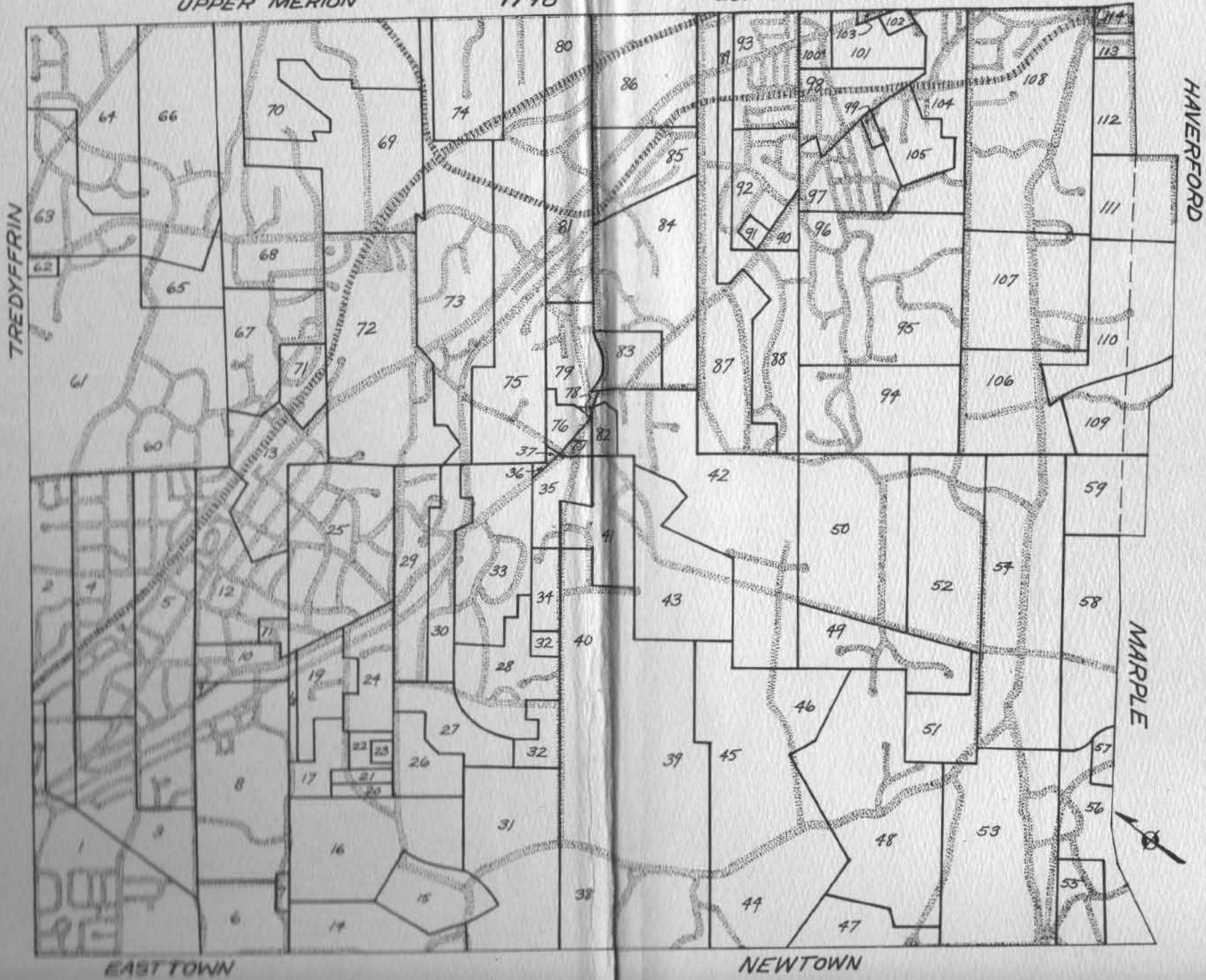


RADNOR TOWNSHIP
1798

UPPER MERION

LOWER MERION

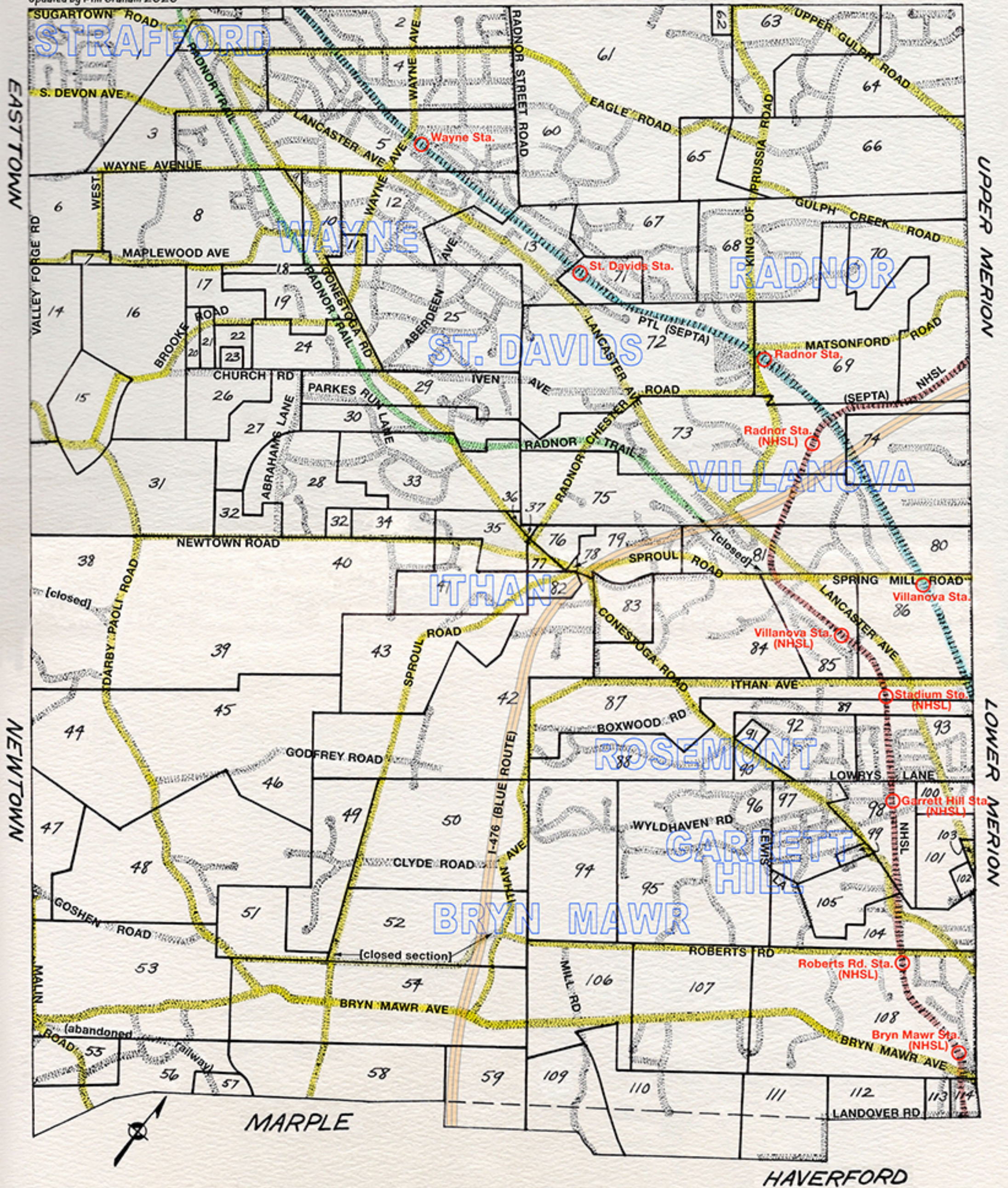


RADNOR TOWNSHIP LOT DIVISIONS IN 1798.

Present-day map key for "A Rare & Pleasing Thing: Radnor" by Katharine Hewitt Cummin.

Updated by Phil Graham 2020

TREDYFFRIN





The Radnor Friends Meeting House

A Rare and
Pleasing Thing:
Radnor
Demography (1798)
and Development

Katharine Hewitt Cummin

Owlswick Press

Philadelphia

1977

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To Francis James Dallett
who inspired and encouraged this work
and to William Penn's Surveyors
who unwittingly made it possible,
this book is dedicated.

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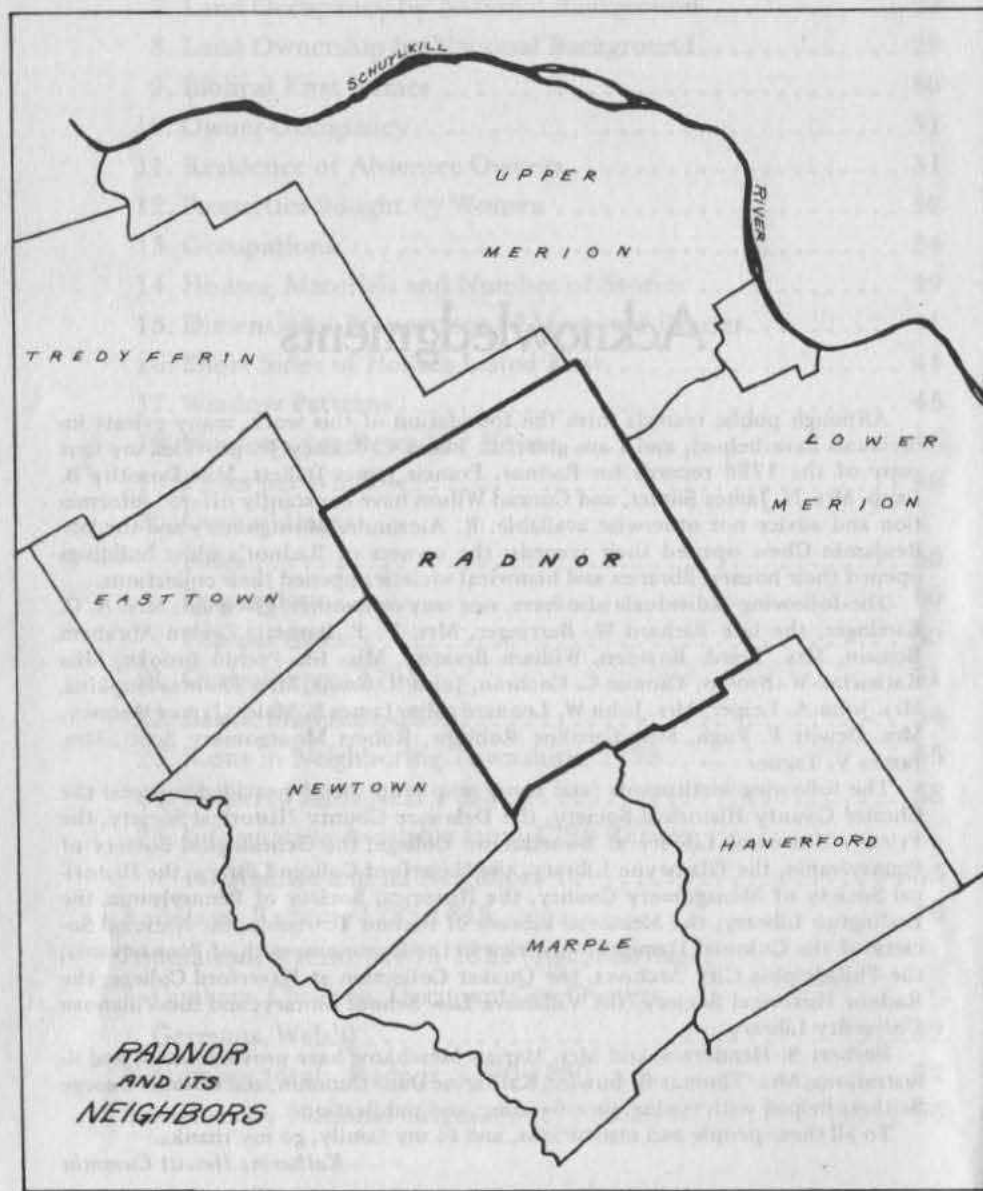
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To all these people and institutions, and to my family, go my thanks.

—Katharine Hewitt Cummin



Preface

All Americans, save the minority brought here against its will, have a common point in their background. Either they, or their ancestors, voluntarily broke native ties and crossed the ocean to settle in a strange land to work their living. The country's successes may in large measure be attributed to this heritage of courage and independence. At the same time, the immediate fortune of an immigrant depended often upon the location of his property.

Radnor, Delaware County, Pennsylvania, is one township of the many with no outstanding natural resources. Like others, it was settled by Europeans who forced a living from the soil, paid heed to some religion, married neighbors, paid taxes, showed concern for those in poverty or disability, became old, and died, passing property to their children lest they become a charge on others.

As in most townships, transportation routes directed much of its development and little of immediate concern to state or nation occurred within its borders. The landowner who had an opportunity to sign the Declaration of Independence declined to do so; he was actually a resident of Haverford. Elliott Roosevelt was married here, once. This was a no-man's land in the Revolution, traversed by both armies, the scene of an occasional skirmish.

Radnor has been the birthplace of few of renown, although its settlers have well-known descendants and other well-known people have lived here. It has been the stopping-place for the restless of America's past and present who enliven it briefly and then move. Its best-known natives are of the present: Anna Moffo, Richard Helms, Emlen Tunnell, and Astronaut "Pete" Conrad, each representative of a different element of the amalgam that is current Radnor, but none representative of the original population.

Until late in the nineteenth century when it became a luxurious and outstanding suburb of Philadelphia, Radnor was similar to the other small townships that in concert made up the country. It can now be examined thoroughly at one point in its evolution.

Part I of this work gives a short history of Radnor with an expan-

sive account of the demography and condition of the township in the year 1798.

Part II presents a history of each of the 114 properties existing in 1798 and some account of the families which owned them. This section provides leads to further study of people and properties. Designed for browsing or research, it answers the type of question, genealogical or architectural, most often asked the local Historical Society.

Introduction

Information for the description of Radnor in 1798 comes essentially from statements in the United States Direct Tax Return of that year. Congress, 9 and 14 July, passed bills to raise money for an expected war with France. This first Federal Direct Tax fell on dwellings, buildings appurtenant to dwellings, on lands, on slaves, and on wharves, as of 1 October 1798. Assessors measured the buildings, noted their materials and, unlike local county assessors who listed *occupants* of land, recorded the results in the names of the *owners*. It is thus possible not only to picture each dwelling, but to discover from land records where it was and to see what remains today.

Congress determined to raise two million dollars. The actual tax, like any committee creation, was a compromise. Because houses were, by force of weather, generally more numerous, sturdy, and expensive in the North, and slaves generally more numerous, sturdy, and expensive in the South, both commodities were included. The levy was apportioned among the States according to population, following Article I, Section 9-4 of the Constitution, which stipulated that "no. . . direct tax shall be laid unless in proportion to the census. . ."

Pennsylvania, according to the 1790 Census, contained 11.86% of the population (each slave rated at three fifths of a person) and paid 11.86% of the tax. Its share came to \$237,177.72 and Radnor's, almost exactly to \$400. Within the States, the tax was apportioned not by head, but by value of property, a fine rationalization on the part of the taxmen. This was, moreover, a graduated tax. Owners of property assessed for less than \$500 paid two mills; \$500 through \$999, three mills; and \$1000 through \$2399, four mills on the total assessment. An owner of \$999 worth of property paid only three dollars in tax; one with \$1000 worth paid four dollars.

With this money the United States paid for, among other things, the construction of the warships *Constellation* and *Constitution*.

Some records have been lost; some remaining records are incomplete. Local men did the measuring and made out the Returns. Joseph

Hoskins (95, 96),* always termed "gentleman," wrote the Radnor lists. He recorded the names of the owner and of the occupant, the dimensions, the number of stories, the material(s), the number of windows and the number of lights (panes of glass) per window of every house assessed at \$100 or more.

Although the window tax was repealed 28 February 1799, Radnor's measurements had already been taken and the windows recorded. Some description of outbuildings and some names of neighboring owners appear. For all properties, acreage is given. Houses valued at under \$100 are rated but not described.

Because commercial buildings (mills) and farm buildings (barns) were neither taxed nor described, the 1802 Delaware County assessment records were consulted. Although curt, they are the best available. Only after the United States Direct Tax of 1798, and possibly as a result of it, were buildings specifically identified and taxed here separately from land.

Search of the land and probate records has confirmed lot sizes and ownership as recorded by Mr. Hoskins. Radnor, in 1798, had neither slaves nor wharves.

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*Numerical references in parentheses are to the properties covered in Part II of this work and are keyed to the lot numbers on the master map.

Radnor before 1798



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Radnor before 1798

Radnor's bounds, little changed since first laid out in 1683 (110), describe an oblong which, at William Penn's command, lies parallel to the Schuylkill River. The north-south line runs not along the bounds but diagonally through the township, to the continual dismay of map-makers. Only moderately fertile for lack of limestone, only gently watered for lack of rivers, Radnor's 13.8 square miles have depended upon land transportation for development. A minor divide bisects the township, Darby and Ithan Creeks emptying into the Delaware River, and Gulph Creek into the Schuylkill. Through Radnor's north and south corners run narrow veins of serpentine providing the township with its areas of greatest height (480 feet) and lowest agricultural value.

To this township came Welshmen seeking religious freedom and lured by the broadsides William Penn wrote to proclaim the advantages of settling on his property. He needed the Crown into paying debts due his father and, on receiving payment in 1681 in the form of North American land, promoted, developed, and (unlike most real estate men) governed his province.

Penn's public relations efforts resulted in immediate sales of rights to land, the rights often trading several times before any land was laid out or settled upon. Richard Davies of Welshpool, gentleman and prominent Quaker, bought rights to 5000 acres in September 1681. Many of these rights, sold in turn to other Welsh Quakers at the rate

of £1 per 50 acres (Davies's own cost), were eventually laid out in Radnor township. The original plots, oblongs parallel to the township bounds, paraded neatly on paper with no regard for the natural features of the terrain they covered.

The Welsh who named and settled Radnor, whatever they may have expected, found themselves twelve miles west of the new city of Philadelphia in part of what they hoped would be a Welsh "Barony" or state, with some autonomy. Political independence was denied them when Welsh lands, some 40,000 to 50,000 acres in several townships, were divided between Philadelphia and Chester Counties in 1685. In some years the people of Radnor and Haverford townships paid no taxes since they refused to admit they were in Chester County and Philadelphia County had lost the right to tax them.^{1*} When Delaware County was carved from Chester County in 1789, Radnor and Haverford were moved again. Only after the "one man, one vote" decision of the United States Supreme Court a decade ago were Radnor and Haverford finally united with another portion of the Welsh Tract in any voting district.

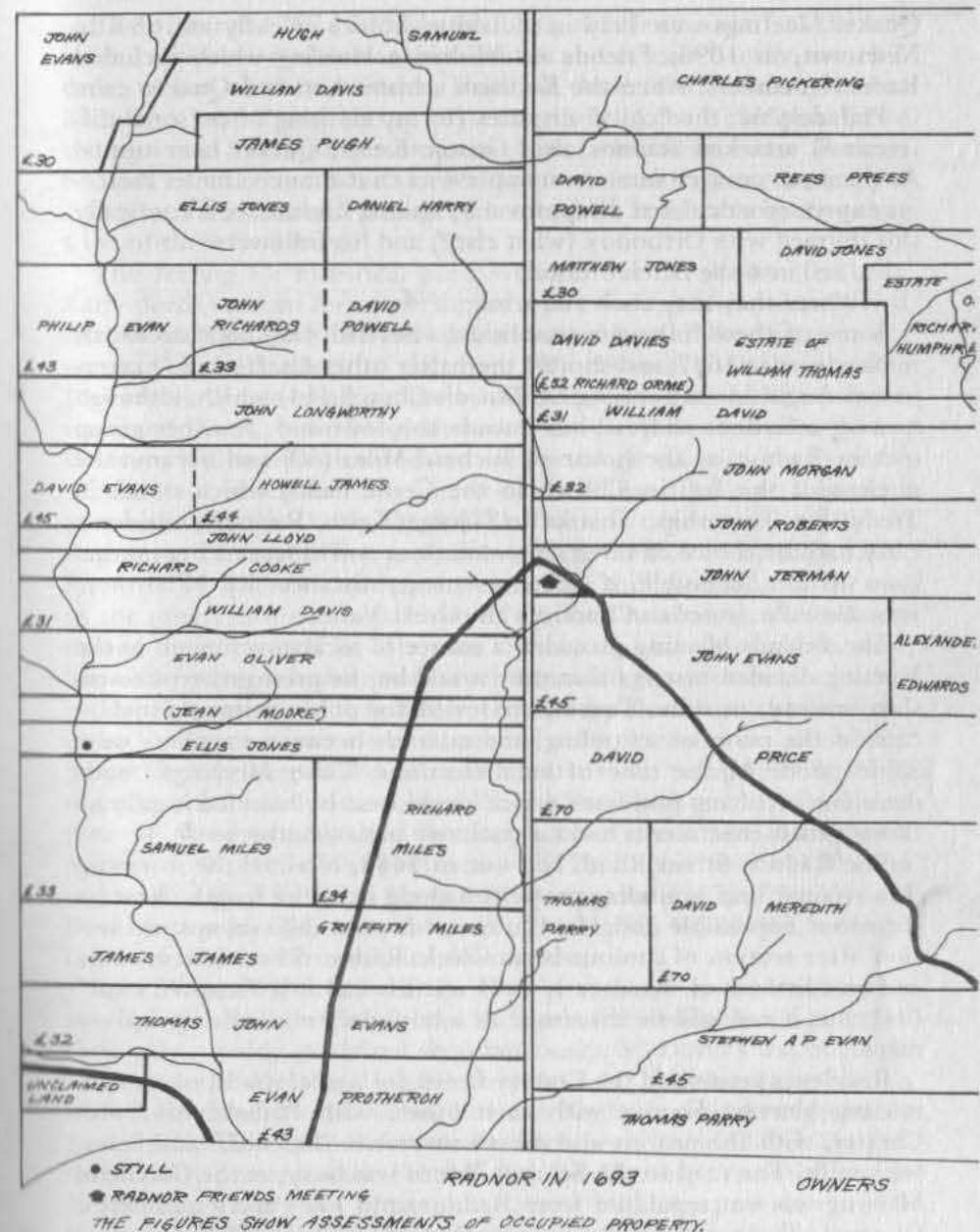
The rigors of land-clearing and production of essential food, shelter, and clothing forced concentration on daily pursuits on the "plantations," aptly named. Unopposed by previous white settlers (there were none), untroubled by the Lenni Lenape Indians whose artifacts are still found along the local creeks, the Welshmen lived in small log houses, each family self-sufficient. Even those who followed trades in Wales became, of necessity, farmers in Radnor.

