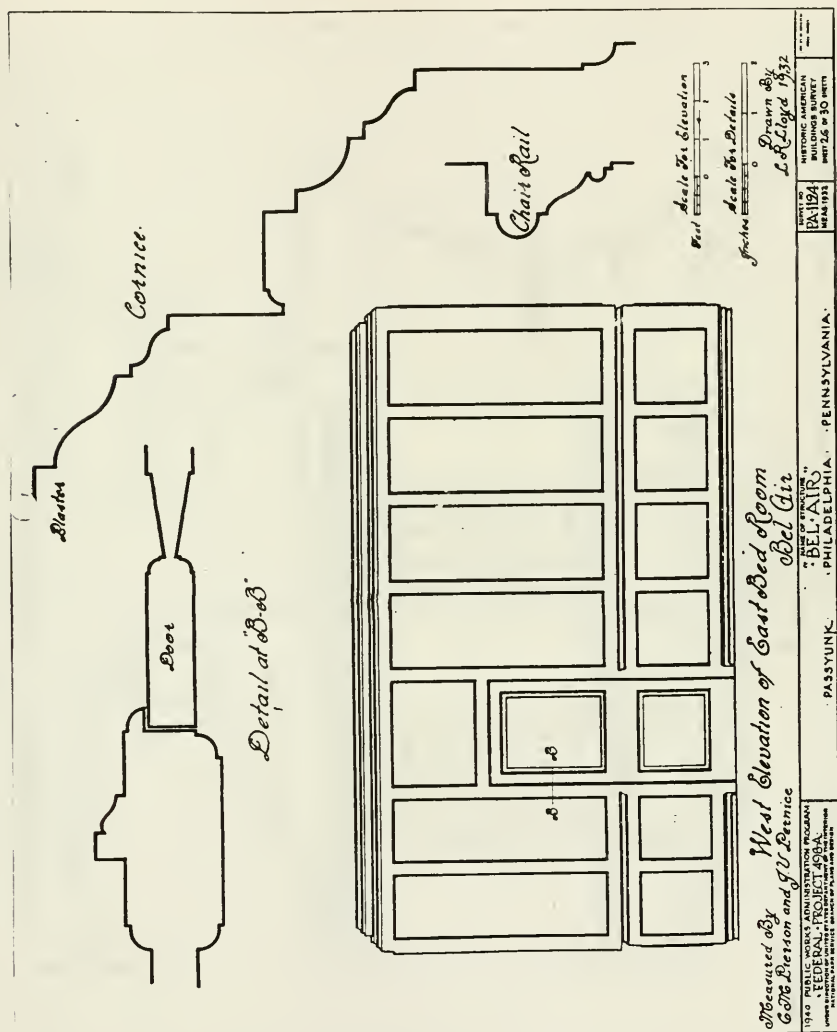




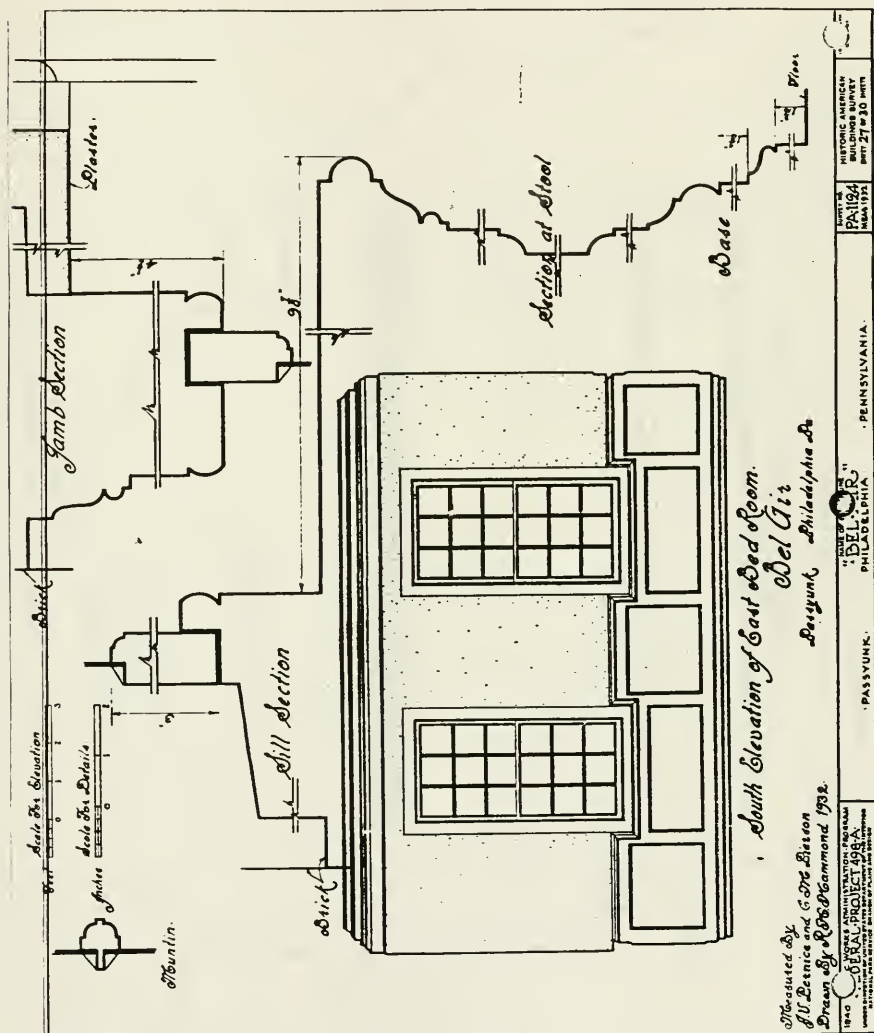




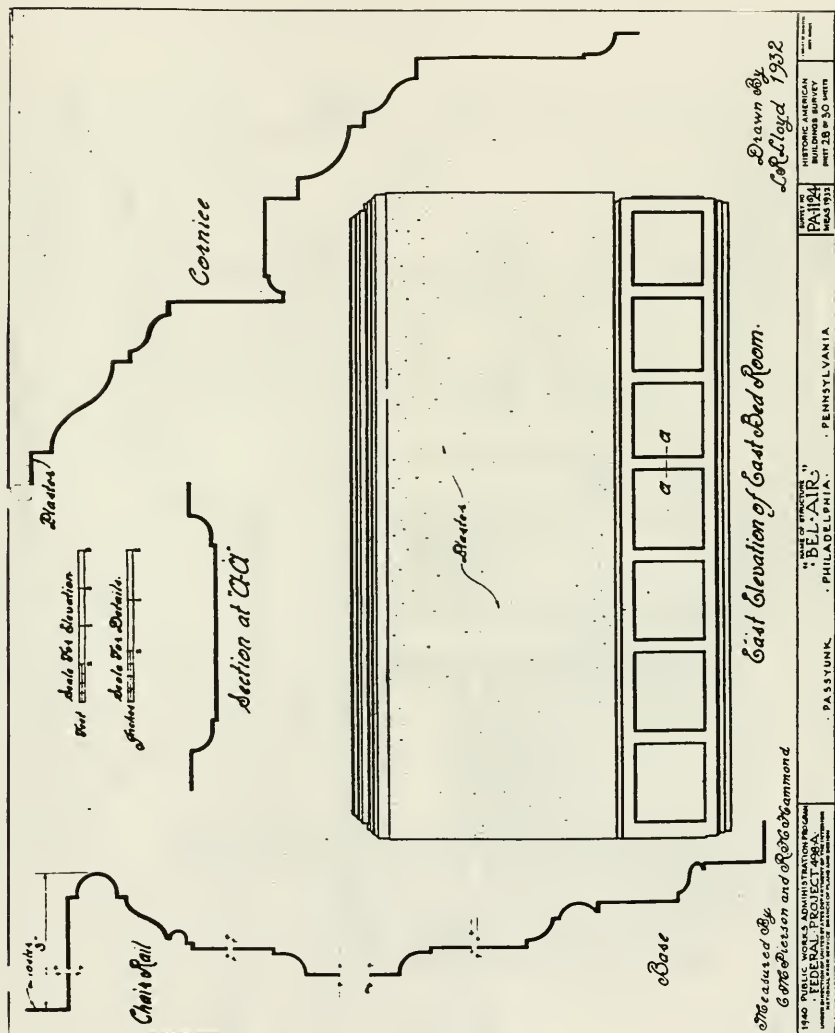










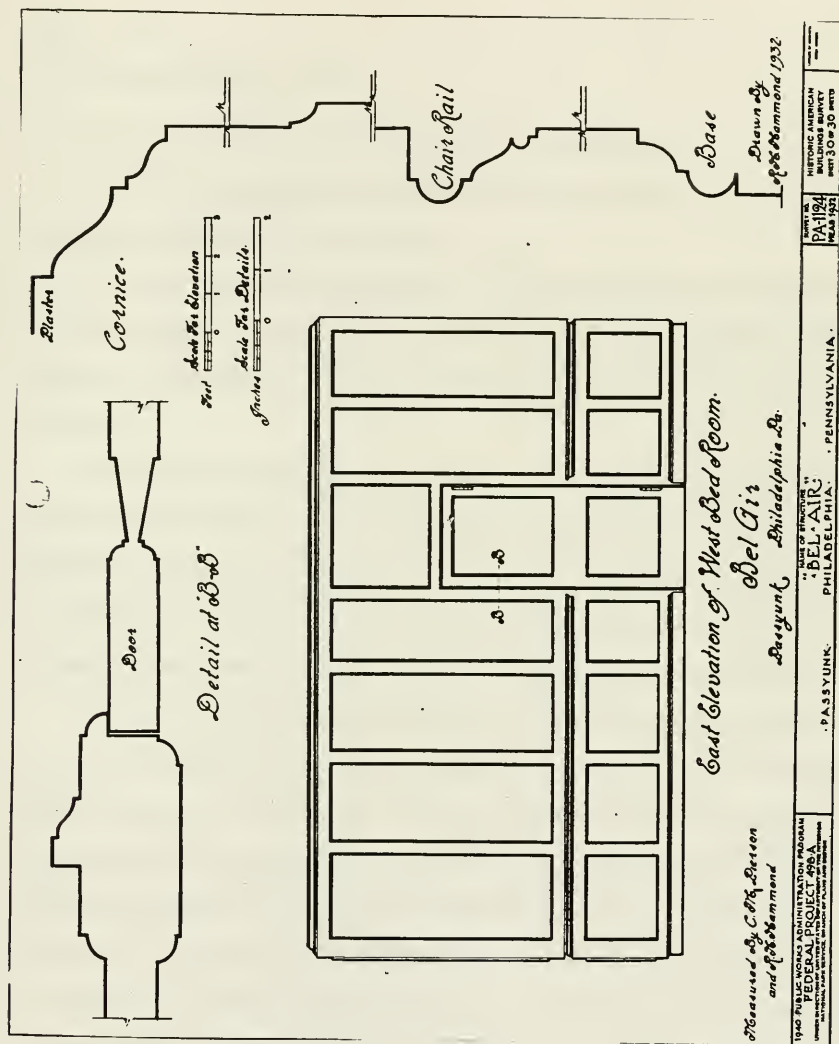














July 17, 1954

Letter

G. Edwin Brumbaugh, F.A.I.A.

to

W.H. Noble, Exec Secretary, Fairmount Art Association

"[Mrs. Brumbaugh] is inclined to think that the woodwork was originally unfinished, and I agree...

First, as to the disputed date...1670 is certainly an early date for the features we see at Bellaire, but...it is (not) an impossible date. This much is certain: the house is no later than the early eighteenth century...

At Bellaire, the removal of paint has been such a thorough job that all of the evidence which could have guided a qualified researcher, has been destroyed. There are clear traces of red and a few indications of gray blue above the red. No variations, such as contrasting [sic] base, chair rail cap, etc., can be proved at this date.