John Jones, son of Thomas John Evan (53, 54), wrote, in an account of his father's experiences, "my father, having purchased a small tract of land... went to live near the woods. It was now [1683] a very rare but pleasing thing to hear a neighbor's cock crow." By 1693 18 families subsisted on land in Radnor and were assessed by Chester County for the privilege.² This earliest of existing tax lists, like all county assessments before 1800, mentions only the users of land. Other people owned vacant land or rights to land but were not assessed on this list as they lived elsewhere.

The population was almost entirely Welsh and Quaker. Seventeen occupants bore Welsh names and the eighteenth came from Wales (69, 72). Records over the next century recount the gradual diminution of Welsh property and influence, although in 1798 descendants of seven of the eighteen still owned in direct line some ancestral property (1, 25, 42, 48, 54, 67, 73).

Religious gatherings brought the earliest householders together.

*Numbered footnotes will be found at the end of Part I.



City lots went with country land-ownership. Twelve men who owned in Radnor before 1700 also briefly owned the city block on which Independence Hall was later built. (See "The State House Yard" by Charles H. Browning, P.M.H.B. Vol. XL, p. 85 and "The Blackwell Rent Roll" annotated by Hannah Benner Roach in P.G.M. Vol. XXIII, p. 80).

Quaker Meetings were held in individual houses as early as 1684. In Newtown, in 1696, Friends established a Meeting which included Radnor members. When the Keithian schism shattered Quaker calm in Philadelphia, theological disputes (to say nothing of personal differences) attacked Radnor also. George Keith, Quaker later turned Anglican, so enraged some contemporaries that Francis Daniel Pastorius expressed calculated disapproval by calling him an Ox.³ Poetically this rhymed with Orthodox (what else?) and his followers

“fell into the Ditch of mud,

Where they may stick and stink. . .”⁴

Some of these followers established a Seventh Day Baptist Church in Newtown in 1697, and shortly thereafter other disaffected Quakers joined Anglicans in forming St. David's Church (14) which, although bearing a Radnor address, lies outside the township. Another group met in Radnor at the house of Richard Miles (50) and became the nucleus of the Baptist Church in the Great Valley which stands in Tredyffrin Township. Thanks to George Keith, Radnor's residents early had the choice of three denominations and at least six congregations within accessible, if not convenient, distance. By 1710 there was also a Presbyterian Church in the Great Valley.

The Friends Meeting provided a source of local government as the Meeting decided matters that now would be the prerogative of township, county, or state. Taxes were levied for public purposes such as care of the poor, or schooling, and quarrels between members were adjudicated. At the time of local elections “Town Meetings” made decisions involving problems which could best be handled locally although their enactments had no statutory basis whatsoever.⁵

The Radnor Street Road, laid out in 1683, bisected the township in a straight line, bounding properties along its entire length. Neat on paper but impossible underfoot, it crossed rocks and swamps and section after section of sinuous Ithan Creek. Radnor Street led nowhere and was little used. Even early land records call it a “reputed road” (94), but it can still be discerned as a boundary marker on property maps.

Residents petitioned the County Court for *useful* roads, roads connecting Meeting Houses with each other, with Philadelphia, with Chester, with the nearest and most convenient “limekill,” and, later, with mills. The road to the Schuylkill ford was busy, as the Gwynedd Meeting was not separated from Radnor until 1714 and a number of Gwynedd-Radnor marriages are recorded. Most of the roads were laid out along boundary lines, not through properties, and in many cases were little more than paths. They were not achieved without protest from the affected property owners.⁶

The winter of 1707-1708 was troubled, as at least seven* of the few landed residents died, leaving six widows and at least twenty-two children, eleven of them minors. Three of these men (unrelated) were known as John Evans, the unfortunate result of the Welsh practice of calling a man by the possessive form of his father's first name. Perhaps because of this tradition, the Welsh maintained a strong feeling for ancestry, each family learning, remembering, and teaching its young a list of their forebears.

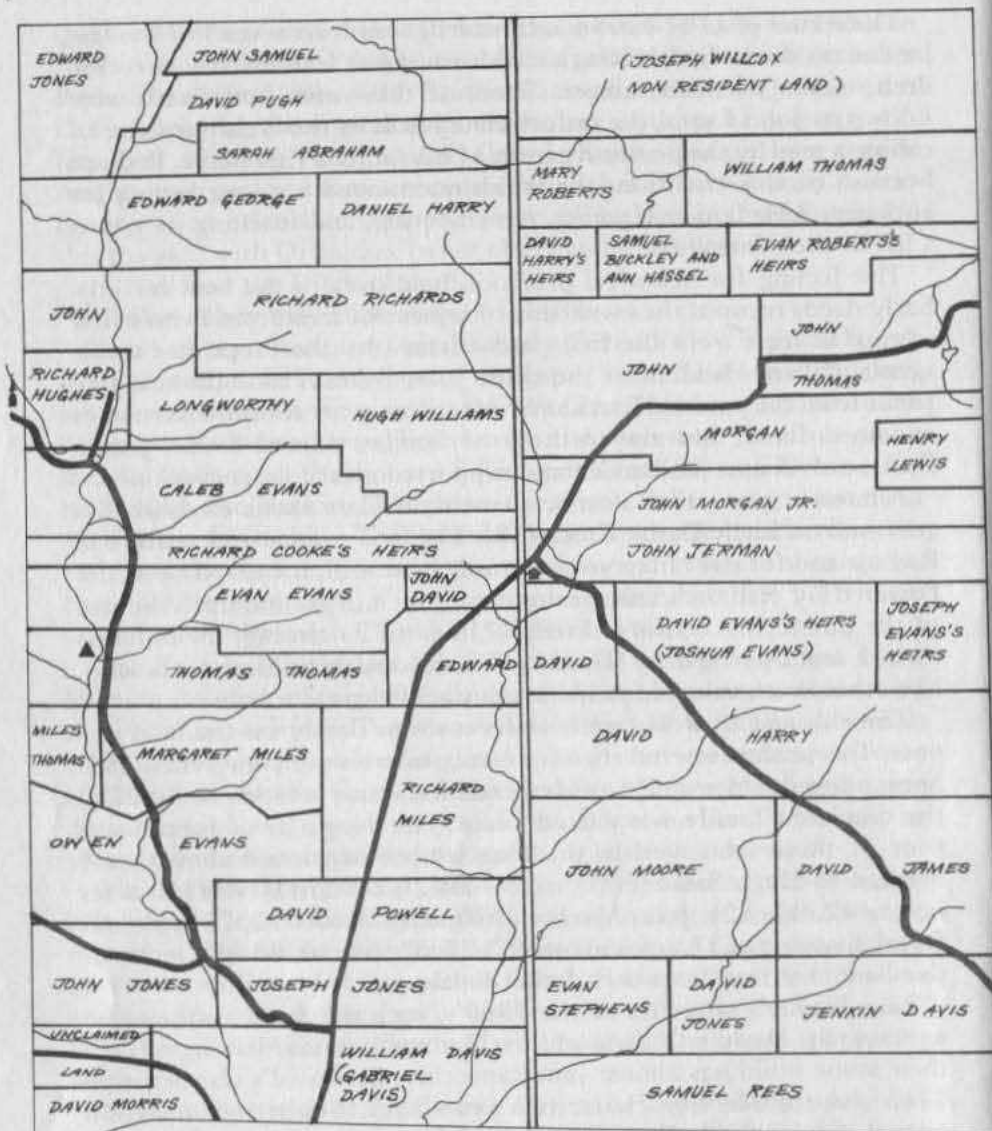
The feeling for historical precision held over to the land records. Early deeds recount the ownership of a piece of land from Penn's first sale, or at least from the first patent issued by the Proprietor or his agents. All the children of the three John Evanses took the surname Jones from the paternal first name. After this generation the surnames remained fixed, but the plethora of families named Evans, Jones, Davis, or Williams has harried and supported genealogists ever since.

Almost a generation after settlement, William Davis established a grist mill on Little Darby Creek (38). The first commercial venture in Radnor and for over fifty years the only grist mill, it existed by 1706. Powered by Radnor's strongest stream, the mill ground until the end of the nineteenth century. From 1719 until its closing, the mill was owned and operated by Thomas Thomas and his descendants who, like others with valuable property, husbanded good fortune.

The ebb and flow of family success show clearly on the land records. The settlers intermarried (one only marries someone accessible). Some moved; some failed of descendants; some prospered. By 1710 the dominant family was named Evans. The daughters of John Evans (one of those who died in the long winter mentioned above) were married to Hugh Samuel (100 acres—lot 2); Edward Davis (150 acres in lots 42, 43, 82); John Morgan (370 acres in lots 72, 73, 75); and David Evans (c. 637 acres in lots 27, 28, 31, 32, 40, 83-85), much of this land inherited from their father-in-law.

Like Wayne's churches of the 1960's, each not to be outdone by another, St. David's Church and the Radnor Friends Meeting erected their stone buildings almost simultaneously. St. David's was begun in 1715 and the Meeting House two years later. Neither congregation owned the land it built upon. Edward Hughes's executors probably gave the St. David's land, but no deed has been found (14).⁷ The Jerman family presented the Friends with the Meeting's essential acre in 1735 (77). These two old and attractive buildings provide tangible memorials to those who settled Radnor.

*Hugh Samuel (2), John Evans (1), William Pugh (33), Samuel Miles (44-48), John Evans (83-86), Rees Meredith (47, 53), and Thomas John Evans (53, 54).



† ST DAVID'S CHURCH
 ★ ONE MEETING HOUSE
 ▲ ONE GRISTMILL
 SETTLERS TAXED, NOT OWNERS PER SE
 ROADS INCLUDE ONLY THOSE OFFICALLY LAID OUT AND RECORDED

RADNOR IN 1723

OWNERS

Radnor in 1723

The following owners were not taxed:

Daniel Harry
 David Harry's Heirs
 John Longworthy
 Richard Hughes (of Newtown)
 Hugh Williams
 Richard Cooke's Heirs
 Edward David
 Miles Thomas (minor)
 Margaret Miles (widow)
 David Morris (of Marple)
 William Davis
 Mary Roberts (widow)
 Samuel Buckley (non-resident)
 Samuel Hassel (non-resident)
 Evan Roberts's Heirs
 Henry Lewis (of Delaware)
 Joseph Evans's Heirs
 John Moore (under 21)
 Samuel Rees (of Haverford)
 David Evans's Heirs

The following non-owners were taxed:

Howell Powell

Gabriel Davis (58)

Hugh Wilson (67)

Thomas Lewis (74)
 Arthur Jones (86)
 Joseph Williams (94)
 Hugh David
 David Evans
 David Thomas

Isaac Norris, non-resident, was taxed for 25 acres.

In 1717 Edward Thomas, living near St. David's Church, petitioned for relief from the necessity of entertaining church-goers on his own time and provisions and was thereupon granted a licence to sell beer and cider. Edward Thomas's own property lay in Newtown. The Plough Tavern, near the Friends Meeting House, had the longest life of any licensed house in Radnor. Mentioned in 1726, it operated into the twentieth century. The first legal sales of liquor were thus inspired by religious institutions.

Like roads and inns, school sites were determined by placement of church and meeting house, where people gathered. The records of both St. David's Church and the Radnor Meeting refer, sparingly, to schools and schoolmasters (37). A small schoolhouse early stood near St. David's Church. In 1733 John Evans of Radnor, school master, moved from the Radnor to the Goshen Meeting,⁸ probably having taught in a Radnor Friends School. Schools remained near both these religious institutions until well into the nineteenth century.

Consolidation of properties followed the first settlements as non-resident owners sold to residents. The new owners then made provision for their children to inherit the results of their industry. Prudent, they took advantage of opportunities to borrow from the Government loan office. Well versed by experience in the stringencies of agricultural life, they forbore to divide their farms into pieces too small for a family's support. Some settlers owned enough land to seat all their sons; others provided that the heirs to the land pay equivalent amounts of money to their siblings. A few descendants received their patrimonies in land in outlying townships. Because William Penn omitted primogeniture in his Plan of Government, almost all land owners left wills specifying the disposition of their farms. Thomas John Evans divided his 340 acres into two farms (53, 54); Stephen ap Evan (Bevan), his 397 into three pieces (106, 107, 108); David Evans left over 150 acres in Radnor to each of three sons (83, 84, 85, 27, 28, 31, 32, 40), and land elsewhere to others.

For fifty years the Welsh language was used in local churches. St. David's still owns Welsh books sent from London by the Society for the Propagation of the Gospel, the missionary society which supplied and paid the clergy until the Revolution. In the 1730's, with the deaths of Edward George (6-13), David Pugh (3, 4), David James (97-105), and William Davis (38, 58) of the first generation, the use of the Welsh language lapsed, although almost all residents claimed Welsh ancestry and new immigrants such as David Cornog (26-28, 32, 59, 109) were still arriving from Wales.

Simultaneously, several elderly owners placed rigid entails upon their land to assure its integrity and its ownership by their descend-

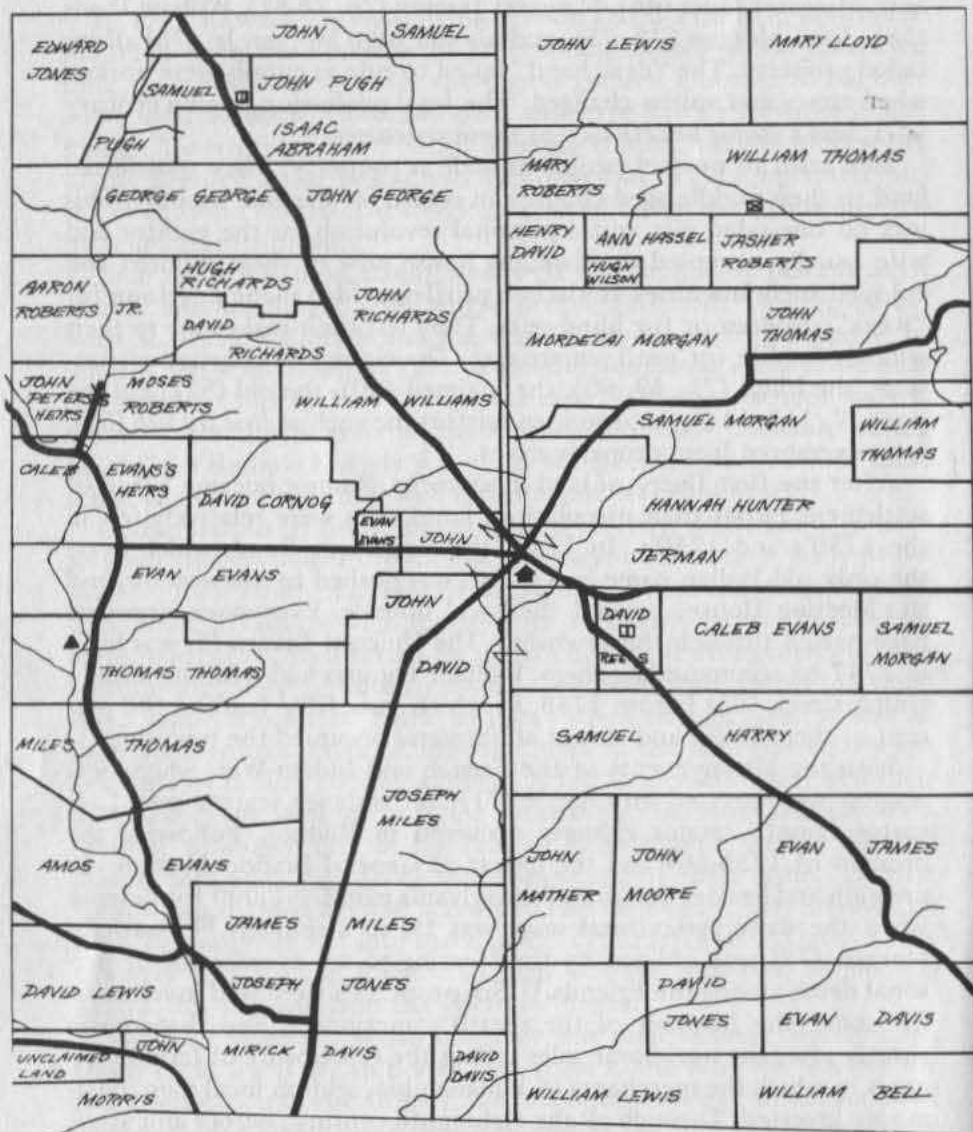
ants. Margaret Miles (46), Margaret Jerman (76, 78-81), William Davis (58), John Morgan (72, 73), and his son John Morgan Jr. (75) all entailed property. The "dead hand" failed to rule as entails were broken when times and spirits changed. The legal profession, even a century later, was a major beneficiary of these strictures.

Men tried to protect people as well as property. They transferred land to their middle-aged children in return for lifetime support. This was no one-sided gift, but a personal revolution, as the grantor and wife usually occupied the dwelling house now of their children and enjoyed such amenities as kitchen privileges. Men made provision for "weak" children or for blind ones. They left their real estate to their widows for life (or until remarriage). The victims of constant misfortune, the blind (25, 49, 60), the maimed (90), the old (82), and the poor (7, 113, 114), or of sudden misfortune such as loss by fire (50), were exempted from property taxes.

After the first flurry of land investment, Radnor became a land of settlement rather than speculation. Land sales were relatively few in the 1730's and 1740's. In 1741, the Conestoga Road, which bears the only old Indian name in Radnor, was pushed to the west beyond the Meeting House, beyond the local bounds. Ever since, travelers have passed through the township. The Unicorn Tavern (3) was built in 1747 to accommodate them. William Thomas had a fulling mill on Gulph Creek (65) before 1748, in which year fifty families (86 per cent of them Welsh and almost all farmers) occupied the township.

With the jolting events of the French and Indian War, when local wagons were pressed into battle (71) and violence scarred even Lancaster County, major changes occurred in Radnor. Following the drought of 1755-56⁹ and the defeat of General Braddock, came depression and heavier taxation. Pennsylvania paid £490,000 for defense when the daily agricultural wage was 1½ to 2 shillings.¹⁰ Mordecai Morgan (72) was obliged by the Meeting to act as collector of personal debts among the Friends.¹¹ Six properties were sold involuntarily under the hammer of the sheriff's auctioneer, and three more shortly after the war. Some sales reflect the foreclosure of farm mortgages in which the merchants of Philadelphia, seldom local men, commonly invested. Through all the eighteenth century, before and after, only four other forced sales in Radnor were found. The rate of voluntary sales of real estate doubled, often to pay debts ahead of the sheriff.

Having lost their lands, members of the Richards (17, 19), Williams (29, 30, 33), Harry (88, 89), and Evans (31, 84) families, which had lived in Radnor almost since its founding, left town. Longworthy (15, 16), Samuel (2), Davis (58), and George (10) descendants sold during



RADNOR OWNERSHIP IN 1748

- ◆ FRIENDS MEETING
- ▲ GRISTMILL
- INNS
- ⊠ ST. DAVID'S CHURCH
- ⊞ FULLING MILL

Radnor in 1748

The following owners were not taxed for using land:

- Aaron Roberts Jr. (of Philadelphia County)
- David Richards
- John Richards (blind)
- John Peters's Heirs
- Moses Roberts (of Montgomery County)
- Miles Thomas (non-resident)
- David Davis (of Haverford)
- William Lewis (of Haverford)
- William Bell (of Haverford)
- John Moore (of Philadelphia)
- Mary Roberts (poor)
- Henry David
- Caleb Evans
- David Rees (of Philadelphia)
- Ann Hassel (of Philadelphia)
- William Thomas (of Lower Merion)
- Hannah Hunter (of Newtown)
- Isaac Abraham
- Samuel Pugh
- Caleb Evans's Heirs
- John Morris (of Marple)

The following non-owners were taxed:

- Sarah Davis
- Thomas Dennis (85)
- Richard Berry (83)
- Hugh Wilson (67)
- Enoch Abraham
- Catherine Evans (31)
- Joshua Davis
- Griffith Evans
- John Evans
- David James
- Patrick Dooley
- Walter Williams
- John Oliver
- Joseph Jenkins
- Rees Phillips
- Patrick Murrow (Mowrer?)
- Thomas Davis
- Jacob Thomas
- Jonathan Willis
- Edward Williams

or just after the war. In their stead came, among others, George Bailey (1758), Benjamin Livesey (1761), Samuel Brooke (1768), Nathan Matlack (1760), Thomas Read (1755), Thomas Maule (1756), and James Hunter (1757), as well as the first owners of German descent: Adam Ramsower (2) in 1762, Michael Stadelman (87) in 1766, Jesse Gyger (90, 92, 93) in 1765, and Adam Siter (33), who bought in 1760 although he had rented here for a decade in the vanguard of Radnor's Germans. With the exception of Samuel Brooke (16), who was fifty-one, and James Hunter (84), twenty-nine, most buyers were in their thirties when they purchased originally; many added to their properties in the following decade. Most of these families remained for several generations.

Where did they go, those who sold? Not far, according to land records. They went to the reaches of Chester and Philadelphia Counties, seldom to Lancaster or Berks; the frontier was close before the Revolution. Some sold as "of Radnor" before moving and thereafter disappeared. A few went south. Because the most mobile were the unlanded, the newer immigrants and the younger (or brasher) sons of property owners, their trail eludes these records.

Where did they come from, those who bought? They arrived immediately from neighboring townships although they may have lived only briefly in Pennsylvania. Some traveled east, not west, the course of history notwithstanding. Jacob Hinckel came from Cocalico Township, Lancaster County (2).

Why did they settle in Radnor? The Conestoga Road made it accessible. Some had relatives in Radnor. Events in Europe had provoked migration. The Indian troubles, not far west, temporarily halted settlement in that direction. Available land became scarce. Even "the Barrens" (55), aptly named, the last unused parcel of Radnor land, was finally claimed and surveyed in September of 1762. James Hunter (84) became the first man to buy a Radnor farm for use as a summer cottage.