The red, which seems to have been a basic application, could have been spanish brown, either by itself or as a priming coat under another colour; or it may have been Indian red, which was slightly more purple. Our feeling is that the use of colour on the woodwork may have been an early or mid-eighteenth century re-finishing operation. The evidence is so scant and faint that conclusions must be qualified. Under the circumstances, it seems [sic] safer to accept this possibility and leave the wood unfinished, rather than embark upon a synthetic restoration. We even advise against wax, on grounds of authenticity. In the interiors which Mrs. Brumbaugh has



restored, where we suspected later application of paint, she found no trace of wax below. Indeed, subsequent paint would not have bonded well to a waxed surface, and wax is always difficult to remove...”

July 30, 1965

Letter

Hyman Carroll, Chief Engineer, Fairmount Park Commission  
to

Mrs. Charles Maurer, Executive Secretary, Historical Commission

“This is to advise you that we have made certain maintenance repairs to the subject building. These repairs consisted of the following:

1. Wood shingle roof repaired to match existing shingles.
2. Rebuilt chimney to match existing brick work.
3. Some interior plaster repairs.”

June 25, 1970

Letter

Martin Weil, Chairman, Preservation Committee, Philadelphia  
Chapter, Society of Architectural Historians  
to

Bernard Willgruber, Executive Director, Fairmount Park Commission

“It has come to [our] attention that the historic house, Bell Air in League Park, which is maintained by the Fairmount Park Commission is in dire need of repair. The paint on the exterior trim





is so worn that the wood has begun to deteriorate. Unless the trim is treated immediately some door frames and wooden frames will have to be replaced. The window on the stair landing has several broken panes of glass. The interior shutters are open which leaves the inside of the house vulnerable to vandals. There is a definite air of neglect to the house and the outbuilding.

If the house and outbuilding are not repaired soon they will return to the ruinous state from which the buildings were rescued thirty years ago when they were restored."

January 19, 1973

Letter

Robert McConnell, Director, Fairmount Park Commission  
to  
Philadelphia Historical Commission

"I am sending a second paper to you which is an outline of the steps we propose to take to rehabilitate and restore the residence. Our first aim will be to protect the buildings from the elements and vandalism. This means such work as painting, installation of new window sash, and pointing the brick work. Following this we would like to proceed with a historically correct restoration and replacement program, particularly inside the buildings...

It is our primary objective to save this important building from further vandalism and deterioration. Further, we hope to make historically accurate restoration to the building with the eventual



purpose of opening it to the public. I want to assure you that we will take every measure necessary to perform all work in a correct and historically accurate way and that we want all our work to be reviewed by competent historians...

It is our hope that with your comments and suggestions we can start some of the rehabilitation and restoration work this winter."

Included with this letter was a 5-page outline of proposed restoration and maintenance work as follows:

### Main House

#### A. Cement Work

##### Exterior

1. Outside patch pointing of main house where needed. Pointing to have grapevine joint.
2. Repoint and repair all stone and brickwork supporting cellar doors.

##### Interior

1. Repair basement walls where old mortar has flaked and fallen out.
2. Seal all areas between concrete floor and stone foundation.
3. Repair fireplaces where necessary.

#### B. Painting

##### Exterior

1. Scrape as much old paint off as possible - clean wood - Repaint using traditional colour; exterior flat dull red (F & H Penn Red) - at least 2 coats.
2. Paint window sash - exterior flat white
3. Hardware - black enamel



Interior

1. Clean all woodwork of dirt by washing.
2. Additional treatment of woodwork may include either of the following treatments:
  - a. wipe all woodwork with mixture of linseed oil and turpentine to restore life to the extremely dry wood.
  - b. repaint all woodwork using appropriate historic colours. Paint would help to hide serious faults in woodwork resulting from vandalism and age. Expert consultation will be sought as to interior wood treatment before proceeding with either alternative.
3. Paint basement wall with a water resistant paint. (Should resemble whitewash) - colour white.

## C. Woodwork

Interior

1. Replace all damaged woodwork and doors using as much of the original material as possible - (use broken sections as a guide when moldings, panels, etc. are required).
2. Repair major holes in floor boards.

List of items to be repaired or replaced:Downstairs (1st floor)

1. Living room - 2 sections of paneling; one large, one small in wall. Make use of broken originals where possible.

Paneling in entrance door and doors of right closet. Left closet will need new left door and paneling put back into right door. Some broken originals may be used.