The number of people taxed for land increased 40 percent during the war (from 57 to 79). As newcomers rented portions of farms, the number of occupants of land finally surpassed the number of owners and Welsh occupancy dropped to 62.5 percent in 1764, 56.6 percent in 1772. Land prices (and even wages) rose steadily, to subside only after the war. Germans occupied less land in Radnor than in the Merions or Tredyffrin. They provided 17 percent of the occupants in 1772 (the figure was never greater) but only 5.8 percent of the owners. Even among the taxed "Inmates" who lived on and worked farms for their landlords, few were German. The Scots-Irish provided many more. Despite change, Radnor remained far too poor and too

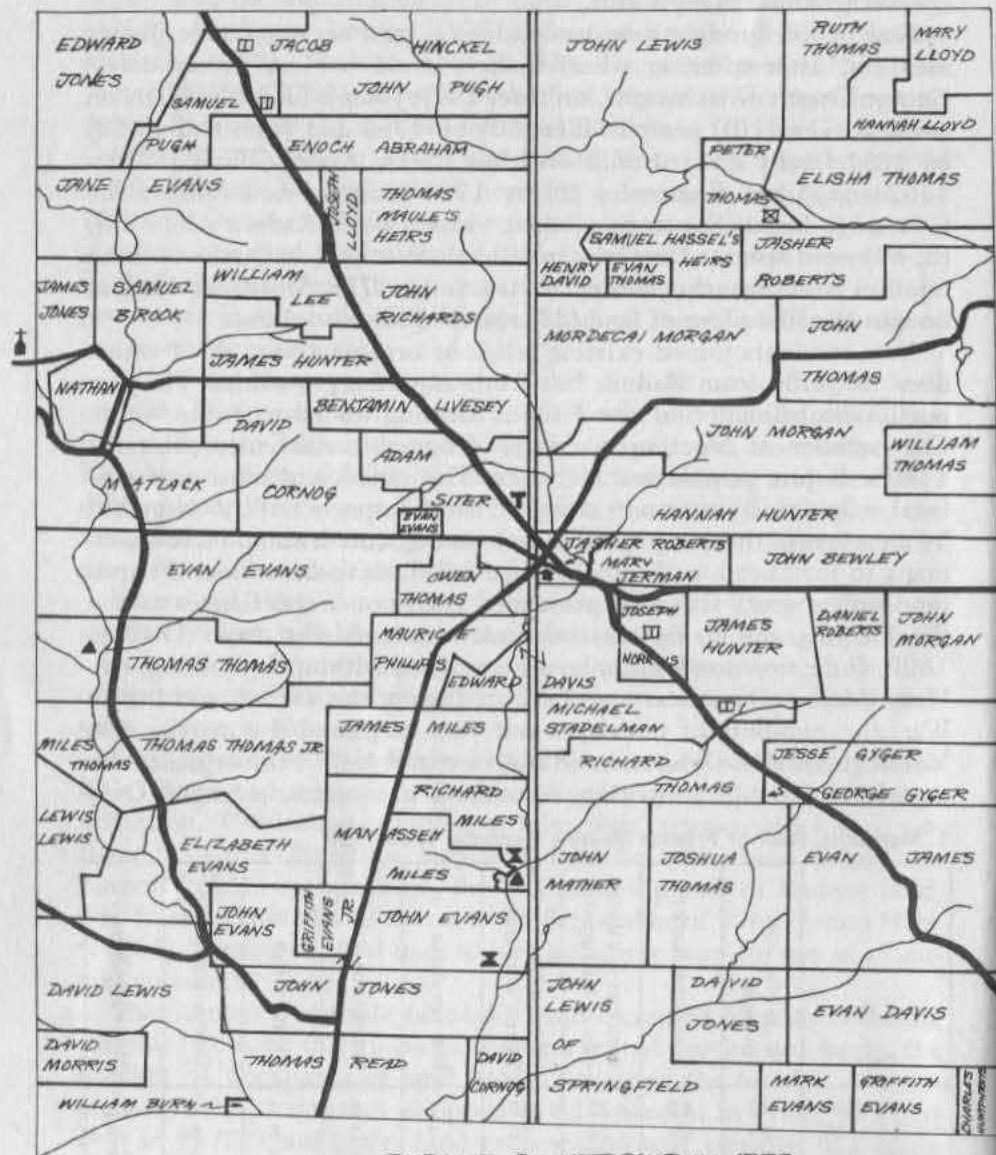
Quaker to house many slaves.

New people brought new occupations as land became scarce. James McMinn, little spinning wheel maker, could live on fifteen acres; George Gyger, wheelwright, on three (90); Joseph Lloyd, saddler, on twenty-seven (10). Joseph Miles (50) by 1766 and John Evans (52) by 1767 finally erected mills on Ithan Creek. Aubrey Harry (87) by 1762 and Adam Ramsower (2) by 1764 provided new inns on the Conestoga Road. For most of their years, two of Radnor's four inns (2, 87) were operated by Germans and all four by non-Quakers whose families are thus the harder to trace. In 1758 Mordecai Morgan bought the first piece of land (37) reserved for school use.

New residents joined existing religious organizations, all of which drew not only from Radnor but from adjoining townships. The proportionate influence of the Friends Meeting waned with the Welsh. The number of Meeting marriages dropped consistently after the 1740's despite population increases. The oldest and, most severe of local religions, its strictures enforced on their peers not by clergy but by members of the congregation, welcomed Scots-Irish and a few Germans to membership. From 1720 to 1800, sixty-six women Friends (and only twenty-six men) persuaded their non-Welsh fiancés to join the Meeting and to be married under its aegis. But from 1740 to 1800, for every non-Welshman who married within the Meeting, two Welsh Meeting members married out. During the French and Indian War, the numbers of marriages out first surpassed the marriages in Meeting. All those who married out were not lost to the organization as, with due public contrition, reinstatement could be arranged. Only

1. Marriages, Radnor Friends Meeting Records, 1720-1799

Date	No. of Marriages Recorded	% of Welsh Names	Both Partners Welsh (No. of Marriages)	At Least One Partner not Welsh	Man not Welsh	Woman not Welsh	Neither Welsh	German Names	Marriages Out
1720-1729	32	83	22	10	7	2	1	0	3
1730-1739	34	85	24	10	7	3	0	0	4
1740-1749	44	67	17	27	19	6	2	7	16
1750-1759	37	70	19	18	9	5	4	4	38
1760-1769	21	57	6	15	10	2	3	0	47
1770-1779	18	78	11	7	5	1	1	1	74
1780-1789	17	65	2	15	5	3	7	5	39
1790-1799	14	43	4	10	4	4	2	4	40
Totals	217		105	112	66	26	20	21	261



RADNOR OWNERSHIP IN 1773

- ☞ FRIENDS MEETINGHOUSE
- ☛ FULLING MILL
- ☛ TANNERY
- ☛ ST. DAVID'S CHURCH
- ☛ SAWMILL
- ☛ GRISTMILL
- ☐ INNS

Radnor in 1773

The following owners were not taxed:

Samuel Pugh (3)
Jacob Hinckel (2)
John Pugh (under 21)

Thomas Maule's Heirs
John Richards

Miles Thomas (of Upper Merion)
Thomas Thomas Jr.
James Miles (minor)
Richard Miles (minor)
Manasseh Miles (minor)

William Burn (of Haverford)
John Lewis (of Springfield)
John Lewis (blind)
Peter Thomas (under 21)
Ruth Thomas
Henry David
Samuel Hassel (of Philadelphia)

John Morgan
William Thomas (of Lower Merion)
Hannah Hunter (of Newtown)
Joseph Norris (of Plymouth)
James Hunter (of Philadelphia)
Richard Thomas (of Chester)

Charles Humphreys (of Haverford)

Lewis Jerman's estate

The following owners were taxed for using only part of their land:

Enoch Abraham

Adam Siter
Evan Evans
Thomas Thomas

John Evans

David Cornog

Mordecai Morgan

Evan James

The following non-owners were taxed:

Samuel Johnson (3)
Adam Ramsower (2)

George Fetterman (50)

Evan Lewis (60)

Magdalen Morgan (73)

James Hunter Jr. (75)
James Berry (83)
John Lowery
John Stillwagon
John Smith
John Stephens
George White
Thomas Williams
Humphrey Wayne
James McMinn
Frederick Black
Joseph Hallowell (79)
John Krim
Abraham Griffith
Frederick Bittle (42 or 49)
George Adams
Adam Smith
George Fimple
Christopher Hoofman (42 or 49)
Asa Davis
Jacob Mower
Hugh Richards (part 13)
Henry Bear (65)
William Ward
Andrew Carr
William Anderson

some of the marriages, either in or out, involved Radnor people.

Records for the years between the wars, French and Indian and Revolution, are covered in the Radnor Poor Book,¹² the Mather family account books (94), and the Levi Lewis mill records (38). The mill accounts show the price of "flower" rising gradually from 1766 to 1776, shifting only slightly with season or with weather. The Mather accounts chart the daily wage: lower in winter, rising each April, growing gradually over the years, although more slowly than the price of flour. At February wages (low point of the year), a man could buy 53.7 percent of 28 lbs. of flour (two stone, a constant Lewis measure) for a day's wages in 1767, but only 50 percent in 1776.

The grandchildren of the settlers were now adults, some expressing their desire for self-determination by marrying out, by taking up arms, by marrying first cousins, by drinking, by failing to live up to agreements. The longer the domination of parents or grandparents, the more likely was the generation gap to be expressed in action.

The first entails to land were broken in 1755 (31, 58), the next in 1762 and 1768 (83; 76, 78-81) as a younger generation of Welsh denied the desires of an older and sold its patrimonies for profit. The barring or docking of an entail involved a fictitious suit brought to court and recorded straightfaced in a manner as replete with subterfuge as an out-of-state divorce. The method evolved by wily clergy to "evade the statutes of mortmain" is described by Blackstone with disapproval.¹³ The process begins, he explained, with a suit claiming that the occupant of land (usually the heir himself) is wrongfully using land belonging to the claimant, an outright untruth. The occupant appears in court to vouch for a man who, he says, permitted him to use the property. That man in turn vouches for a "straw man," a part usually taken by one of the courthouse regulars (Blackstone says the Cryer of the Courts). This individual, used so often that he was called the "Common Vouchee," then leaves the court and fails to return, becoming thus in contempt of court and starting the chain that leads to property transfer and to earning his fee.

Judgment is made against the Vouchee who has departed (to his own office in the same building, most likely). Since he is unavailable, the man who vouched for him cannot recover from him, but the occupant can recover from this middle man, and the claimant from the occupant. What they recover is the land in question. Once the claimant has it and the entail is gone, the claimant returns it to the proper heir. The deed of John Jerman to his son Lewis in 1768 (76, 78-81) explains how the barring works. The form was followed and entail broken, enabling Lewis to divide the center of the township into several pieces on which a small settlement arose near the Friends Meet-

ing (77).

Almost all the land was cleared and fenced with rail. Chester County Road Records describe the land along Spring Mill Road (79-86) as "good clear corn land" by 1727. The woodlands were "improved" by deforestation, assessors differentiating between the two types of property. In 1764 Radnor's taxpayers were assessed for 5,024 acres of improved land and 1,342 of woodland.¹⁴ The woodland portion continued to decline as long as the area was agricultural. By 1776 the eye could discern the edge of the world from every hill.

Thus, on a hill behind the Friends Meeting House, Washington established an outpost during the Valley Forge winter. From there sentinels could readily see whatever approached along the Conestoga Road, from Lancaster or York, the temporary seat of government, or from Philadelphia. They could survey the road to Chester, the road to the Gulph, the road to Newtown, or the road by Darby Creek. All roads then led to the Radnor Meeting and details from both armies traversed them. Washington and LaFayette are said to have slept in Michael Stadelman's inn (87).

As a no-man's land between Valley Forge and Philadelphia, Radnor was raided twice seriously. On 19 September 1777, eight days after the Battle of the Brandywine, British soldiers led by Colonel Harcourt (incorrectly referred to as "Hariat" in some of the claims records) commandeered over forty horses and some harness from at least twenty families. The existent claims of the victims are filed in the Chester County Historical Society. Edward Lane's wife distinguished herself by receiving partial payment in cash from a British officer. This claim is filed with those of Radnor although Edward Lane's name appears on no other Radnor record and there was a man of that name in Ridley Township (close, alphabetically). Adam Siter (33) and Frederick Bittle ("Beetle") also received money. Their intrepid spirit lives: less than twenty years ago Brandon Barringer of Radnor demanded, and got, by flashlight, a receipt for cash stolen from him by the Main Line's Masked Bandit.

On 11 December 1777, members of the British Army under Cornwallis also ravished Radnor, taking livestock, food, some small valuables, considerable clothing, a few gallons of liquor, and 1000 fence rails. The British, like the Continentals, were cold that winter. The effects of the raids show in assessment records. Radnor paid taxes on 133 horses in 1774 and on 81 in 1778. Griffith James paid lower taxes in the latter year because his was "poor land, plunder by the enemy" (104).

How many Radnor men joined the army? No one knows, although some can be named.¹⁵ Mordecai Morgan Jr. (72) married out of Meet-

ing but was not disowned until he took up arms. John Pugh (4) married out, was reinstated, but overstepped the Meeting's patience when he accepted a commission to enlist others in the militia. Patrick McFall, who briefly ran the Plough Tavern (83), enlisted under Pugh. Richard Thomas of Radnor was a Colonel when he took the Oath of Allegiance 20 July 1778. An occasional military title appears on land or assessment records to indicate the names of other soldiers: Samuel Pugh (3), George Gyger (90), Lewis Lewis (47), Griffith James (104). The Meeting disowned Levi Evans, William Burn Jr. (57), James Lawrence, Abner Barry, William Evans, Aquilla Evans (51), James Barry (83), John Tucker, and John Lloyd as well as others. None of these men was married in the Radnor Friends Meeting.* Because no specific list of Radnor's Revolutionary soldiers exists, hopeful Americans sometimes cite the printed lists of those eligible for induction as proof of their ancestors' military service.¹⁶

In Radnor, a new people faced the Revolution. Over half the residents of 1772 were newcomers of the previous fifteen years—a few of Welsh ancestry, a few of German, most of Scots-Irish. They occupied nearly half the township but not the most valuable lands along Darby Creek which the original Welsh families preserved (38-40, 44-48).

War harried the people. Meeting members complained of being assessed by Rebel forces for not enlisting, of losing livestock and other goods to detachments of both armies. Troops occupied dwellings as well as the Meeting House, which became officers' quarters and hospital. St. David's Church closed, the minister true to his church's titular leader, the King. No Radnor Meeting marriages are recorded from 1 November 1780 to 27 March 1783. The pace of life quickened. The number of marriages out of Meeting soared early in the war with the defection of some members to the military, and with the curtailment of Meeting activities; also, new residents were not traditionally Quaker. Deaths of property owners doubled in the 'seventies. According to the Levi Lewis (38) mill records, the price of 28 lbs. of flour rose 9d during 1776 to 4s 6d. In 1777, it rose to 5s and there remained while the British occupied Philadelphia, while Harcourt and

*The Daughters of the American Revolution recognize Isaac Abraham Sr. (5), Benjamin Brooke (70), Isaac Burn (57), William Burn (57), George Dunn (28), George Gyger (90), Jesse Gyger Sr. (90-93), James Hunter (75), Griffith James (104), Matthew Law (64), Evan Lewis (60-62), David Lewis (53, 56), Robert Mather (94), George Matlack (15), Mordecai Morgan Jr. (72), Thomas Read (58), Jacob White (40), and Elisha Worrall (19) although some were advanced in age and some held strong Quaker convictions.

Cornwallis ravaged the countryside, and while Washington wintered in Valley Forge.

John Clark Jr., who spent most of the winter of 1777-1778 in Newtown Township as a spy for General Washington, complained of the attitude of local farmers who traded with the British.¹⁷ Those people left in Radnor, tied to the soil, reacted as do all people caught between opposing armies; they tried to be inconspicuous no matter what their leanings. The British evacuated Philadelphia 18 June 1778, ending all fighting in Eastern Pennsylvania but not allaying tensions.

The official list of Tories accused 15 July 1778 contains no Radnor names.¹⁸ Of all in the Welsh Tract who might have been or were accused by the Rebels of sins of neutrality or of outright treason, only one was executed. John Roberts, Quaker, miller, once Radnor landowner (88, 89), was arrested, tried in the summer, hanged in November. He was also, by remarkable coincidence, the wealthiest man in Lower Merion.

Inflation followed fighting. Levi Lewis recorded more dealings of all kinds during the war (all reflected debts). One third of all transactions labeled "loan" occurred in 1778 and 1779 in a record covering sixteen years. Prices soared. A ninety-acre farm (2) sold in 1779 for £20,000, at least twenty times its real value. The Overseers of the Poor who spent £31-16-6 in the year ending 25 March 1777, spent £58-2-11 the next year, and £163-16-3, £245-19-6, and £906-12-0 respectively in the ensuing years.¹⁹ Flour, sold for 5s in April 1778, commanded 8s 6d in June, 15s in August, 30s in December, 50s in February 1779, 150s in April.²⁰ Some sales were listed at 7s 6d throughout 1778, 1779, and 1780: there were two price levels, one paper and one coin. On 25 June 1780, Levi Lewis counted \$250 as worth but 6s 3d, 1/300 of the usual amount. In the year following the Devaluation Act of 1 February 1781, the Overseers of the Poor spent only £22-18-6 and flour stabilized at 5s.

The year 1783 saw the end of the War. With the end of a moratorium on foreclosures came a sudden rise in the number of real estate transactions (mostly small properties). The second Meeting House in Radnor was erected, this time by Methodists (99). Dissatisfied with the prevailing religions, or perhaps with the difficulty of access to all but the Friends Meeting, several Radnor residents had met in private houses since 1778, the prime movers members of the Baptist Church in the Great Valley. The new Church property, like that of the Friends and of any existing schools, was not included in assessment lists.

Like a Domesday Book for a new country, assessment records of

1783 included more specific information than had previously been culled. In that year, Radnor contained 7,042 acres in 85 properties (so the list reads), 79 dwelling houses, and 19 more houses occupied by "Inmates" and their families, making a total of 98; 116 outhouses, 173 horses, 268 horned cattle, 291 sheep, 4 taverns (2, 3, 83, 87), 1 saw mill (52), 2 grist mills (38, 50), 1 fulling mill (65), 1 distillery (87), 3 tanyards (2, 15, 33), 443 white inhabitants of land, 76 members of families of "Inmates" (tenants not controlling land), 18 Freemen who were probably included in the number of white inhabitants above, and 5 blacks. Four of the blacks, slaves over 12 years of age, lived one each in the households of John Bewley (80), Isaac Abraham (5), John Morgan (73), and John Witmer (87). The fifth, presumably younger, lived in Mordecai Morgan's household (72). No slave-owner was a practising Quaker. Six men also owned land in other townships (1, 2, 3, 38, 53, 79). Of plate, Jacob Beary (79), surveyor, owned 1½ lbs. and John Witmer (87), 12 spoons.²¹ The Welsh still owned 75 percent of the land but occupied 56 percent; the Germans owned and occupied a little less than 10 percent.

The sixty-year-old plans of Margaret Miles, one of Radnor's original settlers who bought land even before migration and disposed of it in her old age, were thwarted in 1786 when her great grandson connived with Samuel Caley, Caley's stepbrother, and the County Court to bar the entail upon 123 acres of land which had been her property (46). With all legal sanction, Samuel Caley became the owner. John Thomas divided his farm (69, 70), long in the family, along topographic lines. He intended to benefit his sons. They immediately sold to non-Welsh.

The first United States Census, 1790, showed Radnor with 113 households containing 680 people, 7.25 percent of the population of Delaware County (the proportion has never been higher). Thanks to human error, the official total printed is 686. Men outnumbered women as follows:

2. United States Census, Radnor, 1790

Free White Males under 16 years of age	163
Free White Males over 16	191
	Total 354
Free White Females	320
Other Free (2, 42, 54, 109)	4
Slaves (80, 73)	2
	Total 680

On 9 April 1792, the Pennsylvania Legislature took action which changed the course of Radnor's development, directed it for the next 40 years, and still affects the township. On that day it established the

Philadelphia and Lancaster Turnpike Company, a private organization charged with building a toll road, according to certain specifications, between the two cities. There had been talk of doing something about that Conestoga Road ever since 1767. Stock, oversubscribed, was meted out by lot, Nathan Matlack Jr. and Philip Sheaff (110) among the happy recipients.

More ruthless than any current state highway department, the company surveyed, dug up the ground, bought local stone for bridges over swamps and streams, following a course that required at the most a four percent grade. Laborers constructed a crowned road of crushed rock according to the printed instructions of John Loudon McAdam. For much of its length, and certainly through Radnor, the Turnpike cut diagonally through properties where no road had run. Men worked with dispatch, the major portion of the task being finished within two years. Compensation was made neither for the inconvenience of road construction nor for the land itself.

Robert McClenachan, not of Radnor, tested the company's rights in court, claiming that its agents entered upon his property, destroyed his fences, and constructed a road without asking or receiving permission. Even worse, the company failed to replace the fences. The court's decision was blunt: "The truth is that it has been considered that the running of a road through a man's land confers such a benefit on him as fully compensates him generally for the expense of fencing his land anew."²² Only the destruction of buildings, orchards, or standing grain required compensation. The case aroused considerable interest. Mr. McClenachan took the court's words to heart, dividing his property into 600 house lots which, collectively, he called the town of Glassley. He sold enough lots to recoup the damages done by the Turnpike and perhaps to pay his legal fees, but the planned town was ahead of its time and failed to develop.²³ Robert Brooke, resurveying the Turnpike in 1806, labeled the still fenceless ground in Easttown "McClenachan's Blasted Heath."

The road attracted traffic in large numbers as the advantages of speed over a good surface outweighed the payment of tolls. To care for transients, the Siter family constructed the Spread Eagle Tavern, replacing an older, smaller hostelry (2). This largest, handsomest, and most impressive building of any outside Philadelphia itself is memorialized now in the name of the Spread Eagle Village shopping center. By 1798 the new inn was in operation and Daniel Maule (13) found himself Gatekeeper for the Turnpike Company when a gate ("pike") was placed in front of his house.

The yellow fever epidemic which plagued Philadelphia in 1793 apparently touched Radnor as the death rate of property owners in-

creased. During the Whiskey Rebellion of 1794 troops marched again through the Township on the Conestoga Road. Before April of 1794, Evan James (97-105) died. Through his property ran both the Conestoga Road and the Turnpike. Although he had made an abortive attempt to keep 200 of his 250 acres intact by deeding them to a nephew in return for lifetime support, he died intestate and the entire holding was divided into five pieces among his children. By 1798 this had become eight pieces (excluding the Methodist Meeting), as heirs sold small lots along the new Turnpike and a new settlement, now Rosemont, grew on his farm. Daniel Maule (13), bought an eighty-acre farm (20-24), carved woodlots off the end, and sold. The two-hundred-acre George property (6-9) was also divided in the 'nineties. By 1798, although Radnor consisted mostly of farms, groups of small lots had appeared on the eastern end of the Turnpike, near the Friends Meeting, and off the Conestoga Road on Church Road (laid out in 1772). The increase in deaths and in real estate sales reflects the growing population and the influence of the Turnpike. By 1795 a day's farm wage bought 43.75 percent of 28 lbs. of flour.

The year 1798 is frozen in time with the definitive assessment list of that year. As always, outside events and decisions influenced Radnor. In Philadelphia, again the United States capital, the Congress passed the Alien and Sedition Acts, as well as the Direct Tax. The following spring, a predominantly German people, recently arrived in parts of Bucks, Montgomery, and Northampton counties, rebelled against the tax which it considered a plot of city Englishmen to confiscate property—and for warlike purposes, at that. John Fries, leader of the rebellion, had not forgiven the Federal Government for taxing his profession, auctioneering, in 1794. He even named his dog "Whiskey," perhaps in honor of *that* rebellion. Quakertown (one is tempted to think the name significant) saw much of this disturbance, which claimed in part to be pacifist in nature. However, the revolt was quelled by arms and the houses measured even in those counties. Fries himself was twice tried for treason and sentenced to death, although the United States had declared no war. John Adams, as President, pardoned him.

In Radnor, Robert Mather (94) wrote that David Field had "commenced work" for him at \$50 for seven months of his time, and Peter DeHaven (69) was paid £3 as Clerk of St. David's Church. Amy Hoopes bickered with her brother David Evans (52) over their father's will and Elizabeth Dickenson was mentioned in the Friends Meeting Records for misconduct (she married out). No member of the Meeting drank or retailed liquor except one Friend whose case was "under care." "Yet, although divers have declined the using thereof, but lit-

tle advance herein has latterly been made among us," wrote the Clerk in his yearly lament.²⁴

Radnor Friends Meeting Records state that Rebecca Haworth "removed" to the Goshen Meeting and Elijah and Abner Lewis (60, 61) to Uwchlan. Close relatives of Radnor people lived in Chester, Montgomery, Philadelphia, Bucks, Lancaster, Centre, Berks, and Northampton Counties, in Maryland, and even in Virginia (2, 3, 34, 98) and South Carolina (43). Jesse Brooke (50) bought a six-acre woodlot (21) from Benjamin Davis (42). Four houses were built (2, 60, 81, 85) and Elisha Worrall (19) enlarged his. Property boundaries along Spring Mill Road were resurveyed and adjusted to conform to the practical line of the cartway (79). Government, in a form of Social Security and Medicare, acted through the Overseers of the Poor. On 31 March 1798 George Zullig gave a receipt for 16s 5d received of John Horton (46), money due the township from the previous Overseers. One year later Zullig, as Overseer, owed the township £2-5-0. There is no record of how much money was raised that year in taxes for the poor nor how much was spent by Mr. Zullig.²⁵ In fact, there is no other information on Mr. Zullig. His name appears in neither the 1790 nor 1800 census for Radnor and no deed is recorded in his name.

Crops were sown and harvested, deaths were up and wages down in winter. It rained, it snowed, the sun shone. Rye and "Indicorn" fetched 5s a bushel, and twenty-eight lbs. of "flower" 7s 8d in August.²⁶ Isaac Leedom (87) married Ann Jones, a daughter of Silas and Esther.²⁷ Elizabeth and Caleb Smith, son of John (97), had a son.²⁸ And so life continued. James Preston and Moses Palmer of Concord Township represented Delaware County in the Pennsylvania Assembly, Nathaniel Newlin in the Senate. John Odenheimer served as Sheriff. As usual, none came from Radnor.

Yellow fever plagued the county. In all the eighteenth century, the very worst year for deaths in Delaware County (from recorded wills), in the Radnor Friends Meeting (from burial records), and in Radnor itself (from will and cemetery records) was 1798 when the preponderance of Delaware County wills was proved in February and November. Tenants Matthew Law (64) and James Carr (89) died. Adam Siter (33) died, and Rachel Davis, whose Lewis siblings owned lots 53, 56, and 106. Magdalen Morgan [widow of Samuel (73)] died, and Nathan Matlack [father of Simeon (6, 31) and George (15)], and Abigail Jones [widow of Edward (1) and mother of John Pugh (4)], and Joshua Brown [stepfather of the Maules (12, 13, 41)], and Hannah Evans [mother of Nathan (49)], all five elderly. With these people went almost the last personal remembrance of the Welsh settlers of Radnor.

Men of Welsh stock continued to control the Radnor Friends Meeting (77), although in 1798 its membership was not solely Welsh. The first trustees of the Meeting land (1735) all bore Welsh names. When the lands were next transferred (1776 and again in 1808) five of the six names listed were still Welsh. In 1848 one was.

In other organizations, religious, political, and social, those who were Welsh by name played a part more in keeping with their numbers. Clannishly, of the names mentioned in Levi Lewis's mill records, 60 percent are Welsh; of those in the Mather accounts, 40 percent are. Two thirds of the Overseers of the Poor from 1765 to 1795 bore Welsh names, but only one third in the following decade; one half the directors (only one quarter of the officers) of the Radnor Library Company at its founding in 1809; one third of the township's minor officials mentioned in the Town Meeting minutes of 1810.

3. Radnor Overseers of the Poor by European Background*

	Welsh	German	Other	Total
1765-66 through 1774-75	13	2	5	20
1775-76 through 1784-85	12	2	5	19
1785-86 through 1794-95	13	2	5	20
1795-96 through 1804-05	6	3	10	19
1805-06 through 1806-07	2	1	0	3
Total	46	10	25	81

*Nationality is arbitrarily set by last name. The final Overseers served 1806-1807.

Coincidentally with the 1798 tax return, and later than in adjoining townships, Radnor's families of Welsh origin became irrevocably a local minority.

Radnor in 1798

The People

At the time of the measuring of houses some eight hundred people lived and worked in Radnor, spread throughout the township. Men slightly outnumbered women. Because the figure is derived from the United States Census of 1800, not a 1798 source, it misses absolute accuracy. The Census, moreover, gives three listings for a John Gregory and two for each of nine other heads of household. Land records and the 1802 County assessment list confirm these to the satisfaction of the author as duplications. There were probably 116, not 127, households and 814, not 874, people despite official census totals. Radnor was still more populous than Haverford, Marple, or Newtown, and contained over 50 percent more people than in the enumeration of 1783.

Youth outnumbered age as it must in a successful agricultural community. Half of all people were children under 16 (true for the whole county), and two thirds of all were people under 26. But age controlled the economy; tenants were generally younger than owners.

Those over 26 held all the land, two thirds of it owned by the 16.5 percent over 45.

The 1800 Census gives the age of three owners (49, 92, 97) and one tenant (112) as under 26. John Smith (97) was son to the 1798 owner. Since the other two owners had held land in their own names since at least 1794, it is unlikely they were under 26. James Hunter (84), who was not counted in Radnor, was, at 28, probably the young-

4. Land Ownership by Age

Age (Source: 1800 Census)	Percent of Radnor's Population	Percent of Land Owned	Owners	Tenants
Under 26	66.88	0	3*	1
26-45	16.62	33.3	20	9
Over 45	16.5	66.7	48	13
Total	100	100	71	23

Source for Owners and Tenants: U.S. Census for 1800, which fails to list all Radnor 1798 owners (some lived elsewhere). Nine owners were found in Marple, Newtown, or Haverford. Since no age is given for non-whites, they are omitted. Radnor had 3 non-white owners in 1798, one over 45, and probably the others (113, 114).

*These owners were, nonetheless, probably over 26. They held 2.6% of Radnor's land.

5. Welsh Population by Age

Welsh Population of Radnor, 1800	Percent of Welsh	Non-Welsh Population of Radnor, 1800	Percent of Non-Welsh
Under 10	62	184	34
10-16	43	108	20
16-26	52	78	14.4
26-45	33	98	18.1
Over 45	57	73	13.5
Total	247	541	100

Source: United States Census for 1800 corrected. Whites only; no ages are given for the 26 non-whites.

Radnor's Welsh owners of 1798 (father's name Welsh) had an average of 2.5 children who grew to maturity. If the 9 unmarried Welsh owners are omitted in the calculation, the average is 3 children for each of 32 owners. Of 41 non-Welsh owners the average is 6. Some of these children were not born until after 1800 and do not appear in the Census count. The full list of children of the 13 other owners (mostly non-Welsh) has not been found.

est owner. The young tenant, Evan Roberts (112), was not under 26 in 1800; he was 31.

Those of Welsh names were older than their neighbors in 1800, and maintained smaller households. They comprised 44.2 percent of the owners, but only 28.3 percent of the people living in Radnor. They supported noticeably fewer children and noticeably more elderly persons than did other nationalities. The populations of Haverford, Marple and Newtown also contained more old people than the county average. An aging Welsh population in these townships, too, may account for the difference. In Radnor the average Welsh household contained 6.2 people against 7.1 for others. The 1798 Return shows 40 percent of all Radnor households headed by Welsh, the 1800 Census, 34.5 percent. The earlier Return failed to name the occupants of some 12 small houses. The difference reflects the nationality of the

occupants of those houses, most of them non-Welsh by name.

Everyone bore a western European name in 1798, more of Welsh than of any other stock. There were seven owners named Lewis, four Jones, Thomas, and Evans, three Morgan, Davis, and James. Of the tenants' names, fewer than one quarter were Welsh.

6. National Background of Owners and Tenants

	Owners, 1798 (by last name)	Tenants, 1798 (by last name)
Welsh	42	9 (1 was also an owner)
German	13	9 (2 were also owners)
Scots-Irish	9	8
Scandinavian	1	
Other (mostly English)	30	14
Total	95	40

The Welsh still owned over half the township but occupied only 41.5 percent.

7. Land Occupancy by National Background

	Acres	Percent
Welsh	3126	41.5
German	1177.5	15.6
Scots-Irish	694.5	9.2
Scandinavian	56	.74
Black	12	.16
Other (mostly English)	2472	32.8
Total	7538	100

Because properties owned by women were listed in their husbands' names, there is some difference, notably in German acreage, between the amount of land actually owned by those of one national origin and the amount apparently owned if one uses the Return for his only source.

8. Land Ownership by National Background

	Actual Ownership Acres, 1798	Percent of Radnor Land	Ownership by Name Acres, 1798	Percent of Radnor Land
Welsh	3995	53	3969	52.66
German	844	11.2	561	7.44
Scots-Irish	503	6.68	667	8.85
Scandinavian	56	.74	56	.74
Black	12	.16	12	.16
Other (mostly English)	2128	28.22	2273	30.15
Total	7538	100	7538	100

Less than 15 percent of the land was owned by families with no Welsh ancestry at all.

First names on the Return were Biblical. The 16 Johns came from Welsh, German, Scots-Irish, and English backgrounds. Three men used the Welsh form, Evan. William (nine, only two Welsh), Thomas, (eight), Isaac (seven), and David (six) followed in popularity. Fourteen first names (of 41) also appear as last names, sometimes in the patronymic form. Several men bore a double name: William Williams, Lewis Lewis (two of them), John Jones, Bartle Bartleson. There were two men named James Hunter and two named Benjamin Davis.

9. Biblical First Names

Men (owners and tenants, 1798, omitting duplicate listings for any individual)

	Biblical First Names	Non-Biblical First Names	Total	Percent of Biblical First Names
Welsh	34	8	42	81
German	12	7	19	63.2
Scots-Irish	9	4	13	69.2
Other	30	11	41	73.2
Total	85	30	115	Average 71.65

Few women's names (only 14) appear on the Return. Among women owners and wives of owners (81 people), names again were Biblical: Mary (twelve), Elizabeth (eleven), Ann and its variants (eight), Sarah, Hannah and Margaret (seven each) led the rest. In each national group some 80 percent of the women carried Biblical names.

Households were integrated as to sex and age. Bridget Ellis (82) alone headed a household of women. No household consisted only of men. Sixty-two percent included at least one person over 45; only Stephen Lewis's household held nothing but older people. Eighty percent held children under ten, 93 percent, persons under 26.

To this young populace, no matter what the background, Radnor appeared a stable and settled community. Two thirds of all its land had remained in the ownership of the same families for at least 25 years, the full recollection of the two thirds of the populace under 26. Another 14 percent was owned or occupied by members of old Radnor families.

Ninety people owned all of Radnor, according to the Return, but the assessor overlooked five owners (18, 34, 62, 78, 114), proof that a thorough reassessment can fail to find all taxables. The figure 95 appears on the charts in this volume as that figure is comparable to the totals used for other years. Six could have been added, as six wives owned portions of properties credited to their husbands.

Most of the land was owner-occupied. Although Robert Kennedy (3) owned land in several townships, John Brooke (16, 17) in Newtown, and the energetic Siter family owned Philadelphia property as well as mills in both Tredyffrin and Upper Providence, most owner-occupants held land only in Radnor unless their properties straddled the township line.

10. Owner-Occupancy

Owners, 1798	Residence of Owners, 1798
Estates	2
Women	12
Men	74
Men credited only with properties owned by women	7
Total	95
Owners living on own Radnor lands	66
Estates of decedents (heirs lived in Radnor)	2
Absentee owners of land and houses	18
Men whose wives owned a portion of their lands	6
Absentee owners, land only	9
Total	95

Of the 27 absentee owners, one (105) was a tenant in Radnor (104) and eight owned and occupied plantations which crossed the township line, their dwellings lying in the adjoining townships. Three more lived near Radnor and four in Philadelphia. The most distant owners (34 and 18) were overlooked in the Return. Thirteen held family land, retaining friends and memories here. Hugh DeHaven (69) proves the exception among absentee owners of sizable properties. He failed to grow up in Radnor, to inherit his land, to marry into Radnor, or to live on property adjoining it. He was, however, related by marriage to Ezekiel Rambo, from whom he bought.

11. Residence of Absentee Owners

Lived on land adjoining their Radnor acres	8
Tenant in Radnor	1
Lived in Philadelphia	4
Unknown (4 probably lived in Radnor with relatives)	8
One each in Lower Merion, Newtown, Upper Providence, Virginia, New Jersey, Centre County	6
Total absentee owners	27

Almost all owners were married at some time during their lives. Four were spinsters (64, 82, 106) and for five men owners no mar-

riage record has been found. Certainly they had neither wives nor children when they died (49, 53, 65, 73, 108). Marriage certificates can be found for men of similar name but there is no indication that these were Radnor men.

Eleven women, all spinsters or widows, are listed as owners of property (607 3/4 acres) and responsible for the taxes thereon. Hannah Barton (78) was overlooked. Thirteen more owned land (923 3/4 acres), the taxes a charge upon their husbands. Hannah Hunter's farm was held in her son's name (75) and Rachel Morgan's house lot (7) in the name of her father. Property of a married woman was carried in the husband's name although that husband could sell neither his own nor her land without her acquiescence, the wife being separately interrogated on her intentions in the matter. The strong-minded woman could (and sometimes did) thwart her husband's plans (8, 60). All told, Radnor women owned 20 percent of Radnor, almost all of it inherited.

12. Properties Bought (not inherited) by Radnor Women

Elizabeth James (23)	6 acres
Rachel Morgan (7)	2 acres
Mary and Hannah Lewis (106)	100 acres (bought from sister)
Margaret Dickenson (36)	3 1/2 acres (bought from a relative)
Bridget Ellis (82)	10 acres (bought from uncle)

Once landed, few women sold. They clutched property, especially patrimonies, for the benefit of future generations. Elizabeth James (23), Rachel Morgan (7), and the Lewis sisters (106) felt no sentiment toward their purchased land; they sold within a few years. Only two of the other twenty sold: Mrs. Moses Palmer, whose family had owned lot 51 only ten years, and Mrs. Robert Johnson, who could not resist dividing and selling the few acres of Turnpike frontage she had inherited (101).

Elizabeth Siter, widow of Adam (33), and Elizabeth Evans, widow of Amos (48), owned and occupied their husbands' farms. Eleanor Jones, widow of David (107), had life use of 93 acres of land. She reserved two acres and a small house for herself, renting the rest to Thomas Lewis. Phebe Livesey, widow of Benjamin (30), gave the use of land to her daughter. Four women were tenants on small properties totalling 12 1/2 acres (35, 36, 89, 91) and Sarah Siter, widow of Adam Jr. (2), had just built a new house, part in Delaware County and part in Chester.

One non-white household of two free persons, headed by Matthew

Phenix, appears in the 1800 Census for Radnor. Twenty-four other free non-whites, unnamed, were counted on the various farms. Hugh DeHaven (69), who had moved from Philadelphia to his Radnor farm, and David James (104) housed three each, Joseph Hoskins (95) and Major Lewis Lewis (47), four, perhaps family groups. The rest were scattered, one each on lots 2, 5, 33, 50, 87, 108, and two each on 42 and 73. Matthew Phenix fails to appear by name on the 1798 return. Abraham Cornog (59) is listed in Haverford as housing one free non-white. Only six blacks had been counted in 1790. Two non-whites owning and occupying property in the corner of the township adjoining Lower Merion and Haverford were enumerated (four per family) in Haverford (113, 114).

Ten acres of land, a bequest from their former owner Charles Humphreys of Haverford, belonged to Caesar Waters (113), Thomas Craill, and India who married James Miller (114—carried in the name of "James Miller et al."). The Craills moved to Philadelphia before 1798, but Caesar Waters and James Miller's family remained long in Radnor. Through this property today runs Miller Street, in remembrance, it is hoped, of James Miller et al.

The H. S. Tanner maps of Pennsylvania published in the 1820's show little detail in Radnor, but they designate an area called "Guineatown" beginning at this corner of the township and encompassing part of Haverford.

No one in Radnor in 1798 claimed a profession. Most owners described themselves in land records as farmers or yeomen. Part-time resident James Hunter Jr. (84) was a lawyer. Service trades were represented by a storekeeper (98) and innkeepers (2, 3, 83); transportation, by three wheelwrights (9, 41, 90), a saddler (81), two blacksmiths (16, 70); the housing industry, by two masons (63, 97), three joiners (25, 76, 105), three carpenters (17, 29, 62); the clothing industry, by three tailors (42, 60, 104), three weavers (46, 55, 92), and a cordwainer (79). There were also millers (38, 50, 52) and tanners (2, 13, 15, 110). Besides Joseph Hoskins (95), absentee owners Thomas Francis of Philadelphia (27, 32) and David Brooke of Lower Merion (68) were characterized as gentlemen. Thomas Paul of Belvidere, New Jersey (87-89), was a merchant. Occupations were not taxed in the 1798 Return.

Because the Welsh were first in Radnor and took first choice of Radnor land, fewer of them depended upon specific trades for a living. Of the eighty-five listed as Occupants in 1783, 13.6 percent of the Welsh followed trades; 46.6 percent of the non-Welsh. In 1802, when occupations were taxed, 20 percent of the Welsh and 33 percent of the non-Welsh were so taxed. Among the twenty-seven "In-

13. Radnor Occupations

The first column in each case lists occupations of those taxed also for land use. The second column gives occupations listed for Inmates, the third for Freemen, where such occupations are designated.

	1783	1802	1805
Blacksmith	2 0 1	1 0 3	3
Carpenter	0 0 3	3 2	5
Cooper		0 1	
Cordwainer	2 1 0		2
Shoemaker		1 3	
Fuller	1		
Gatekeeper			1
Innkeeper	4	4	4
Joiner	1 1	1	1
Justice of the Peace		1	1
Labourer		2	
Mason	1 1	2 0 4	1
Miller	2	3 0 1	1
Millwright	1 1		
Occupation		2	2
Saddler		1	
Saddletree Maker	1		
Storekeeper		1	1
Surveyor	1		
Physician		0 0 1	
Tanner	1 1	1 2	2
Tailor	3	2 1	
Weaver	3 0 1	3	2
Wheelwright	2 0 1	1 1 1	2
Total	25 5 6	29 10 10	28
Possible total	85 19 17	101 27 37	103

Some of those taxed for occupations in 1802 were not so taxed in 1805: Thomas Fendall (saddler), Benjamin Davis (tailor), Jerman Dickenson (weaver), Evan Roberts (miller), even though they occupied the same property. The 1805 list gives no occupations for Freemen or Inmates.

mates" (non-landed) 37 percent had specific occupations, 30 percent of the Welsh and 50 percent of the non-Welsh. In the eighteenth century, those of Welsh name followed fewer trades not because they were Welsh, but because they were landed.

Although earlier assessment records indicated the presence of a lawyer (John Jacobs, barrister, 1770) and of schoolmasters (Edward Churchman, 1771, Thomas Griffith, 1764, and John Evans, 1749), neither lawyer nor schoolmaster is mentioned in 1798. No doctor owned in Radnor. No career minister lived in the township. The Friends' organization had no place for one; the Methodists were served

by circuit preachers, none of whom was local. While the Reverend Slator Clay directed St. David's Church from 1788 to 1821, he lived in Perkiomen where, incidentally, he recorded a number of Radnor marriages including those of Peter Gaskell and Elizabeth Edwards (80), Elisha Moore and Mary Hunter (75), Moses Palmer and Elizabeth Grover (51). Many Radnor marriages are recorded in Philadelphia churches.

The Welsh consistently married at relatively high ages, marrying later than those of other nationalities and later than members of any religious denomination. Quakers, on an average, married almost as late in Radnor, possibly not because they were Quaker but because they were Welsh.

For over 75 years the amount of land owned by the relatively old (over 45) had increased steadily. Even the children of the men who settled during the French and Indian War aged by 1798, as did their Welsh neighbors. Only the epidemics of 1708 and 1798 affected this natural progression.

Two thirds of Radnor's owners held inherited or family land, and many were closely related to one another. Isaac Abraham had married a sister of Abraham Cornog (59); Amos Thomas (63, 66), a sister of Esther Lloyd (64). Jesse Gyger's three sons lived here (90, 92, 93), and three of Samuel Brooke (16, 17, 21, 50, 68), three children of Thomas Maule (12, 13, 22, 41), and four of Evan James (97, 98, 101, 104) as examples. Close and readily ascertainable relationships affected owners of over 90 properties.

The Lands

Early surveys underestimated Radnor's size. Total land figures rose in assessment lists year by year until, in 1798, owners were charged with 7,538 acres of land. The 1976 figure of 8,800 acres, depending in part on old surveys, may not be precise either. Recent surveys of the Earle Estate (44, 47) showed all of the lake lying outside Radnor, to municipal amazement. The public noted the resetting of the signs that proclaim Newtown's warm welcome to travelers, "No Gunning," but Radnor officials watched in impotence as Newtown made the decisions covering the development of the Earle's Lake area.

William Penn, in accepting Pennsylvania, agreed to make laws only in conformity with those of his master. This master and his predecessors, from at least the time of the Magna Carta, had, time and again, demanded the use of uniform measures throughout their kingdom. When Richard Davies and John ap Evan sold rights to land in Radnor in 1682 the deeds specified that the land should be "admeasured and computed according to the dimension of acres mentioned and appointed by the Statute made in the three and thirtieth year of the reign of King Edward the First." The statute proclaimed: "The Iron Yard of our Lord the King containeth three feet and no more. . . five yards and one half make one perch that is Sixteen and one half feet. . ."29 and included, as a prop for the unnumbered, a table like the sales tax tables now used by merchants. Land 10 perches in length, it said, must be 16 in breadth to make an acre; land 19 perches in length must be 8½ perches, 2½ feet and 4 inches in breadth. This long and specific recital ends with the description of an acre 2 perches in length and 80 in breadth.