2. Dining room - paneling in entrance door and right closet door. Make use of broken originals.



3. Center Hall - replace left part of entrance door to cellar. Replace ceiling drops - 2. Replace one baluster. Must use new material. Repair sash.

#### Upstairs (2nd floor)

1. Main bedroom - replace entrance door and molding. Replace right closet door. Replace paneling in left closet door. Make use of broken originals.
2. Second bedroom - replace paneling in entrance door. Replace paneling in left closet door. Make use of broken originals.
3. Center hall - replace 2 balusters and 3 ceiling drops. Must use new materials.

#### Third Floor

1. Replace or repair all doors to rooms and closets. Some new material required.
2. Build cover for attic crawl space.

#### D. Plastering

1. Patch damaged plaster.
2. When plaster is finished paint interior flat white.

NOTE: A total of 3 or 4 window sashes will need to be replaced as the mutins [sic] in several are missing or badly damaged. (Most of the window sashes are not original.) Possibly the window frames of several of the downstairs windows will have to be replaced. (At least the exterior moldings should be replace now.)





### Brick walkway around house and kitchen

This should be taken up and reset where it is not level or does not follow the slope of the ground. Inaccurate repairs should be corrected.

It will require a base of crushed stone and sand before putting brick in place. Wherever possible old brick should be used to blend with original.

The section which received the rainfall from the roof should be joined with cement to prevent moisture from seeping into the cellar. The outside brick border should be cemented in place.

NOTE: Before the brick is to be reset a careful search of the soil should be made in order to recover any artifacts that were dropped when the building was put up.

### Kitchen Building

#### A. Cement work

##### Exterior

1. Outside patch pointing of kitchen where needed. Pointing to have grapevine joint. Work to be done with correct tool.
2. Restore modern west window frame and sash to conform with original window on south face.
3. Break up and remove concrete slab on west side of building.

##### Interior

1. Break up and remove concrete floor slab.
2. Open and repair fireplaces on first and second floors.



3. Remove plaster ceiling and leave beams exposed.
4. Replace floor - There are two possibilities, whichever is most accurate (maybe [sic] determined by debris left in ground before concrete floor was put down.)

Plan A - Remove earth to depth sufficient to allow a layer of crushed stone, a vapor barrier, and concrete to be put in.

Wood Floor - 2 x 4's laid on their side as sleepers, then random width floor boards (pine) held by hand cut nails.

Plan B - Remove earth to depth sufficient to allow a layer of crushed stone, a vapor barrier, a concrete bed and flooring of brick.

Note: Before putting back floor - After the concrete slab on the outside of the building and the first floor have been removed an archaeological search should be performed to recover any historical artifacts.

## B. Painting

### Exterior

1. Scrape as much old paint off as possible. Clean wood. Repaint using traditional color - exterior flat dull red (F & H Penn Red). At least 2 coats.
2. Paint window sash white.
3. Hardware - black enamel.

### Interior

1. Repaint woodwork flat white - include doors, windows, mantle.



## C. Woodwork

1. Second Floor - Replace upstairs flooring with random width pine planks and cut nails.
2. Roof - Repair damaged cedar shakes where necessary.

## D. Landscaping - Around both Buildings

1. Clear away grass and weeds on brick walkways.
2. Remove selected bushes.
3. Trim limbs of trees to height of 6'.
4. Fill in depressions and reseed.
5. Construct flower and herb garden in area west of kitchen.

- E. Additional Recommendations - An archaeological search should be performed on the surrounding ground to determine the location of any out-buildings. This should be within 50' to 75' of the main house and kitchen.

January 24, 1973

Proposal by John McIlhenny

This is a proposal by John McIlhenny for a "historical interpretive program for Bellaire Manor... The objective is to combine the preservation of the site as a museum with a realistic



and lifelike interpretive program.” He suggests recreating the following structures:

1. Necessary
2. Summer or outside bake oven
3. Smokehouse
4. Blacksmith’s shed and/or a small sheepshed
5. Waterwell - brick or wood and cover

February 13, 1973

Dr. Margaret B. Tinkcom, Historian

to

Robert McConnell, Director, Fairmount Park Commission

“You will...be interested to hear that the records in the Historical Commission’s file support Mr. McIlhenny’s conclusions [that] there is no evidence that the house we know as Bellaire had a Swedish origin.”

March 9, 1973

Letter

Robert McConnell, Director, Fairmount Park Commission

to

F. Otto Haas, Chariman, Philadelphia Historical Commission

“The Fairmount Park Commission’s plan for the proposed minimal alterations to [Bellaire] is approved.”





August 20, 1975

Letter

David Slocum, Architect

to

Historical Commission

“On Monday August 25 1975 we will deliver to your office one (1) set of prints of the above project [Bellaire Manor], indicating various items of proposed work.

The main house and kitchen dependency are to be restored, and this includes such items as replacement of windows, doors and frames, basement entrances, restoration of interior paneling, repairs to chimneys, replacement of roofs with cedar shingle, stucco work and electrical for interior lighting and appliances. Site illumination, heating and air conditioning of living quarters, alarm and burglary systems, a fence around the immediate area, and similar items are also to be included. Funds are available from the City through Ordinance #1836, dated May 12, 1975, and totals \$59,090. No Federal Funds are involved.”

September 4, 1975

F. Otto Haas, Chairman, Historical Commission

to

David Slocum, Architect

“Thank you for appearing before the Philadelphia Historical Commission at its meeting of 26 August 1975 to present your proposal for the restoration of Bellaire Manor.



The plans submitted at that time received the Commission's endorsement. In keeping with the Commission's established review procedures, we, of course, look forward to obtaining copies of all final working drawings and contract specifications for deposit in our files."

July 23, 1976

Robert McConnell, Director, Fairmount Park Commission  
to  
Richard Tyler, President, Historical Commission

"Next Thursday (July 29)...we will officially preview for the press the recently restored Bellaire Manor house...

This magnificent old brick dwelling, dating from about 1714, is one of the finest homes in the nation and has just been totally restored and opened to the public for the first time on a regular basis."

April 10, 1978

Memo

John McIlhenny

to

Thomas L. Kline, Park Engineer

"Around 10 P.M. on Friday, April 7, 1978, Bellaire Manor, F.D.R. Park, was burglarized. The burglars were apparently surprised in the act and frightened off by the approaching police.

Paul Parvis, the last Curator/tenant officially moved out of the building on March 31, 1978 and within one week the building was



burglarized. The burglary was the result of a combination of things, primarily, the lack of a tenenat and the loss of exterior illumination due to vandalized light fixtures.

The damage caused by the robbery is as follows:

A) Main Building

- 1 - Complete destruction of a lower window sash and partial destruction of the interior shutters in the first floor dining room.
- 2 - General damage to interior woodwork, floors and furnishings caused by the debris.
- 3 - Partial damage to the cellar entrance doors (bulkhead doors).

B) Dependency Building (Bake House)

- 1 - Partial damage to the west wall window sash.
- 2 - Severe damage to the modern tumbler lock on the entrance door."

April 25, 1978

Memo

Thomas Kline, Park Engineer

to

Ed Hockmuth, Building Maintenance Supervisor

"Listed below are items that are in need of repair at Bellaire Manor. Please include them in your regular work schedule.

Dependency Building

- 1 - Two burst copper pipes leading to the sink on the second floor.
- 2 - The modern security lock on the netry door was froken during a burglary and needs to be replaced.



Main Building

- 1 - A section of the wood ceiling cornice (approx. 2 feet) in the living room needs to be nailed back in place. Ceiling height - 10 feet."

April 25, 1978

Memo

John McIlhenny

to

Thomas Kline, Park Engineer

"Last night around 9 P.M. the same group that broke into Bellaire Manor previously kicked in the wooden bars and entire sash of a basement window in a determined effort to get into the building...

The Park has to do something drastic to secure the windows. Mrs. Kane...has requested that some sort of iron grille or bars be installed on the inner side of the basement window frame...

Will you please secure Mr. McConnell's approval of this item."

April 25, 1978

Memo

Thomas Kline, Park Engineer

to

Robert McConnell, Director

"One of the items that needs attention is the repair of the damaged and inoperative exterior illumination lights, especially on the south side of the house."