John ap Evan obeyed the laws of the King, but many did not. Throughout England, local standards were preferred, the proof in the various re-enactments of similar legislation. Lot sizes in Radnor, in both land records and tax returns, generally appear smaller than they were. Isaac Davis's 180 acres (108) were sold in 1825 as 225 acres. Samuel Kelly's 183 acres (44-46) measured 215 when divided among his heirs. James Hunters's 160 (75) proved to be 194 and Elizabeth

Evans's 150 (48), 197. Rowland Ellis, writing back to Wales from Lower Merion in 1698 mentioned the 18 foot pole of Wales, but declared that Pennsylvania used a 16½ foot measure.³⁰

According to the *Oxford English Dictionary*, 18 feet was an old measure for coppice wood and for fencing, as well as for woodland generally. As late as 1858, the land Yard (another name for rod or perch or pole) was 18 feet at Falmouth and at Bridgend, which lies in Wales.³¹ Early land records in Greenwich and Stonington, Connecticut, and in Providence, Rhode Island, show the 18 foot pole occasionally used. Radnor's 7,538 acres of 1798, if measured at 18 feet to the perch, would make just under 8,800 acres at 16½ feet. Coincidence, perhaps. The settlers were trying to obey the law. Did the surveyors follow their instructions?

Radnor's properties ran from the 360 acres in three contiguous farms owned by Levi Lewis and his wife (38-40) to the empty ¼ acre widow Hannah Barton held (78) as a present from her father. Seventeen people owned over 150 acres each and eighteen held lots under 10 acres. The average is 77 acres and the median falls at 70 acres, a workable size for a one-family farm. Through many of the farms threaded small artificial watercourses, their use protected by 999-year agreements for the benefit of the neighbors' meadows. The 18 smallest lots, beading the Conestoga Road or touching the Turnpike, were occupied by widows or by spinsters, by the aged, by the relatively poor, or by artisans who needed little land to ply their trades. Only half paid taxes, as six were exempt and three others overlooked by the assessors.

Tenants rented properties ranging from the valuable 150-acre farm Levi Lewis leased to George White (40) to the ½ acre with undistinguished house Mary Pugh rented from Jacob Siter (35). The median rental property was a full farm of 52 acres. The few undescribed houses for whom no tenants' names are known were undoubtedly occupied, but controlled no land. If they are included in the rental list, the median comes to 40 acres.

Excluding buildings, land assessments ranged from \$29 to \$10 an acre, the most valuable properties containing business establishments which are thus surreptitiously taxed in the Return designed to assess dwellings, not commerce. The Spread Eagle Tavern (2) and Levi Lewis's grist mill (38) occupied land of top value, and Jesse Brooke's mills, land assessed at \$25. All inn, mill, and tannery properties, and some farms, received assessments per acre above the median of \$17. All valuable holdings had access to water power (Ithan or Darby Creeks) or wagon power (Lancaster Turnpike). The least valuable land lay either in the extreme north or south of Radnor, the hilliest,

least fertile and least accessible parts of the township. Esther Lloyd's land stood at the lowest assessment of all (64).

The Houses

One hundred-fifteen dwelling houses stood in Radnor, most small, and all perforce with some access to roads and water. Approximately half were stone and 60 percent at least part stone. None was a country seat of sufficient substance to beckon architectural historians to its study. Twenty-eight houses assessed at under \$100 each are recorded simply by value.

14. 1798 Houses, Materials and Number of Stories

Valued at over \$100			Valued at under \$100 (probably log, probably one story)	
Stone	3 story	1	No description	26
	2 story	49	Some description	2
	1 story	5		28
		55		
Log	2 story	2	New houses— incomplete descriptions	
	1½ story	1	Stone	1
	1 story	9	Frame and stone	1
		12	No material given	2
Wood, plank, or frame	2 story	1		4
	1 story	2		
		3		
Stone and log or wood	2 story	6	Unlisted house, unassessed and undescribed	1
	1 story	5		33
		11		
Log rough cast	2 story	1		
Total described		82	Total all houses	115

The largest buildings had been erected as inns, the overbearing Spread Eagle Tavern (2) upsetting all average figures for size, for assessment, and for numbers of windows. The only three-story building anywhere around (except the older Buck Tavern in Haverford), it

stood 80 by 32 feet in size, offering on its main floors 7,680 square feet of living space. The former Sorrel Horse Tavern (87), retired from the hotel business, held 3,600 square feet and the Unicorn Tavern, 3,036 (3). In all, eight houses contained more than 1,500 square feet, 36 (only two of them log), over 1,000.

Sixteen described houses contained fewer than 400 square feet each. The author assumes for statistical purposes that the 28 undescribed and least valuable were no larger, thus giving a total of 44 dwellings under 400 square feet each. The median house of all, in size, held 700 square feet. It stood 16 by 22 feet, part stone, part wood, two stories high. The house Peter Gaskell erected in 1798 for Thomas Fendall (81) not only comes near this median but remains, little changed, at 734 Lancaster Avenue.

The Spread Eagle was valued at \$5,000 and the smallest (undescribed) house at \$30. The median assessment of all houses was \$175. This calculation covered a house part stone, part wood, one story high, 25 by 18 feet, with either nine windows and 80 panes of glass or four windows with 35, a one-acre house lot and a stone one-story spring house, 12 by 14 feet.

The log houses came first. Almost all reference to old construction concerns log buildings, although log was used well after 1798. Where more than one dwelling occupied the same farm, one was almost always made of log. Log houses were smaller than stone, and seldom stood more than one story high. They were squarer than stone and bore lower value. They held fewer windows and fewer panes of glass per window. Most of their windows, distinctively, contained either nine or six panes.

Stone houses, conversely, were larger than wood, almost all of two stories, longer in proportion, more valuable, held more windows and more panes of glass per window, favoring 15, 12, and eight-pane windows. Proportionately more stone houses used the shorter of their dimensions as the front of the house. (In Radnor, unlike its neighbors, the Return sometimes lists the short side first, sometimes the long. From observation of existing relics it appears that the front of the house was first recorded, then the side. This assumption may be in error; the listing may have been random.)

Promoter William Penn suggested that an 18 by 30 foot one-story log house could readily be constructed here. No example of this type of house appears in the Radnor Return, although undescribed houses may have followed this pattern. Four houses of this size were listed, but they were stone and rose two stories high. Twenty by 30 was a more popular size (six houses). These were stone, two stories high.

Eighteen and 30 feet appeared often as the lengths of walls of

houses. Of the 86 houses where size is given, 21 had 18-foot sides, 17 had 30. But 22 had 20-foot sides and 15, 24. These were the preferred lengths. The longest side wall measured 80 feet (the Spread Eagle, of course) and the shortest, 11 feet (96). Half of all measured house walls were divisible by three, one quarter, by 10, 59 by 6 and 58 by 5. Some log houses were large. Peter Gaskell's (80) stood 45 by 19 feet and Benjamin Davis's (42), 18 by 40 feet.

Proportion and dimension were, over all, random. Five houses were square, eight long and thin (2 to 1 or over), ten had a side ratio of 1½ to 1. The mode lay between 1 to 1 and 1½ to 1.

15. Dimensional Proportions of Measured Houses (82 fully described)*

	3 and 2 story	1 and 1½ story	Wood	Wood and Stone	Stone	Total last three columns
Square	2	2	0	0	4	4
Between 1 to 1 and 1½ to 1	33	15	11	7	30	48
1½ to 1	6	3	1	2	6	9
Between 1½ to 1 and 2 to 1	13	0	1	1	11	13
2 to 1	3	0	0	0	3	3
Over 2 to 1	3	2	3	1	1	5
Total	60	22	16	11	55	82

*Size is given for 86 houses. Four were omitted from the chart because of lack of other information about them. Thus the totals in the actual text vary slightly from those on the chart.

One semi-described house (on 83) was square, not included on the above chart.

16. Short Sides of Houses Listed First

Stone houses, 2 or 3 story	20 of 50 possible
Stone, one story	0 of 5
Stone and wood, two story	3 of 6
Stone and wood, one story	1 of 5
Log or wood, two story	0 of 4
Log or wood, one story or one and a half	4 of 12
Total	28 of 82

James Hunter's house (84), built in 1776, was physically attached to the older house already on the property. They were assessed as separate entities in 1798, one occupied by Hunter and one by William Torrence. The same arrangement may have prevailed on other properties. It certainly was true by 1811 on lot 82, and by 1830 on lot 42.

The 28 houses assessed at under \$100 each ranged in value from \$75 to \$30, with an average of \$43.35 and median of \$40. Spread throughout the township, they were probably made of log, one story high, representative of the earliest settlers' efforts to house themselves. Two received partial description, one as an unoccupied stone house presumably in poor condition on James Elliott's inn property (83). The other was described in Haverford, but slipped between the assessors of both townships and was taxed nowhere, although Philip Sheaff who measured Haverford and, incidentally, owned the house in question, piously expected it to be taxed in Radnor (110).

Fifteen houses assessed at under \$100 presided over properties otherwise unseated, ten of the properties full farms. Widows rented two others on tidy house lots. The remaining 11, occupants unnamed, flanked larger houses on the properties of their owners. Only these could be considered "tenant houses." One house is so defined on the Return but, assessed at \$110, was of sufficient value to be described and is not included in the 28 above (96). Writers commonly characterize all existing small stone dwellings in Eastern Pennsylvania as eighteenth century tenant houses. Radnor's tenant houses, made of log, have disappeared. None remains. The small stone houses of the time, proud overseers of their marginal farms, became tenant houses in the nineteenth century when larger houses were erected near them. With wishful inaccuracy, some of these larger dwellings are now called eighteenth century mansions.

People crowded the houses. Between 1783 and 1800, population rose faster than housing; the average family size increased from 5.35 to 7 persons. The median house offered the median household 100 sq. ft. of living space per person in 1800, 50 ft. downstairs and 50 ft. up. Usable space was even less, as measurements were made outside and full stone walls are 18 inches thick. At least 40 percent of the Radnor houses then standing would be condemned as violations of a recent housing code because too small.³²

The smallest families, two persons each, occupied houses too inconsequential to be described on the Return. The spacious Spread Eagle (2) sheltered twenty-one people in relative comfort, but Jesse Brooke (50) housed fifteen, including one free non-white, in a one-story dwelling 32 by 23 ft. in size (736 sq. ft.). George Matlack (15), Simeon Matlack (31), and Daniel Maule (13) housed fourteen each in

houses little larger. Bartle Bartleson (85), whose family had but 34 sq. ft. per person, was building a new house.

The Windows

Tax collectors have few supporters; nuisance-tax collectors, almost none. Thus the window portion of the 1798 law was rescinded 28 February 1799. Radnor's windows had already been counted and recorded in houses valued at over \$100.

On an average, these houses each held 8 3/4 windows (the Spread Eagle's 56 windows weight the average). Seven was the median number. The small, undescribed houses probably held but two or three each.

Few houses held windows all one size.* Most had windows of three (30 houses) or two (26 houses) different sizes. Here most of the windows were of one size and only one or two of others. Thirteen houses held windows of four sizes and three held five (10, 65, 95). Peter Thomas's house (65) accommodated itself to five windows: one with 12 panes, one with eight, one with six, one with four, one with three. The Spread Eagle (2) held one five-pane window and Evan Lewis (60) listed one with 11 panes. However was it set? Probably in a semi-circle.

Few small windows were recorded. Unless they adorned "kitchen houses" (their windows were not counted), or unless they were "not glass," the one or two-pane window of old-appearing houses was a nineteenth, not an eighteenth century phenomenon.

An attempt to equate window and pane numbers with age led to certain basic discoveries: one-story houses held fewer windows than two story houses; smaller houses, fewer than larger; less valuable houses, fewer than more valuable ones; log houses, fewer than stone (Because they were log? Because they were one-story? Because they were small? Because they were old?).

Some patterns appear. The seventeen most valuable houses (not necessarily the seventeen largest) were all stone and of at least two stories. They contained far more than their proportionate share of 16,

*Since the dimensions of neither windows nor panes appear, it is possible that two nine-pane windows (for instance) on one house could vary in size.

15, 12, and eight-pane windows, and all those of 14 panes. The last were all on one house (87), the first Sorrel Horse Tavern. These seventeen houses held much less than their share of nine and six-pane windows. Conversely, the eighteen least valuable houses, including ten of Radnor's thirteen described log houses, held far more than their share of nine and six-pane windows and less than their share of 15, 12, and eight. In general, the more windows on a house, the more panes per window.

Plotting the windows house by house discloses these patterns:

A house with eight-pane windows will also have 12-pane windows. [Only two exceptions of 24 houses (84, 87).]

A house with 15-pane windows will also have 12-pane windows. (Five exceptions of 24 houses. Two were unfinished houses.)

A house with nine-pane windows will have no eight-pane windows. [One exception of 19 houses, Richard Adams's log and stone house (10).]

The groups break down as follows:

17. Window Patterns

Houses with windows of	Number of windows	Description
9 panes and 6 panes	3 to 6*	{ Log, one-story, or log and stone
9 panes, 6 panes, 4 panes	5	
12 panes	3 to 5	Stone, two-story, small
12 panes, 8 panes	4 to 8	
12 panes, 8 panes, 4 panes	4 to 10	Stone, two-story
15 panes, 12 panes, 4 panes	8 to 10	
15 panes, 12 panes, 8 panes	7 to 19	
15 panes, 12 panes, 0 panes (possibly unfinished)	10 to 20	

*Small undescribed houses probably held only two windows with 6 or 4 panes (or sometimes 9). This was true in other townships where all houses were described.

The five houses called "old" on the Return were, with one exception, one-story log dwellings which contained no more than six windows. The exception (1), a two-story stone house, had but three windows of 12 panes each. The old log houses all contained nine-pane windows save John Smith's (97) where the largest window was six-pane. John Hampton or his predecessors (24) had installed a 12-pane window (the largest in any of these houses) where, probably, a six-pane window had once hung.

Fashion called for 12 or 15-pane windows. Others have pointed to large numbers of panes as indicating antiquity, reasoning that the older the window, the smaller the individual panes of glass. By 1798 in

18. Windows per Described House, Radnor, 1798

Number of Windows	Number of Houses	Number of Windows	Number of Houses
4	13	21	2
5	10	2	1
8	10	13	1
7	8	14	1
6	7	15	1
11	7	16	1
9	5	18	1
3	4	19	1
12	4	23	1
10	3	56	1

Total number of windows: 710

Total number of houses: 82

19. Panes per Window

Panes per Window**	No. of Houses (of 82 Described)	on Stone Houses* (of 55)	Total No. of Such Windows in Twp.
12	58	48	250
4	34	25	58
8	25	22	59
15	24	23	130
6	22	8	45
9	19	4	42
0 ("not glass")	8	7 (some unfinished)	37
16	8	6	27
20	5	5	9
18	4	3	15
2	3	2	7
3	2	2	2
1	2	2	2
5	2	1	4
10	2	1	12
14	1	0	1
11	1	1	5
leaden	1	1	5

*Other houses were log or wood or combinations of stone and wood.

**There are minor (and unaccountable) differences between the two available lists of windows. These tables were compiled after trying to reconcile the differences.

Radnor, the larger numbers of panes per window appeared on the newer and larger buildings. Seventy-one percent of all described houses held one or more 12-pane windows. Unfortunately, the windows of houses built in the year 1798 were not measured. However, Isaac Jones's house (29) and the Spread Eagle Tavern (2), both probably built in the 'nineties, contained windows of 15, 12, and 0 and of 15, 12, five, and four panes respectively. The three houses called "unfinished" bore windows of 15 and 0; 18, 15, and 0; and 12, eight,

and four panes.

Why 12 panes? The nine-pane window in log construction was frozen in style before the use of sash. By 1750, according to Peter Kalm, almost all Pennsylvania windows were made with sash and cord and weight.³³ Twelve-pane windows divide readily into two sashes: In 1798 65 percent of all listed windows (more than half of them 12-pane)* divided neatly. The 29 percent which divided unevenly consisted of the nine-pane windows and 152 stylish frames holding 15, 20, 14, and 11 panes (and 13 others). For six percent no pane numbers were given.

Even now in older houses in Radnor and contiguous towns can be seen sashed windows of three panes, six panes, 15 panes. Some small windows, despite Kalm, were not sashed, but hinged to open like doors. Subject to remodeling or modernization, houses cannot be accurately dated by window or pane numbers.

The James House (104), probably among the older houses, contained four 20-pane windows and three of two panes each. These differ from the norm sufficiently to suggest either that its owners had installed their 20-pane picture windows well after the house was built or that old, small panes remained on this one house. Levi Lewis (38), alone of Radnor's owners, coped with the leaden windows of an earlier day. He lost two horses to British raiders, but managed to keep his window lead from both sides through all the Revolution.

*This figure includes 45 six-pane windows which can be set to divide either evenly or unevenly. If half were set one way and half the other, 61.7 percent of all windows would divide evenly, 32.2 percent unevenly, with six percent still unknown.

The Outbuildings

Ninety-five outbuildings, only those "appurtenant to dwellings," were taxed; at least that many more were exempt, assessors using their own discretion in differentiating between them. Each of the 47 spring houses shielded the source of a small stream which changed name as ownership changed. Miles Run (48) and Fawkes Run (56) still commemorate two of Radnor's early taxpayers. Wigwam Run (40), named before 1848, recalls even earlier owners. Camp Run (39) empties the Camp Field where Washington's outpost perched during the Revolution. Abraham's Run alone refers to a 1798 family (28), Morgan's Run, to one of 1804 (69).

Spring houses and kitchens (all 30 of them) sound properly appurtenant to living, as do the four smoke houses (5, 50, 69, 80), the 2 granaries (42, 49), and the ice house (2) which facilitated the preparation and preservation of food. But two men owned taxed lumber houses (74, 83), and the Gyger wheelwright (90) and weaver (92) shops were taxed, the only shops so recognized although four years later county assessors listed eighteen shops in Radnor. The weaver shop doubled as a spring house, the wheelwright shop as kitchen; this perhaps accounted for their inclusion.

Spring houses were stone before the dwellings. Only four of 47 were log. Even John Hampton of the small log house (24) owned a stone spring house. Not proof against age or mal-construction, David Evans's spring house was "stone, part fell down" (52). At least half the dwellings adjoined no spring house. Some families used wells and some used sources not contained by buildings and thus not mentioned. Moses Palmer (51) owned a combination spring house and kitchen. Some dwellings themselves guarded the water supply, as a termite man recently discovered when he stumbled into an uncharted well in an old cellar (76). Simeon Matlack (31) owned a two-story stone spring house which, at 18 by 15 ft., was larger than some described dwellings.

What truly was an outbuilding? Travelers to Pennsylvania in the

late eighteenth century remarked that the bake ovens were commonly built a little distance from the houses and roofed against the weather. Kitchens (and they are not called "kitchen houses") are listed separately from dwellings on this Return, the same Federal form used for all parts of the country. Pennsylvania lies not only near the South with its large mansions and separate kitchens, but also near the North where separate kitchens are seldom seen, for climatic if for no other reasons. Probably only a few of Radnor's "kitchens" were actually separate buildings. In Vincent and Coventry Townships (and others), the 1798 assessors circumvented their problem by giving house dimensions with the notation "kitchen included." Infrequently they mentioned a separate kitchen. Radnor assessment lists after 1798 make almost no mention of kitchens. The 1806 Turnpike map shows none.

There is a story in Radnor that Levi Lewis's kitchen house was attached to his dwelling (38) in the present century, and that the early nineteenth-century house of the late Mrs. William Ringler (4) was joined to its kitchen in recent decades. By 1798, many of the kitchen houses had already been attached to dwellings. Hugh DeHaven's house (69) was built in two adjoining parts, one of which conforms to the size of his 1798 kitchen. Nineteenth-century photographs of James Elliott's tavern (83) show a long addition to the rear, presumably his 1798 shed kitchen, completely attached by a common wall to the house itself.

County assessment records for Radnor in 1802 show only one separate kitchen in the township. This belonged to Henry Lewis (56) who in 1798 owned a small log and stone house but no kitchen. By 1802, he had erected a new stone house (or improved the old). Besides the new house, he was assessed for a log kitchen (1802 assessment lists mentioned only the dominant material of a building). It is tempting to think he retained the old house but put it to kitchen use. In 1823 Phineas Lewis (46) was assessed for a substantial "spring house and stone kitch [sic]," again the single reference to such an outbuilding.

The outbuildings stood stone (73.7 percent) or part stone (80 percent) and one story high (70 percent, probably much more). Only nine had two stories.³⁴ Almost one quarter were square and another quarter, within two feet of it. Both 10 by 12 ft. and 12 ft. square appeared as dimensions more often than other measures: seven instances of each. Only 19 buildings were narrow, with length over one and a half times the breadth. They commonly flanked the few houses also narrow. Joseph Hoskins's house (95), 18 ft. wide and twice as long, stood amid outbuildings of 22 by 14 ft. (shed kitchen) and 34 by 14

ft. (spring and wash house). He also owned the 25 by 11-ft. "tenement" (96). Isaac Abraham's outbuildings (5), a 30 by 19-ft. kitchen, a 26 by 16-ft. wash house, supported a residence 30 by 18 ft. in size. The area of outbuildings ranged from the 80 sq. ft. of a spring house (12) to the 874 sq. ft. of the Spread Eagle's handsome kitchen (2). The median area of all outbuildings listed was 240 sq. ft.

The smaller the building, the fewer the available dimensions. Walls 10 to 22 ft. in length appeared as both longer and shorter sides of outbuildings. Sides ranged from 37 to 7 ft. in length. Men preferred their kitchens with 18-ft. walls (14 appearances), but their spring houses with 12-ft. (27 instances) or 15-ft. (16 examples). Square outbuildings ranged from 10 ft. by 10 ft. to 21 by 21 ft.

20. Outbuildings

Sides of outbuildings:		Proportions of outbuildings:	
Length in Feet	Nos. of Instances	Square:	22
		Between 1:1 & 1:1½	51
		1½:1	3
		Between 1½:1 & 2:1	12
		2:1	4
		Over 2:1	3
			<u>95</u>
37	1 (Kitchen)		
34	1 (Spring house)		
32	1 (Kitchen)		
30	2 (Kitchen)		
28	2		
26	2		
24	2		
23	2	Median spring house held 192 square feet.	
22	5	Median kitchen held 342-356 square feet.	
21	4	Median of other outbuildings: 192-225.	
20	15	Median of all outbuildings: 240 square feet.	
19	4		
18	18		
17	3		
16	13		
15	23		
14	19		
13	3		
12	38		
11	2		
10	21		
9	2		
8	5		
7	2		
	<u>190</u>		
		Popular sizes:	
		Size in feet	Instances
		12 by 12	7
		12 by 10	7
		18 by 15	5
		14 by 18	4
		8 by 10	4
		15 by 15	4
		12 by 16	3
		14 by 14	3
		10 by 10	3
		20 by 20	3
		15 by 20	3
		12 by 14	3
		2 instances of each of 7 sizes	14
		32 instances of single sizes	<u>32</u>
			95 outbuildings

21. Outbuildings, 1798

	Stone	Comb. Stone & Wood	Log or Wood	Frame	Total
Spring Houses					
2-story	3				3
1-story	23	1	3		27
Stories unkn.	7		1		8
Spring and Wash Houses					
1-story	7				7
Milk Houses					
1-story	2				2
	<u>42</u>	<u>1</u>	<u>4</u>		47 Spring Houses
Kitchens					
2-story	5	1			6
1-story	10	4	4	1	19
Stories unkn.	3				3
Shed Kitchens					
1-story	1				1
Stories unkn.	1				1
	<u>20</u>	<u>5</u>	<u>4</u>	<u>1</u>	30 Kitchens
Granaries					
1-story	1				1
Stories unkn.			1		1
					2 Granaries
Lumber Houses					
1-story	1		1		2 Lumber Houses
Shops					
1-story	1				1
Stories unkn.			1		1
					2 Shops
Sheds or Shedrooms					
1-story	2			1	3 Sheds
Smoke Houses					
1-story	2		1		3
Stories unkn.			1		1
			<u>2</u>		4 Smoke Houses
Wash House					
1-story	1				1 Wash House
Stables					
Stories unkn.			2		2 Stables
Stable & Wood House					
Stories unkn.		1			1 Stable and Wood House
Ice House					
1-story				1	1 Ice House
Totals	<u>70</u>	<u>7</u>	<u>15</u>	<u>3</u>	95 Outbuildings

Two-story buildings: 9
 One-story buildings: 68
 Stories unknown: 18
95

The 1802 county assessment list adds buildings not covered in 1798: six more stables, six more sheds, a cart house, and six hay houses, all adjuncts to farming and some perhaps built after 1798. Sixteen shops were added and John Brooke, blacksmith (16), owned a coal house. Three tanneries were operated (none by Welshmen) in the western part of town, two on Little Darby Creek (2, 15) and one on Ithan Creek (13), where water coursed without sufficient head to provide good mill sites.