August 22, 1978

Letter

Fairmount Park Commission

to

Nancy Kolb, Pennsbury Manor

"The major portion of this complex ws built by Samuel Preston in 1714. Preston remodeled an existing structure to create the dependency building used by his slaves and possibly indentured servants.

There was a building standing on the property when a previous owner, John Vaughan, died in 1712 and according to the records a message is mentioned in the deeds of 1699, 1687 and 1678. It is very possible that the dependency building was erected as early as 1678 by Lawrence Cock. The north and west walls are constructed differently (brick-common bond, very irregular) from the south and east walls. Samuel Preston remodeled this structure by constructing new brick walls of a Flemish bond pattern with glazed headers. He may have retained much of the existing woodwork and I believe the 2nd floor joists are part of the original structure. The joists had no evidence of whitewash just the red oxide stain. During the very early period they were probably left unstained due to the quality of the structure. As part of the 1976 restoration program we applied two coats of boiled linseed oil to the interior woodwork of both buildings in an effort to preserve it.



When Preston came along everything changed and there is no doubt that he intended his new home to reflect the life style he had grown up with in Maryland and that which was developing in Philadelphia in the early 18th century. He can be classified as an aristocrat based on his financial situation and his associations with prominent individuals of the day.

[brief biography of Preston for the next two paragraphs]

Research investigation revealed that the interior woodwork (pine) of Bellaire Manor was stained with a red oxide material and later painted using 18th century colours commonly known today.

During the late 1930's and the early 1940's the Park undertook a small amount of restoration work on the building. Part of the program included the removal of all the paint from the interior woodwork. Unfortunately no one bothered to record the existing conditions and only minute traces of early layers of paint survive, mostly near and under hinges.

The building provided the greatest information on how the woodwork should be treated, both interior and exterior. It was impossible to tell when the first stain or paint was applied but I feel safe in concluding that it was completed as soon as the woodwork was installed. One indication of this was the [?] trace of paint found on top of the original red oxide stain in the parlour. It was a blue-gray shade, a colour popularly used in the early home of Philadelphia.



The original stain colour and shade was best preserved on the rear of several original wooden ventilator slats I uncovered at Memorial Hall. Apparently somebody removed them during the 1930 restoration because of their poor condition and took them to the Fairmount Park Offices. The painter, in his zeal, splashed too much stain on them and some of it worked its way behind the slat and remained untouched except for the dust and dirt of ages. The colour is very close to Finnaren & Waley's Authentic Colors of Historic Philadelphia - Congress Hall Red.

This same stain was used on a portion of the woodwork in the dependency building and is seen most vividly on the 2nd floor joists. The exterior of both structures was painted using this same basic shade rather than stained. Both paint and stain were flat not glossy.

The high cost of having a professional paint analysis (\$1500) done to each building forced us to use other satisfactory methods. In the case of the Rittenhouse Homestead I took paint samples of the exterior prior to 1975, which proved inconclusive, and we were able to uncover large sections of the interior woodwork of the structure which revealed adequate samples of the first layers of paint..."



June 26, 1990

Frank Welsh, Historic Paint Color Consultant

to

John McIlhenny

“Even though the wood paneling and trim was stripped, I found sufficient evidence remaining on the undersides of moldings and in corners to make a microscopical paint analysis worthwhile. From this evidence, I believe that I could determine how the rooms were first painted and also how they were repainted at a later date. I am not certain that I will be able to prove whether or not the wood was painted in ca. 1714, when the house was built, but I should be able to give a qualified opinion after I have carefully examined the evidence.”





Index

Lasse Cock, 20, 22.

Lawrence Cock, 19, 20, 87, 98, 102, 105, 142, 144, 220.

Samuel Preston, 3, 23, 24, 26, 87, 89, 107, 109, 112, 113, 146, 156, 220.

Sven Sküte, 5, 8, 9.

Alexander Woodrop, 25, 26, 27, 28, 29, 113, 115, 121, 150, 153.

John Vaughan, 22, 23, 105, 106, 107, 145, 148, 220.



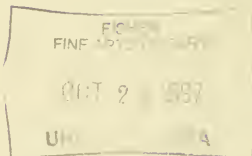




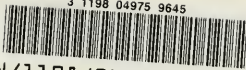


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