The old milling region of Darby Creek still contained the oldest, best-known and most valued grist mill (38) as well as two new saw mills, both probably wood (38, 44). Another mill region had developed on Ithan Creek where David Evans (52) maintained both grist and saw mills and Jesse Brooke, just upstream (50), operated not only grist and saw mills but also a plaster mill. His mills were stone before his house and their existence determined the course of South Ithan Avenue and Roberts and Mill Roads.

In all, 122 outbuildings (excluding barns) were taxed in 1802, 56 more than in 1798.³⁵ Most of them stood exempt in 1798, some wiggged with thatch, which was the standard roofing for ice houses. None was erected with any thought of front or side yard requirements, but all clumped together on sites dictated by the courses of roads and by the natural terrain: built purely for the convenience of their owners.

Almost all are gone, unnecessary to the current age. All commercial buildings, including mills, have disappeared. A few 1798 kitchens remain as integral parts of old dwellings and a few spring houses stand as dark, damp shelters, homes of spiders and of silence.



The Barns

Barns, omitted on the Radnor Return, were measured and described in many other townships. Alfred L. Shoemaker sifted all 1798 Pennsylvania barn listings county by county, noting that although most barns were then log, the eastern counties (and they alone) held appreciable numbers of stone barns. The records show also that eastern barns were smaller than western. Latter-day grangeophiles pass pleasant hours trying to reconcile the apparent anomaly that longer-settled regions held smaller barns, barns as small as those listed on the frontier. They propose all sorts of reasons, none of them correct.

Some say a man's national background determined the size of his barn. Mr. Shoemaker disposed of that argument, finding no correlation between nationality and barn size.³⁶ Some say differing farm practices called for differing types of barn: a man, for instance, who stacked hay outdoors, or a man who raised no feed for livestock, a man who raised few animals, a man who lived near his markets, or a man whose acres were free from "varmints" had less need than others for large barns. Some say eastern barns were smaller because made of stone and expensive to build.

Size of barn depended on none of these; it depended on one factor only: the productivity of land. On the geologic map of Pennsylvania one can trace the regions of large barns by the incidence of limestone. The fulsome fields of Lancaster County, where produce crammed the largest barns in all the state, lie over a wide bed of limestone. Almost without exception, township by township, the largest barns in Pennsylvania stood on similar formations. (Is it the calcium content that caused fertility?) Greene, Bucks, Montgomery, and Delaware Counties, those of the smallest barns, had little or no limestone. Their largest barns (smaller than Lancaster's) stood either on farms of large acreage or on farms sufficiently worked to be assessed at a relatively high price per acre. The men who raised the largest crops used (and needed) the largest barns.

No limestone appears in Radnor, but it was abundant in the Great Valley a few miles off and could be used for mortar. The availability

of both mortar and stone allowed the Welsh and later the Germans and Scots-Irish to build with materials familiar to them. By 1798, half of Radnor's barns, like Montgomery County's, were stone.

22. 1802 County Assessment Record for Radnor: Barns

Stone barns	40	54. percent
Log barns	27	36.5
Frame barns	4	5.4
Barns [sic]	3	4.1
	<u>74*</u>	<u>100.</u>

*Actual barn numbers may have been higher if properties rented to "Inmates" contained barns.

These structures bore assessments ranging from \$260 [called a "barn" in 1802 but a "stone barn" in 1805 (8)] to \$5 for the poorest log barn (64). The median value was \$75 when the median dwelling was assessed at \$100. Sixteen barns were worth more than the median house. Expensive barns improved the Unicorn (3) and Spread Eagle (2) tavern properties as well as the farms of Hugh DeHaven (69), Evan Lewis [poor land but a large farm (60, 61)], Lewis Lewis (47), Henry Lewis (56), Isaac Abraham (5), Benjamin Davis (42), David Evans (52), and Jacob Siter (35). No size is recorded for Radnor barns.

No barn records for Radnor, Haverford, or Easttown were kept in 1798. In other townships stone barns were consistently bigger than wood. Only some assessors noted whether a barn held more than one story. Only the basic oblong can thus be compared, not the actual volume.

In the incidence of stone, Radnor's barns resembled not the barns of Delaware County, but those of the Merions and Tredyffrin (the Welsh Tract again). In size, they were probably a little smaller, with a median of about 35 by 20 ft., the largest about 80 by 35 ft., and the smallest 10 by 10 ft. (log). William Sheaff and his wife, Mary, built a stone barn in Radnor in 1791 (datestone). Still standing, the main portion about 30 by 20 ft., nicely slotted for ventilation, it was assessed at \$100 in 1802 and probably stood unaltered until after 1843. Since then frame additions have been erected and a concrete floor recently installed (111).

A barn was surrounded by outbuildings, by activity, by men and boys engaged in necessary chores, by horses, cattle, sheep, pigs, and poultry. The average barn housed 4.5 head of horned cattle* in 1802 and 2.3 horses. No one owned more than 12 horned cattle. On all Radnor properties the median number of taxed horses was one, and

*Actual cattle holdings were larger.

23. Barns in Neighboring Townships, 1798.

	Stone barns to all barns in twp.	Range of long side	Range of short side	Area of median stone barn, basic oblong	Area of median basic oblong, all barns in twp.
Chester County					
Tredyffrin	47%	85-18	37-12	1400 sq. ft. (34 stone barns)	800 sq. ft.
Delaware County					
Springfield and part Lower Providence	15	90-18	43-14	1247 (7 stone barns)	800
Newtown and part Marple	15	63-10	38-10	1120 (12 stone barns)	600
Upper Providence and part Marple	14	90-18	38-18	1650 (7 stone barns)	640
Montgomery County					
Lower Merion	44	103-17	42-13	960 (44 barns)	800
Upper Merion	56	80-18	40-12	1500 (40 barns)	840

of taxed cattle, three.

The value of a barn (and probably the size) bore no relation to the number of large animals dependent upon its owner. Joseph Hoskins (95) and George Matlack (15) owned stone barns of similar value (\$90) in which the former kept 12 cows and three horses, and the latter, three cows and one horse. John and William Siter (8) housed four cows and four horses in their prize \$260 stone barn, while Joshua Parsons (109) kept four cows and two horses in his \$10 log barn.

Stone barns (no matter expense) stood larger than wood. In Upper Merion, the median stone barn covered 1500 sq. ft., the median log, 540 sq. ft. Almost all stone barns were over median size. Stone and mortar were used to replace early log structures (reference to antiquity was always to wooden buildings) and appeared most

often in places of long settlement—i.e., the eastern counties. Almost all existing barns were built after 1805.

Year	County	Assessed Valuation	Number of Properties
1798
1800
1802
1804
1806
1808
1810
1812
1814
1816
1818
1820
1822
1824
1826
1828
1830
1832
1834
1836
1838
1840
1842
1844
1846
1848
1850

...

Assessed Valuation

The most valuable properties of 1798 were inherited. Mr. and Mrs. Levi Lewis paid more taxes than anyone else, even with their mills excluded (38-40). The Spread Eagle's owners paid almost as much (2). Individual assessments ranged from the Lewis's \$8407 to William Thomas's \$36 (103), with an average of \$1700 and a median of \$1451. Eighteen people paid on over \$3000 worth of property, ten, on under \$500, and for eight properties, all small, there was no valuation.

Six owners of small properties were tax exempt. Bridget Ellis paid no tax because she was a "middle-aged woman with an aged mother to maintain." She received a legacy the following year, added a few perches to her land, and went back on the tax rolls (82). David Morgan was excused for age and poverty (7), and George Gyger for disability (90). He led an exemplary life, eschewed alcohol and tobacco, was a pillar of the Methodist Church, but at the age of 55 had been "for nine years unable to stand alone." Elizabeth James was exempted because her property had been sold (23), a curious notation, as the land records show the sale in 1800, not before. The properties of James Miller et al. (114) and Caesar Waters (113) were also exempt, no reason given. The reader will remember that these were Radnor's sole non-white owners. They were not young; Caesar Waters was 54, Mrs. James Miller, 43.

Some properties were untaxed because overlooked. Besides the small house of Philip Sheaff (110), Hannah Barton's ¼ acre (78) was not mentioned, nor the strip of land William Lee failed to sell with his farm in 1787 (18). If the six acres and house belonging to Thomas Cornog (62) are included, they appear under the name of Evan Lewis, who was not their owner. Paul Sherardin's 14 acres (34) were taxed to Robert Kennedy, who had not yet bought them. Caesar Waters's exempt land included 2 acres, 22 perches not officially bought until 1804 (113).

Land and small houses (under \$100 each) were assessed at \$128,502; described houses and outbuildings, at \$29,980, later raised to \$33,727.50 for a total of \$162,229.50.

24. Property Sales Near 1798

Lot No.	Grantor	Year	Assessment 1798	Sales Price*	Assessment divided by sales price	Comment
102	Robert Johnson	1797	\$ 328	\$ 186.67	175 %	New house built 1797-8
11	Daniel Maule	1797	209	133.50	156.6	New house built 1797-8
24	Daniel Maule	1798	710	867.75	81.8	
8	John George	1797	2711	3337.50	81	
76	Evan Lewis	1797	260	336	77	
15	Simeon Matlack	1796	1520	2136	71.2	Sold to father
33	William Siter	1799	2694	4005	67.3	Sold to brother (½*)
26	David Cornog	1796	669	1014.60	65.9	
42	Edward Davis	1797	2965	{ 1735.50 }	60	Sold to nephew
	Jacob Benner	1797		{ 3204 }		
51	Moses Palmer	1801	923	1735.50	53	
35	Jacob Siter	1801	1058	2000	52.9	Sold to brothers
106	Rachel Davis	1796	1789	3445	52	Sold to sisters
69	Hugh DeHaven	1800	2300	5000	46	Sold to son
8	John Siter	1806	2711	6400	42.4	Sold to brother (½*)
86	John Morgan	1801	1640	4000	41	
107	Eleanor Jones	1805	1685	4457.85	37.8	
69	Peter DeHaven	1804	2300	6866.77	33.5	
23	Elizabeth James	1800	102	400	25.5	
103	Jonathan Miller	1796	36	160	22.5	
76	Samuel Taylor	1805	260	1333	19.5	

Entail deeds: John Jones (54) 1799 5s.
Hannah Hunter (75) 1799 5s.

*In chart above all prices recorded in pounds have been converted to dollars at the rate of \$2.67 per pound. Where half a property was sold the sales price was doubled above.

Sales of parts of properties affected various other lots.

The correlation between assessment and market value is difficult to establish because some deeds near 1798 involved only parts of properties, because some reflected family transactions, because some were simply "wash" sales to bar an entail, and because almost all deeds until after 1800 read in pounds, shillings, and pence, while the Return read in dollars.

The American of 1798 resisted new currency and used the old terms in private transactions. The Radnor Poor Book turns to dollars in 1801, but Robert Mather's accounts continued in pounds through 1817.

The usual conversion figure of seven shillings sixpence to the dollar was used in Radnor by the Lewis family and by the Mathers. After

the conversion of sales prices into dollars according to this formula, the ratio of assessment to sales price varies from 20 percent to 175 percent, with a median of 53 percent.

The Median Man

From the foregoing pages of statistics there appears a picture of the median man of Radnor in the year 1798. Such a man never existed; he is the composite product of governmental figures, not the actual human being of personal records and emotions. But he would have been at home in Radnor.

"John Lewis," farmer, owned some 70 acres of land once part of the 5000-acre right Richard Davies bought from William Penn in 1681. The plantation, bought by Mr. Lewis's grandfather, had been given to the children "lawfully begotten of his body forever," and in due course was occupied by Lewis. His sister and her Scots-Irish husband owned the adjoining piece, the line between the properties irregular where it skirted a steep hillside. Another neighbor (his cousin) owned 999-year water rights through his land. At least 55 acres of each farm were cleared and fenced.

On his fields, he grew wheat, rye, "India corn," oats, flax, buckwheat, hay, potatoes, turnips, apples, and other fruits and vegetables. He probably hired a man to assist with the unending chores, paying him some 4s (53 cents) per day in winter, 4½s in summer. Together they winnowed wheat; threshed grain; slaughtered animals; spread and loaded dung; harrowed; mowed; broke, swingled and dressed flax; trimmed apple trees; reaped; plowed; cradled, cut and bound oats; chopped firewood; split rails; carted logs; repaired buildings. They cared for the livestock—the cattle, the horse, a few pigs, the sheep, chickens, and bees. From these came milk, cheese, bacon and other meats, wool, eggs, tallow, hides, honey, beeswax, some of which needed processing.

The household contained seven people, four of them children under 16. The yellow fever epidemic of 1798 took Mr. Lewis's elderly mother, who, in her widowhood, had occupied the back bedroom and had access to barn, cellar, and kitchen under the terms of her husband's will. Mr. Lewis, in his latter forties, was a member of the Radnor Friends Meeting, but not diligent in attendance. He had taken his turn as an Overseer of the Poor. Except for paying taxes, he had little

business with the County and seldom left Radnor. On occasion, he took produce into Philadelphia via the new Turnpike, sometimes skirting its tolls in familiar country. More often, he paid someone to deliver his goods.

His house, two stories high, was made part of log and part of stone. Measuring 16 by 22 ft. in size, it provided 100 sq. ft. of living space per occupant in two rooms downstairs and two above. The four sashed windows held 36 panes of glass, two of 12 panes each, one of eight, and one of four. Accessible from the Conestoga Road, the house was built into a hillside for easier construction of the cellar and to keep the temperature more even.

The house contained one bed per person, each with feather bed or bedding as well as four pairs of sheets, four blankets, and two coverlids. The Lewises owned two pewter dishes, six pewter plates, and five silver teaspoons. For storage there were a chest of drawers and a clothes press. There were six old chairs, a walnut dining table in the kitchen, a corner cupboard, and several smaller tables. He owned a "small quantity of books" but had little time for reading.³⁷

A good spring rose not far from the house. There, by a sizable buttonwood tree, his grandfather had erected a stone spring house, one story high, 12 by 14 ft. in size. In it he stored perishables, milk in particular. A small orchard flanked the stone barn which stood 35 by 20 ft. in size and housed one horse and three horned cattle. The owner was considering adding to it or replacing it with a larger one. Twenty years earlier the British had relieved the family of a horse.

Mr. Lewis and his neighbors were mutually dependent. They sold (bartered) goods among themselves, especially in winter. He took his grain to Levi Lewis (a distant cousin) for milling (or to Jesse Brooke), his hides to the Siter tannery, his wagons to Jacob Maule for repair. They, in return, accepted woven cloth, "India corn," beeswax, or whatever of his produce they needed.

The Lewis property was assessed at \$17 an acre or \$1190 for land, and the house and spring house on one acre at \$150 to \$175. He owed \$5.36 in Direct Tax to the Federal Government. The farm mortgage was held by a Merchant of Philadelphia, at six percent interest.

Radnor and its Neighbors

1798 tax records exist for Radnor's neighbors, some giving more information than the Radnor lists (see chart).

Examination of these records reveals many similarities among these townships, but also some differences. It helps to put Radnor's social and economic situation into relative focus.

Tredyffrin contained the Barbadoes land and also Cuckholdstown (earnest historians insist this was named for a flower, not an event). Malvern was called Poverty Ridge; adjacent townships held Cabbagetown and Pinchtown and the Indian Fields. Radnor was less distinguished nominally with the Barrens and, in the nineteenth century, Banjotown.³⁸ A morning's journey from the seat of their county government in Chester or from water transportation, its residents made their living and their life in Radnor. Its lands were predominantly owner-occupied and the people economically more homogeneous than their neighbors. The most affluent quarter* of its owners controlled a bit over half the land (53.86 percent), but in Lower Merion it was 77.66 percent. Radnor held 12 mills or tanneries, as did Upper Merion, but Lower Merion held 31, Tredyffrin, 24, "Newtown and Part Marple," only five.

Its largest landholding equalled that in Upper Merion, but both were smaller than the largest in the other townships. Radnor's three largest owners held a total of 900 acres, Lower Merion's, 1500.

On these large plots of ground, and also near the mills, stood tenant houses, fewer actually and proportionately in Radnor than in Lower Merion, "Springfield and Part Lower Providence," Tredyffrin, "Upper Providence and Part Marple," or "Newtown and Part Marple." In Lower Merion, George McClenachan owned eight houses; Joseph Price, seven; twelve people held at least three houses each. This proliferation of small dwellings diminishes the median plot of ground in Lower Merion to 50 acres. It was 70 in Radnor and Haverford, 80 in

*Based on the assessment of 1798.

"Springfield and Part Lower Providence" and in "Newtown and Part Marple," 90 in Upper Merion.

Owners (by name) in all the townships remained British in origin, 95 percent in "Newtown and Part Marple," 92 percent in "Springfield and Part Lower Providence" (almost no Germans in those townships), 83 percent in Radnor, down to 71 percent in Lower Merion. Of all the townships, Radnor remained the most Welsh; 44.2 percent of its owners were Welsh, but only 16 percent of those of "Upper Providence and Part Marple," one quarter of those in "Springfield and Part Lower Providence" and Upper Merion, and 35 percent of the owners in the other towns. Tredyffrin and Lower Merion attracted more Germans (both as owners and as tenants) than the other townships. Upper Merion retained a Swedish community (11 percent of its owners).

Of Radnor's houses, half were stone (only Upper Merion had as much stone construction). In some townships the assessors gave only the dominant building material. The Radnor figure refers to houses made only of stone. Another ten percent held some stone. The houses stood heavy set, a front door often in the short side of a building's oblong, as in a "row house." Among the houses in "Springfield and Part Lower Providence" 51 percent stood with dimensions of 1½ : 1 or less; but in Radnor the residences were more square, the figure being 75 percent, and in Upper Merion, 82 percent. Log houses, in general, were squarer than stone.* In all townships, almost all references to antiquity involved log buildings.

Only Radnor and Upper Merion contained no brick in their houses, and Lower Merion just a trace. In the more southerly townships brick appeared: 12 instances in "Springfield and Part Lower Providence," six in "Newtown and Part Marple," four in Haverford, one in "Upper Providence and Part Marple," and two in Tredyffrin.

Radnor's barns, too, were largely stone, their proportions unknown, but overall volume probably less than those in the more fertile Upper Merion. Almost half of Tredyffrin's barns were stone, relatively long and thin in proportion. In "Newtown and Part Marple" and in "Upper Providence and Part Marple" most were wood or log and considerably squarer. The largest barns in all townships (with very few exceptions) were stone. In "Springfield and Part Lower Providence," where the assessors characterized buildings by age and condition, the "new" barns stood squarer than the "old." The "old" barns were log or frame or both and 12 of the 14 stood 2 : 1 or more in proportion. Of

*The proportion figures refer only to houses assessed at over \$100. In all townships, overall proportions were squarer.

25. Information Available from 1798 Return for Radnor and Its Neighbors

	Tredyffrin	Springfield	Newtown and Part Marple	Haverford	Upper Merion	Lower Merion	Radnor	Easttown	Upper Providence and Part Marple
Lands									
Owner	x	x	x	x	x	x	x		x
Occupant	x	x	x	x	x	x	x		x
Acres	x	x	x	x	x	x	x		x
Value	x	x	x	x	x	x	x		x
Adjacent owners	x(1)	x(1)	some		x(2)	x(2)	x(2)		
Big houses									
Owner	x	x	x	x	x	x	x	x	x
Occupant	x	x	x	x	x	x	x	x	x
Road?	some	some	some	some		some	some		
Condition		x		some			some		
Age	some	x		some			some		
Material	x(1)	x	x	x	x(1)	x	x		x
Stories	x	x	x	x	x	x	x		x
No. of windows	x	x	x	x	x	x	x		x
Total panes	x	x	x	x	x	x	x		x
Panes per window	x	x	x	x	x	x	x		x
Dimensions	x	x	x	x	x	x	x		x
Valued individually	x	x	x	x	x	x	x	x	x
Inns identified?				x(2)			x(3)		x(1)
Non-glass windows							x		
Little houses									
Owner	x	x	x	x	x	x	x		x
Occupant	some	some	x	some	some	x	some		some
Road	some	some	some	some		some	some		
Condition	some	x							
Age	some	x				some			
Material	x	x	x		x	x			some
Stories			x						
No. of windows									
Total panes									
Panes per window									
Dimensions	x	x	x	x	x	x	x		x
Valued individually		x	x	x	x	x	x		x
Outbdgs. appurtenant to houses									
Condition		x		some		some	some		
Age		x	some	some		some	some		
Material	x	x	x	x	x	x	x		some
Stories		x	x	x	some	some	x		
Dimensions	x	x	x	x	x	x	x		x
Value each			x	x					
Value with house	x	x			x	x	x		x

	Tredyffrin	Springfield	Newtown and Part Marple	Haverford	Upper Merion	Lower Merion	Radnor	*Easttown	Upper Providence and Part Marple
Other bldgs.									
Barns									
Condition		x							
Age	some	x							
Material	x	x	x		x	some			x
Stories			x		x	x			
Dimensions	x	x	x		x	x			x
Value									
Mills									
Condition		x							
Age									
Material	some	some	some		some	some			
Stories									
Dimensions	some	some	some		some	some			some
Value									
Occupant?					x	x			x
Other bldgs.									
Condition		x							
Age		x							
Material	x	x	x		some	some			x
Stories									
Dimensions	x	x	x		some	some			x
Value									
List of houses built in 1798									
Owner		"new"	x	x					
Occupant		x	x	x					x
Material		x	x	x					x
Stories		x		x					x
Dimensions		x	x	x					some
No. of windows		some	some	x					some
Total panes		some	some	some					
Panes per window			x						
Valued individually				x					
Tax exempt properties									
Identified?									x
Reasons?									x

*Easttown records give none of the above information

13 "new" barns, 11 were under 2 : 1.

The largest window in Radnor held no more than 20 panes of glass. Even the extravagant Spread Eagle contented itself with 15 (in 43 windows). All other townships (save "Upper Providence and Part Marple") held 24-pane windows, the largest number and proportion of them in Lower Merion. Window patterns generally followed those in Radnor, six and nine-pane windows commonly appearing on log houses, infrequently on others. One-pane windows existed only in Radnor and "Newtown and Part Marple"; two-pane windows there, in "Upper Providence and Part Marple" and in Lower Merion; three-pane windows in Tredyffrin, "Upper Providence and Part Marple," Lower Merion, and Radnor. All of these were in very short supply. Windows with four or more panes commonly appeared in all townships. In Upper Merion, fashion called for windows of only one size on any one house. There, 32 of 93 houses held windows all with the same number of panes of glass. In other townships this percentage was small. The difference is so striking as to suggest that measurers only approximated the Upper Merion pane numbers.

Assessments were not comparable from township to township. A \$1000 house in one township does not compare readily with a \$1000 house in another, nor are the \$100 houses comparable. Where the houses were assessed at greater value the per-acre assessment for land was generally lower. Tredyffrin's assessors valued some of its land at \$150 an acre and some at \$7. In Upper Merion the highest assessment was \$48.50, and the lowest \$2.

Tredyffrin's largest house contained 2340 sq. ft. In all other townships the figure was at least 3000 sq. ft. (in Radnor, Haverford, and "Newtown and Part Marple" it was considerably more). The median house in "Springfield and Part Lower Providence," at just over 800 sq. ft., surpassed the rest.*

The median in Radnor and "Newtown and Part Marple" was 700 sq. ft. In Lower Merion (with all the little houses) it reached only 612 sq. ft. In the other townships, with the exception of "Upper Providence and Part Marple," where the median touched a minuscule 432 sq. ft., the figure was near 650 sq. ft.

In "Springfield and Part Lower Providence," where the houses were the largest, and in "Upper Providence and Part Marple," where they were the smallest, more windows appeared. The median number per described house was nine. In all other townships it stood at six or seven. Because window numbers were omitted for less valuable houses, the actual median in each case was smaller; probably by two windows

*The median for house size was computed from all houses in a township.

per house.

Local quirks appear. The builders of Tredyffrin used a seven-foot rule. There, more 21, 28, and 14-ft. house walls stood. In the other townships, 20 ft. and 18 ft. were the most favored lengths; in Tredyffrin the two most popular were 18 and 21.

Except for the Spread Eagle Tavern which was new and large, Radnor contained no outstanding construction. Even the Buck Tavern in Haverford, the only other three-story building mentioned, was smaller, holding fewer windows and fewer panes of glass. In the course of commercial competition, the Paoli Tavern was enlarged a few years later until its dimensions attained those of the Spread Eagle, the apex of Turnpike inn architecture.

Radnor held no gentlemen's estates. James Hunter of Philadelphia used his property (84) only on occasion. He owned one of Radnor's nicer farm houses, but nothing like the great Haverford estate of John Ross which was identified as a "country seat" and held a two-story stone dwelling (rough-cast) 72 by 21 ft. and a 42 by 29-ft. two-story stone kitchen. His stable was two stories tall, 79 by 18½ ft. He paid taxes on seven other outbuildings, including a garden house, a bath house, an ice house, as well as a 59 by 30-ft. greenhouse and gardner's house! Ashmead discusses this estate under the name of The Grange.³⁹

Lower Merion was distinguished for its mills and large land holdings. Charles Thomson owned 648 acres. His own house (Harriton) stood 36 by 20 ft., two stories high, with six windows of 18 panes each, three of 16 and four of four. He owned two kitchen houses (one stone and one brick), two frame barns, a corn house, a log house, a stone and log house, two lean-tos, a log stable, and a spring house. Harriton was more than twice the median size of houses in Lower Merion or in Radnor, but it was not the largest in either. Susannah Jones had 498 acres in several parcels, George McClenachan, 376, and John Price, 349.

Nine paper mills used water in Lower Merion. There was one in "Springfield and Part Lower Providence" but nowhere else. Almost one quarter of the industrial establishments in Lower Merion were owned or occupied by Germans.

In "Springfield and Part Lower Providence" Thomas Leiper's industrial complex led the assessment list: 438½ acres with two stone snuff mills, a snuff drying house (all on a "strong stream"), six dwellings, a kitchen, three spring houses, two stone barns, a wagon house, and two miscellaneous buildings.⁴⁰ In the same area, eight people owned dwelling houses 58 ft. long, and one a "disagreeable" frame house one-story high. This list is notable for the written opinions of

the assessor, who passed judgment on the age and condition of his neighbors' buildings. Some were "middling," some "very ordinary," and some even "in good order."

"Newtown and Part Marple" contained more tenant houses than other townships, even one wood "hovel" 10 by 11 ft. Mill sites notwithstanding, these small dwellings stood near large dwellings on extensive farms and were probably used, as tradition suggests, to house farm employees.

"Upper Providence and Part Marple," with the smallest houses, contained fewer outbuildings and more wood construction of both barns and dwellings. Upper Merion's farms and (logically) its barns were the largest of any in these records. The Rambo family owned 827 acres (in a number of parcels); the George family, 517 in two hands.

In all the surrounding townships appear the names of men, or namesakes of men, once Radnor residents.

No town was precisely like Radnor. Domestically and economically, Tredyffrin and "Newtown and Part Marple" most closely resembled it. In all these townships (even those of many mills, some landed gentry, some professional men), most of the residents were yeomen or farmers. They tilled the soil, plowing furrows on the hills, placing thumbprints on the land.

The Age of the Turnpike

The relatively detailed assessment lists of 1802, 1805, and 1823, originally consulted to place barns and other exempt outbuildings, give a picture of Radnor in the Age of the Turnpike, the local equivalent of what was elsewhere the Age of the Canal. Like the Mid-County Expressway which has already bred gigantic shopping facilities, corporate headquarters, and motels, the new road engendered new building, its influence felt by 1798. Of five houses under construction in that year, three stood on the Turnpike.

By 1802 Bartle Bartleson (85) had opened his new 1798 dwelling as an inn. In that year, besides real estate taxes, the men of Radnor (no women and no farmers) paid occupation taxes. As a form of income tax, the rates varied not only with occupation but with the amount of business transacted. The Spread Eagle's operators (2) paid \$1.25, equivalent to a tax on \$833 worth of real estate; 40 percent of Radnor's taxpayers paid on less property than this. Operators of the other three inns paid only \$.50 apiece. The manager of the old grist mill on Darby Creek (38) paid \$1, Jesse Brooke (50), \$.50 for his three mills, David Evans (52), \$.37, and Evan Roberts (an employee), \$.30. Inmates and Singlemen paid a flat tax unrelated to land, as well as occupation taxes. George Gyger (90), David Morgan (7), and David Morris (55) were exempt from occupation and livestock taxes. Ten men paid more in occupation than in real estate taxes.

Innkeepers kept spirited horses rated at \$25 each where they were needed, at the Spread Eagle (2), the Sorrel Horse (83), and the Unicorn (3). So did the one storekeeper (102), a joiner (76), and four farmers (4, 19, 31, 87). John Read (58) kept five old steeds valued at a sad \$6 apiece. The median horse was assessed at \$15. Horses, like cars today, were maintained for specific uses and users. John and William Siter kept four \$25 horses at the Spread Eagle (2), but four \$18 horses on their saw mill property (8), and one at \$15 for family use (33). Cattle ranged in value from \$10 to \$6 a head, half of them valued at the higher figure. The tax rate of 1½ mills applied to livestock values as recorded and to 175 percent of the real estate values. It was thus actually 2.625 mills on land. All these taxes raised \$298.24 for the County. Local Overseers of the Poor also collected from Radnor (the Poor Book gives no tax figures for 1802).

1805 became the year of the tax rise. Buildings retained prior assessments (unless improved) but land was revalued at 175 percent of former figures with few exceptions. William Thomas's two acres (103) and Elisha Moore's one acre (75, 80), both on the Turnpike, were raised from \$12 to \$25 an acre. William Streaper's small Turnpike property (102) and Jonathan Richards's (91) on the Conestoga Road were doubled. Above all this, real estate assessments were raised another 50 percent before the tax of three mills was computed. The actual tax on land was raised threefold, on buildings, one and three fourths times, on livestock, twice. John Owens (9) paid \$.08 on his property in 1802; \$.28 in 1805. Benjamin Brooke's tax leaped from \$3.12 to \$10.76 (70), and Isaac Davis's (108) from \$5.75 to \$16.89. The change cannot have passed unnoted. The building of a County Poor House excused some of the rise, but Radnor continued to raise taxes for its own poor through 1805, and the Overseers to spend local money through 1806.⁴¹

Occupation taxes rose, the median no longer \$.37 but \$.75. Inns were rerated. The newest cost Bartle Bartleson (85) \$1.75 to run; the Spread Eagle, for once outclassed, cost \$1.50 (2). The two older inns, the Sorrel Horse (83) and the Unicorn (3) brought \$1 and \$.50 respectively. Livestock values reflected a rise in prices as the median horse was rated at \$18; and, although the median cow retained a value of \$10, the poorest was rated at \$8, not \$6. John Read's five poor horses were replaced by three at \$18 each (58). These county taxes raised \$786.51 in 1805.

In 1806, Robert Brooke surveyed the entire Turnpike for its owners. His notebook, plotting the highway's course through Radnor, reposes in the Historical Society of Pennsylvania with a map which was published in the *Pennsylvania Magazine of History and Biography* for

1918 with no captions and much reduced in size. Mr. Brooke's notebook is the more accurate of the two documents, as the map shifts scale from time to time with no explanation.

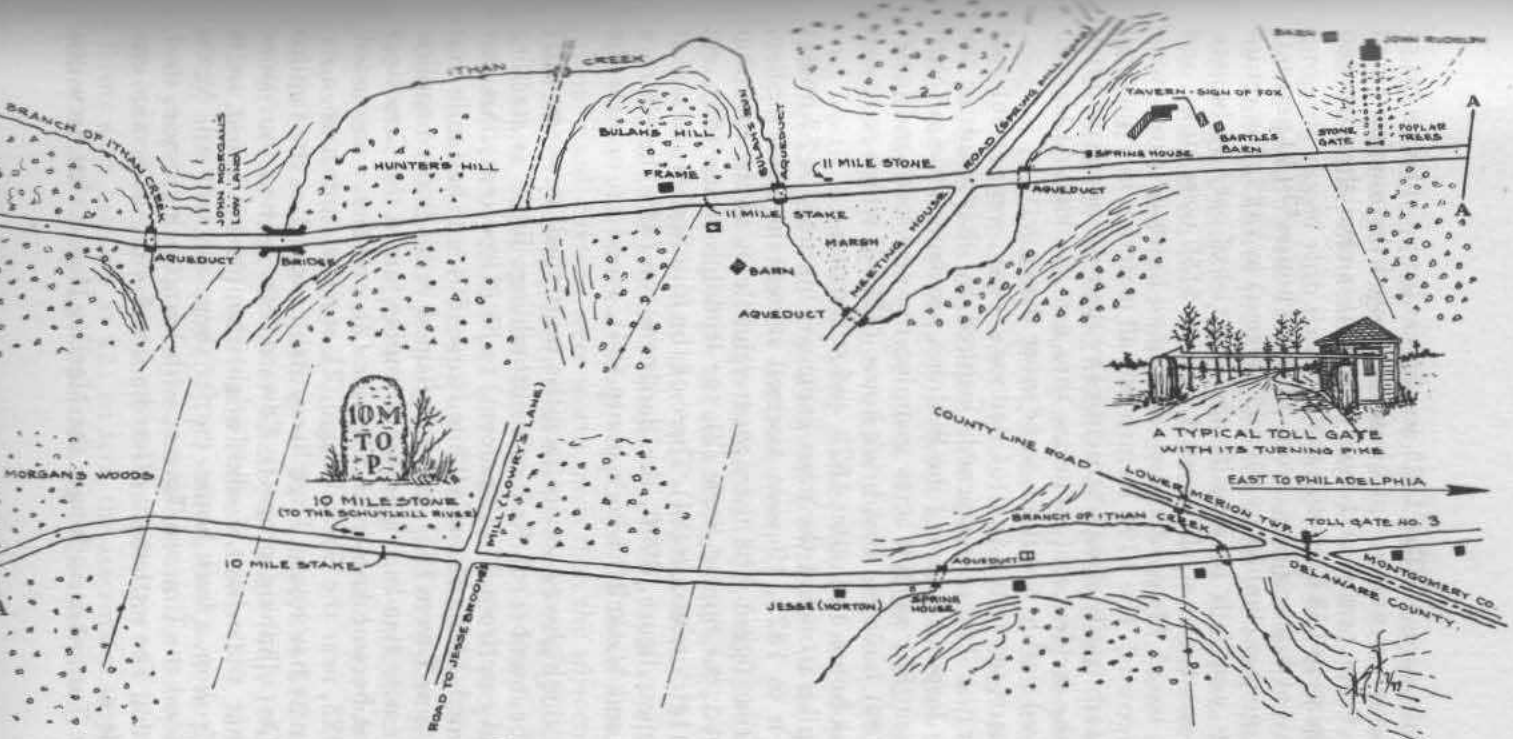
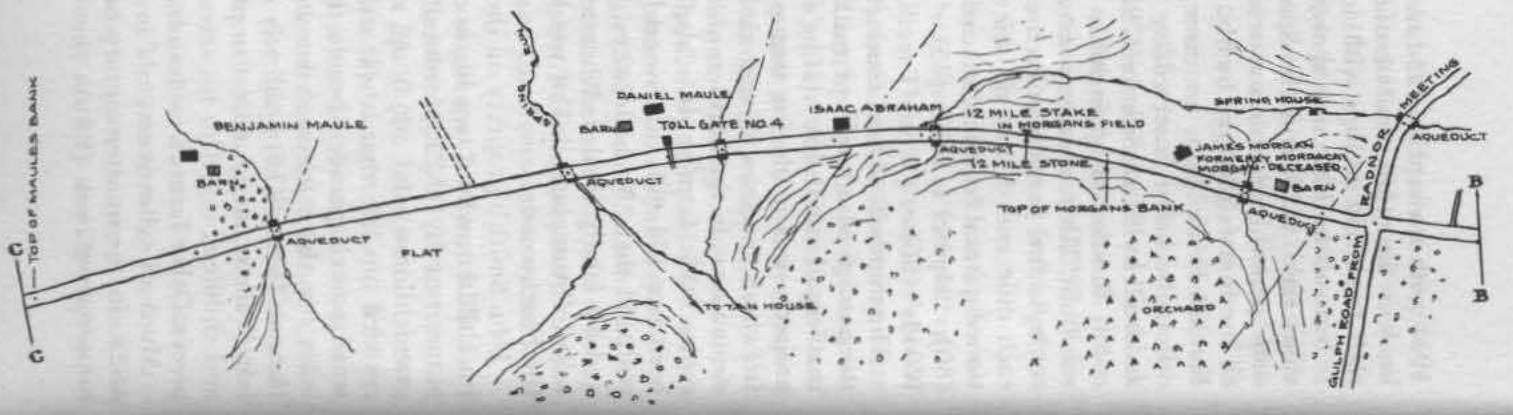
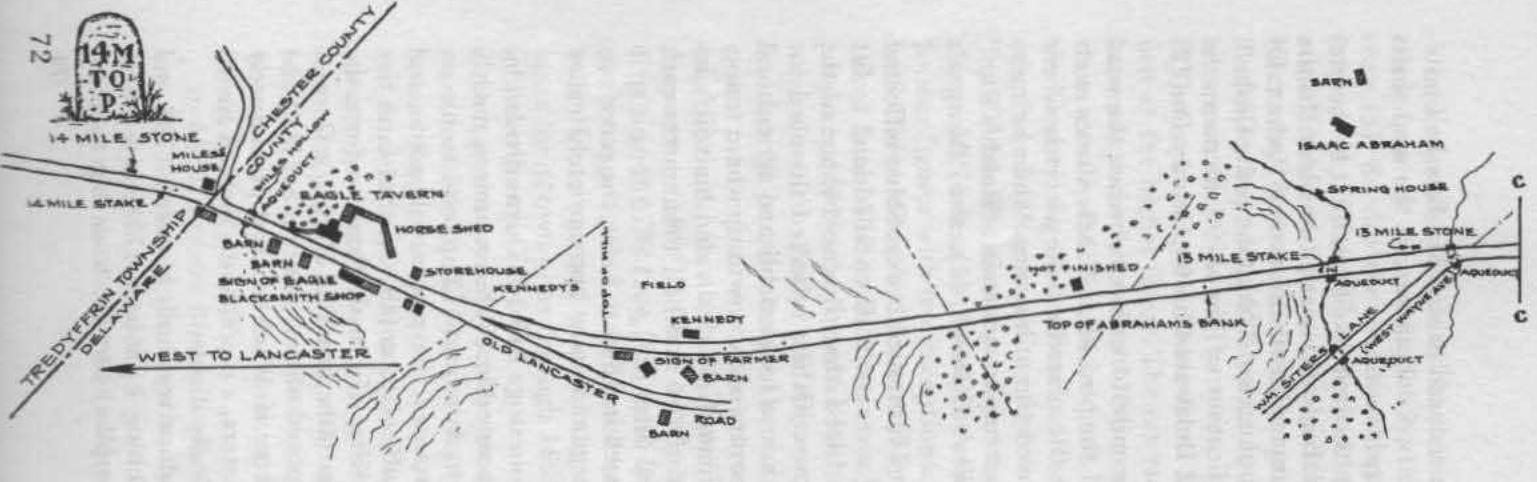
Nine of the 18 houses shown on the map had been built in the previous eight years and the Spread Eagle (2) was little older. In the same period, eight houses were erected in all the rest of Radnor. Of all the houses pictured by Mr. Brooke, two stand. One is the Gaskell-Fendall house (81), an exemplification of the 1798 median; the other, the house bisected by the Delaware-Chester County line (2) and built by Sarah Siter in 1798.

Mr. Brooke's map includes the milestones seated when the road was built. His new survey showed the positions of these stones in error by a few perches in each case. He placed a stake precisely where each mile ended, but no one moved the milestones. When he mentioned natural features, he used contemporary names: "Bulah's Run" (80), "Hunter's Hill" (75), "Miles' Hollow" (2), and "Morgan's Woods" (86).

The numbers of land transactions continued heavy. Some reflected the passage of a law⁴² permitting a recipient of entailed land to lift that entail simply by stating in a deed that the conveyance of the property was made for that purpose. Others reflected the need for firewood, fencewood, and tanbark in a long-established agricultural community. In the northernmost corner of the township where topography made farming difficult, William Griffith divided his wife's inheritance (64, 66) into wood lots of two and half to six acres each and sold them for high prices. John Siter (33) paid \$775 for his strip and his family used it. When assessed in 1844 at \$150, the piece was called "stumpland." The whole region is now appropriately called the Northwoods.

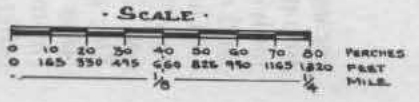
John Smith's property on the Conestoga Road (97) was divided by his children; where two log houses stood in 1798, six houses, mostly stone, rose by 1823. Mordecai Morgan's farm (72) passed to his six grandchildren who cut it up, regrouped the pieces, sold some, and realized too late that it was still subject to entail. On that farm five small parcels paraded beside the King of Prussia Road to form the basis for the settlement known in later years as Morgan's Corner. Hannah Hunter (75) prudently disposed of the entail on her land and left it all to one grandson to preserve it. When he died prematurely and childless, it fell to his seven sisters, a niece, and a nephew, in 15 pieces. Other farms were less drastically divided.

Much of what seems old in Radnor was built between 1798 and 1823. In the quarter-century beginning 1 January 1798, at least 51 houses were built (24 on the Turnpike) but the township total in-



LANCASTER TURNPIKE
 THROUGH RADNOR TOWNSHIP
 ~ 1806 ~
 AS SURVEYED BY ROBERT BROOKE

DATA TAKEN FROM "NOTES OF SURVEY OF ROBERT BROOKE SURVEYOR" USED BY PERMISSION OF THE HISTORICAL SOCIETY OF PENNSYLVANIA.



creased by only some 43. The 1823 assessment list provides no list of Inmates. The actual number of houses surpassed the number taxed individually. From census and land records it is clear the township held approximately 158 houses in that year.

The quality of housing rose. From 57 stone houses⁴³ (50 percent) in 1798, the number climbed to 101 (65 percent) in 1823. The return for the latter year fails to identify the material of over 45 houses. The author assumes that all assessed at over \$150 were stone, and those below, wood. Many of those assumed to be stone surely were (from other records). The 1798 Return lists all materials in a building; other records arbitrarily classify structures by their dominant material. Figures for the incidence of stone are thus not absolute. At least 35 houses received sizable additions, some more than one.

Two country seats, the first of Radnor's many, were established shortly after the Turnpike opened, inspired by that road as the railroad later inspired others. John Rudolph proclaimed himself with a \$1500 house (86) on 200 acres spanning the new road, and James Hunter Jr. (84) built the first brick house (\$2000) which remained the only brick house until after 1823, and still stands.

The Turnpike attracted the most expensive housing. Of 33 houses listed along it in 1823, 19 were assessed at over the \$300 median, and five at that figure. The three most valuable in all the township faced the road: the Spread Eagle (2), the Rudolph House (86), and Mr. Hunter's brick mansion (84). Three of the four houses assessed at the next highest figure, \$900, the Bartleson Inn (85), the Unicorn Tavern (3), and Maskell Ewing's house (84), stood on or near the Turnpike.

All along the highway service facilities multiplied. Between 1802 and 1823 the number of Radnor's outbuildings listed as standing near the road rose from 37 (19 percent) to 85 (31 percent). Another new inn opened, Elisha Moore's White Horse (80), one half mile west of the Bartleson Tavern (85), as he explained in his licence application. Neither now stands. Where the Turnpike joined the Conestoga Road in what became known as Siterville (2), commerce abounded. There, in 1823, near the Spread Eagle (2), stood a stone barn, a stable, a shed, new hay house, large livery stable, as well as the familiar ice house. On adjoining property Edward Siter owned four stone houses, a large stone barn, a wheelwright shop, coach house, smith shop, hatter's shop, a bark house, currier shop, and tanyard. Across the street stood the Unicorn Tavern, with barn, spring house, shed, and two stables. The settlement offered a fine Food-Fuel-Service center for travelers.

It was the Turnpike, no longer the Meeting House, that drew new

roads to tie outlying regions to the best transportation. Some say 8000 Conestoga Wagons, some say 12,000, near Philadelphia, used the Turnpike. Slow-moving by current standards, 50 feet long when properly rigged with six horses, these trailer trucks of their day alone could crowd a road. The stage, the local farm wagon, the single traveler, and the drover prodding herds shared the route. Some still used the steeper, muddier, or dustier Conestoga Road, which took longer but charged no toll. The inns not only provided overnight accommodations and food but also acted as freight yards for the laden wagons.

Despite the increased numbers of people riding or driving on the macadamized (stone-based gravel) Turnpike, and despite those plodding on the Conestoga Road, Radnor failed to increase its manufacturing output to any extent. James Hunter (84) operated a still house by 1808 and John and William Siter added a clover mill to their establishment (8) where Benjamin Smith and William Shaw also set up an unsuccessful spinning operation. But Radnor's mill sites had long been seated; there was no further source of power. The Township's net worth, nonetheless, using market value of real property, quadrupled in 25 years, an annual capital growth rate of six and a half percent, a bit more than the national average.

This was an age of larger barns. In 1802, ten of the township's 74 listed barns outvalued the accompanying house and 16 (21.6 percent) were worth more than that year's median house (\$100). Between 1802 and 1823 at least 27 barns were built, some as replacements. In the latter year the township supported 93 listed barns, only 11 of them wood. Sixteen were worth more than the adjacent farm house, and 36 (39 percent), more than the median house (\$300).

Despite improvements, farm properties for the first time became markedly less valuable per acre than commercial properties. The discontinuance of the Occupation Tax contributed to the higher valuations of commercial property, but the profits of Turnpike commerce so outweighed the profits of farming that agricultural assessments were lowered. Lest one wonder, both old and new property owners experienced this change in values.

In 1802, against a median of \$9 an acre, the \$12 an acre assessment of the large farms of Elizabeth Evans (48), John Jones (54), Levi Lewis (38-40), Mary and Hannah Lewis (53), Simeon Matlack (31), and Thomas Read (58), all well-watered, was surpassed by only one property (100), an eight-acre parcel on the Turnpike owned by an innkeeper and presumably destined for inn use. In 1805 the same farms were assessed at \$21 an acre, the assessment surpassed by only three small Turnpike properties. In 1823 these farms were assessed

26. Buildings, Radnor, 1783-1843

	1783	1798	1802	1805	1823	1843
Houses (including inns)						
Stone		57	68	62	89	67
Wood		43*	35	33	18	11
Comb.		12		1	2	
Brick					1	2
Unspec.	98	3	3	17%	27	100
Listed Total	98	115	106	113%	137	180
Others**			14	12	21	20
Est. Total			120	125%	158	200
Kitchens		30	1			
Barns						
Stone			40	39	64	18
Wood			31	25	11	4
Comb.				1		
Unspec.			3	14	18	70
Total			74	79	93	92****
Spring or Milk Houses						
Stone		42	46	56	3	
Wood		4	4	4	1	
Comb.		1				
Unspec.			10	7	71	
Total		47	60	67	75	78****
Shops		2	18	20	21	19
Stables		3	11	17	24	34
Cart, Carriage, Coach or Wagon Houses			6	6	16	30
Sheds		3	8	7	7	5
Storage Bldgs.		5	4	5	9	7
Tanyards	3		3	4	4	2
Distilleries	1				1	1
Coal Houses			1	1	3	
Mills						
Saw	1		5	5	4	4
Grist	2		3	3	3	4
Fulling	1					
Plaster			1	1	1	
Clover					1	1
Miscellaneous	116	5	3	3	11	24
Total Outbldgs.	124	95****	198	218	273	301****

* Includes 27 undescribed houses almost surely made of log.

** Known to exist, but not listed.

*** This total is not comparable to other totals as barn and business buildings were omitted.

**** This total was probably higher as in some cases outbuildings were not listed individually.

not at a relatively high figure, but at \$70 an acre, just over the median of \$65. No farm was rated at over \$75 unless it stood on the Turnpike.

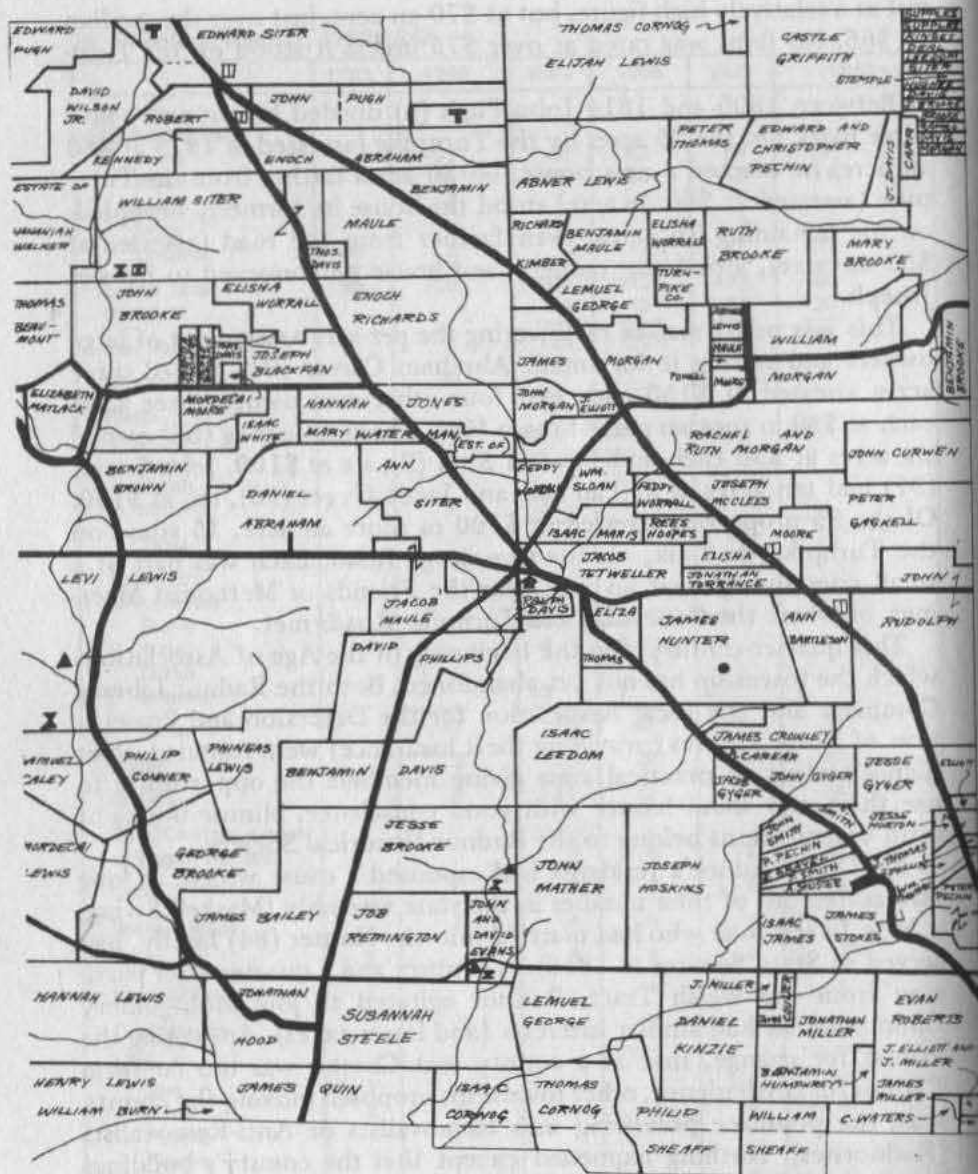
Between 1805 and 1814 John Pugh (4) divided his property into three parts. On the 25 acres by the Turnpike (assessed in 1823 at \$80 an acre) he erected a new house; on 50 acres farther from the Turnpike (assessed at \$60 an acre) stood the house he formerly occupied; on his remaining 26 acres, even farther from the road (assessed at \$50 an acre), stood the tannery and house he conveyed to his son Joseph.

This was not a matter of lowering the per-acre assessment of large owners and raising it for small. Abraham Carear (91) owned three acres assessed at \$150 each and four other men owned three acres each at \$30 in another part of town (64). Thomas Cornog (62) owned six acres at \$50 each and Edward Siter (2), six at \$100. John Gravel (97) had ten acres at \$50 an acre and Jacob Gyger (90), ten at \$100. Of the 25 properties assessed at \$100 or more an acre, 15 stood on the Turnpike, and six, on the Conestoga Road. Each was part of a small community near an inn, near the Friends or Methodist Meetings, or where the Conestoga and Turnpike Roads met.

This quarter-century saw the beginning of the Age of Associations which the township has not yet abandoned. Both the Radnor Library Company and the local Association for the Detection and Prosecution of Horse Thieves (providing theft insurance) were founded, their high-sounding or practical aims giving members the opportunity to use their new small leisure with good conscience. Minute books of both organizations belong to the Radnor Historical Society.

By 1820 Radnor's residents had espoused a cause which, at long last, seated one of their number in the state assembly (Maskell Ewing, a New Jersey man who had married into the Hunter (84) family, had served as State Senator in 1816). A century and a quarter after partition from the Welsh Tract, Radnor agitated to join Montgomery County which had similar interests (and lower taxes). Answering the excuse for change, that as a county seat Chester was too far from Radnor for convenience, other townships proposed moving the county seat, the populace polarizing into Removalists or Anti-Removalists (Radnorites). Nothing happened except that the county's buildings depreciated, Removalists having persuaded authorities to forgo maintaining them.

Some farmers of 1798 fathered professional men who were adults by 1823, but they settled elsewhere. Enoch Lewis, son of Evan Lewis (60, 61), became a mathematician and educator of renown; David, son of Benjamin Davis (42), a physician. Isaac, son of Griffith James



RADNOR OWNERSHIP IN 1823

- | | | |
|----------------------|-------------|-------------------------|
| † ST. DAVID'S CHURCH | ▲ GRISTMILL | ⚓ TANNERY |
| ⓧ SAWMILL | □ TRAVERN | ⚡ FRIENDS MEETING HOUSE |
| ⓧ CLOVERMILL | ● STILL | ■ METHODIST CHURCH |

(104) became both Methodist minister and physician. In 1823, a few men held military titles, relics of the encampment at Marcus Hook in 1814 where Captain William Morgan (69) had led a Radnor contingent after Washington was burned and Baltimore besieged.⁴⁴

The proportion of Welsh occupants (by name) dwindled almost to 25 percent. The Pechin and Stacker families settled during this period. Many of the new names were those of men who married into Radnor; some were of neighbors who bought woodlots. Fewer immigrants entered east coast ports; very few entered Radnor. It was the Radnor men of 1798 and their children who directed development in the Age of the Turnpike. They still owned, in 1823, the largest and most valuable properties which benefited from the road even at a distance. Radnor remained a farm community although the Turnpike had become its axis.

Radnor after 1823

Radnor after 1823

The history of the past 150 years has yet to be written in detail; this volume treats it only briefly.

The Columbia Railroad (later Pennsylvania Railroad, still later, Penn Central) thrust its line through the township in 1832 by the most convenient route, thus paralleling the Turnpike. For a century its path dominated the township's development. Beside its stations at Morgan's Corner (72), now Radnor, and White Hall, near lot 114, now by-passed, new hotels arose amid new settlements. Along the Turnpike, after 1840, the older inns one by one ceased operation, beginning with the newest, the White Horse (80) and the Fox (85). Post offices, established early in the century, moved from inns to stations. The county seat finally removed from Chester to the new town of Media, aptly named for its central position in the county.

A general interest in the search for knowledge, evident in the founding of the Radnor Library Company (1809), the Radnor Lyceum (1838), and the gift of a parcel of land (47) for use for a school for the children of Newtown and Radnor (1827) culminated in the Public School system mandated by the legislature of 1834.

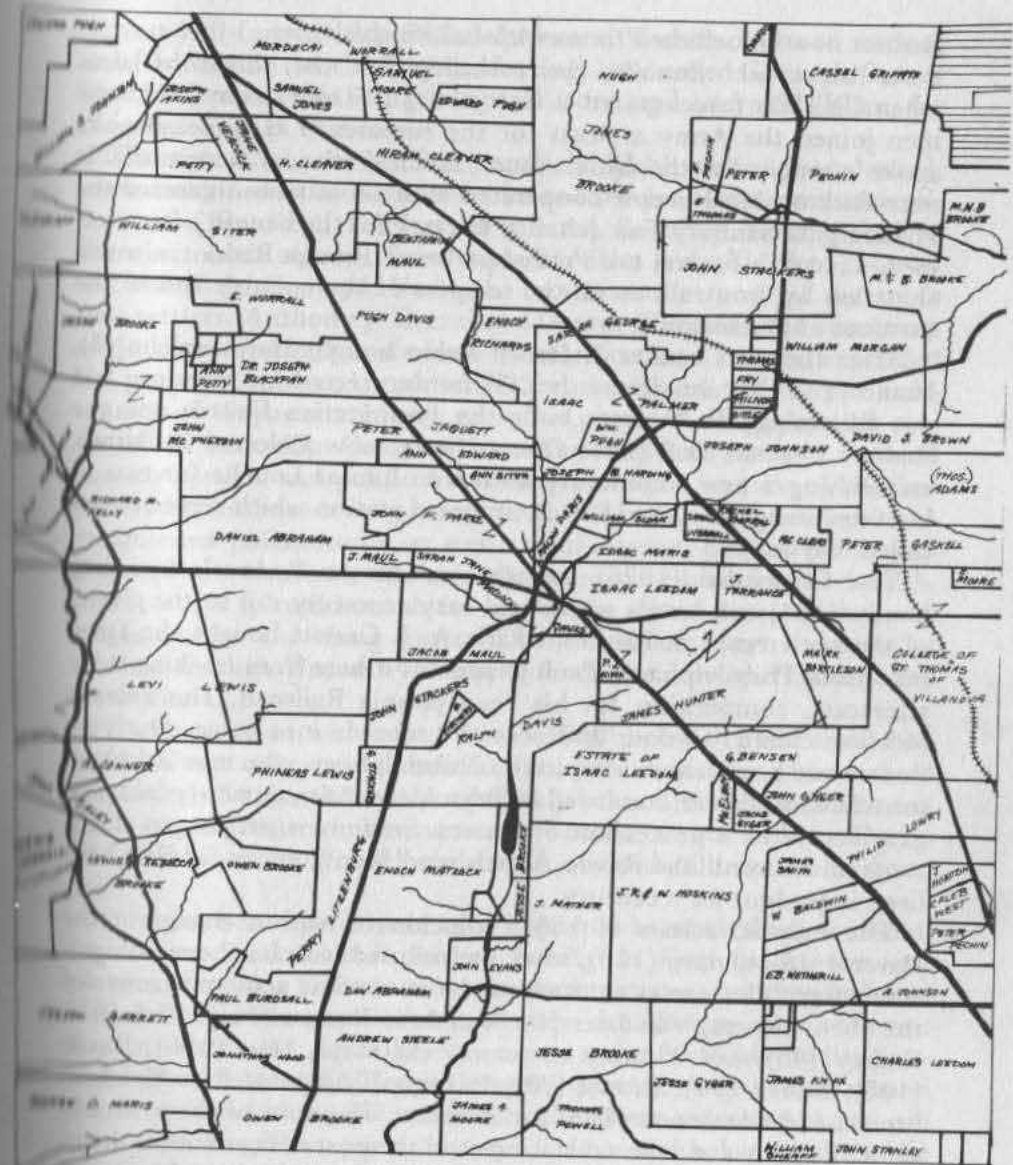
The 1843 assessment list credits Radnor with c. 200 dwelling units, a few of them new multi-family tenements occupied by mill-workers (38, 50, 52, 70). Only William Lawman's new inn at Morgan's Corner (72) and the old Spread Eagle carried tavern licences. The most valu-

able mills were then on Ithan, not Darby, Creek. Mark and Benjamin Brooke had developed a new commercial center on Gulph Creek with grist mill, tannery, and outbuildings, while Henry Lawrence and J. G. Henderson operated their commodious store (\$1,500 value) by the railroad track, a building now known as the Conestoga Mill restaurant (108). Thirty-six dwellings were described as tenements. Brinton Jacobs (37) had erected the second brick house in Radnor, still standing. Joseph Johnson occupied a \$1,500 mansion house (73) and Levi Lewis a new \$800 house (38). This assessment list refers only three times to log buildings but fails to specify the material of many structures.

By 1848, when the first existing detailed and contemporary map of Radnor was printed, schools stood among the houses at Morgan's Corner (72), by the Friends Meeting (77), on Roberts Road (106), and near a new Baptist Church on the Conestoga Road (8), a church founded by Radnor Abolitionists who left the Church in the Great Valley over the issue of slavery. The search for understanding led Quakers into unhappy conflict with each other over doctrine and procedure. The Radnor Friends Meeting became Hicksite.

In 1848 the families of fifty years before, still in control, held 50 percent of Radnor by inheritance and another 25 percent by purchase. They improved (or replaced) older dwellings, nice examples of this period's architecture standing even now on lots 72 and 53. John Rudolph's Belle-Air became not only the first great country estate in Radnor, but also the first (of many) to be devoted to institutional use (86). The Brothers of the Order of Hermits of St. Augustine bought the property after Mr. Rudolph's death, establishing a parish church and the "Catholic College of St. Thomas of Villanova," which has since become Villanova University and has given its name to railroad station, post office, and neighborhood.

After mid-century, like the influx of a century before, people new to Radnor (although not necessarily new to Pennsylvania) rode the train to summer in hotels and to fashion estates from local farms. Among them were Henry Pleasants (5), Jason Fenimore (61), and Anderson Kirk (87). Joseph Johnson of Philadelphia, ship chandler and descendant of Samuel Morgan (73), bought land tangent to his inheritance until he and his descendants owned some 500 acres near railroad and Turnpike, Radnor's largest landholding. By 1860, many people were new, their properties bearing such titles as Airy Hill (29), Orange Farm (41), or Hillside (1), the first such conceits since members of the Evans family, around 1710, found it necessary to identify themselves by place names when almost everyone was named Evans (27, 28, 31, 32, 39, 40, 83-86, 106-108). Even families old to



RADNOR IN 1848
TAKEN FROM A MAP BY JOSEPH ASH

Radnor now embellished farms with fashionable titles.

As in earlier turmoils, the township felt the threat of arms when Civil War forces grated at Gettysburg 100 miles away, and local men joined the Army at least for the summer.⁴⁵ H. Jones Brooke spoke strongly for the Union cause; medical services were available near Radnor; local people cooperated with those who organized the Philadelphia Sanitary Fair (charity bazaar) for the benefit of servicemen. Lincoln's funeral train rolled perforce through Radnor, a township tied by iron rails to all the tempers of the country and to the fortunes of Philadelphia.

After the war, banker J. Henry Askin bought the Abraham (5), Maule (12, 13), and Richards (25) farms, erected his mansion, laid out Bloomingdale Avenue, built the Presbyterian Church and the Radnor Lyceum Hall (later Opera House, now Colonial Building), establishing a new community known to him as Louella for two of his three daughters. By 1870 the railroad station which served it was called Wayne.

The Centennial (1876) brought visitors to Radnor's boarding houses (104) and hotels which had easy access by rail to the glories of the age erected in Fairmont Park. A. J. Cassatt bought the Turnpike from Philadelphia to Paoli to prevent others from tracking it for streetcars, competition for his Pennsylvania Railroad. The Friends Meeting closed its door and sent the records into town. Outlying farms were bought and occupied by Philadelphians who manufactured mansions, lived here, and loved it. Bryn Mawr Avenue, newly laid out, gave access to a procession of estates. Some new people put down roots and stayed: the Rawle, Morris, and Montgomery families have lived in Radnor for a century.

The railroad atlases of 1881, coincidental with a change in the Haverford boundary (110), after the railroad path had been straightened, fixed the names in Radnor. Most streams acquired names of the then owners, Van Leer [for Van Leer Eachus (41)], Kirk (87), Ramey (43), not Ramsey as on current maps, Hart (106), Rawle (108), Morris (74), Brown (73), Harding (73), as well as Meadowbrook, and Glenbrook (108) for an estate. The areas of the township took the names of railroad stations and the post offices within them: Rosemont (for a Lower Merion estate), Villanova, Radnor, St. Davids (a developer's name for what had been East Wayne), and Wayne, where the post office assumed the station's name only after another striving community discarded the title "Wayne" in favor of "Ovid."

As elsewhere in the east, the temporary fashion calling for the suffix "ville" put Siterville (2), Garrettville (97), and Radnorville (76) on maps. All are gone: Siterville forgotten, Garrettville changed to

Garrett Hill for the local Philadelphia and Western Railroad station, and Radnorville (by the Friends Meeting) later called Cornog's Corner for the Cornogs of the local general store, and later still, Ithan, for the post office in that store.

Through all the Welsh Tract artificial Welsh names now abound, some fashioned from Welsh syllables as titles for apartments or developments (Brynfield, Tedwyn, Brynllawn, Radwyn), some picked in the nineteenth century from maps of Wales and affixed to railroad stations (Bala, Cynwyd, Narberth) in atavistic memory of the area's first settlers. Anthony J. Drexel and George W. Childs, the successors to J. Henry Askin, transformed his mansion into a hotel, expanded his property, planned, publicized and developed the current community of Wayne which, ever since, has provided the population center of the township. Compact, served by electricity, sewers, a central heating system, and public water supply, Wayne was one of the first planned suburban developments in the country. The developers, in enlightened philanthropy as well as self-interest, bought the Spread Eagle (2) to terminate the sale of liquor, gave land for the local library, and a splendid marsh for use by the school district, which still wages war on the rising waters. One can almost chart the paths of streams through Wayne by mapping lands the developers donated to institutions.

The population, which doubled (to 3800) between 1880 and 1890, included not only new householders but also a number of household employees. Service trades expanded to take care of the needs of occupants of new houses in Wayne and St. Davids, houses built for Drexel and Childs and by Wendell and Smith on land still cleared for farming.

Quarries were opened and men imported to work them for building stone. Brickyards flourished briefly in Garrettville, the employees remaining in Radnor in other occupations after the yards had closed. With more population came new churches, mostly in Wayne: Baptist, Methodist, Catholic, Episcopal, and African Methodist Episcopal. The Philadelphia Hedge Company planted osage hedges around the estates and along the railroad tracks where successor plants still shed their ungainly green "oranges." In a technological shift, the same company, renamed the Wayne Iron Works, the only local heavy industry, forged the iron fences that still surround old estates and line the railroad right-of-way.

Like William Penn, Drexel and Childs and Wendell and Smith advertised their venture, making much of the "salubrious air" of Wayne (no one used the word "pollution"). The health fads of the day, followed eagerly by a society subject to the scourge of nineteenth-cen-

tury tuberculosis, produced in Wayne a sanatorium complete with tents in the open in all weather and, in a fine burst of charity, brought a group of native American Indian girls from the west to the old Spread Eagle building for a healthful summer. Wayne residents still remember bedeviling them when all were very young. The Church of the Good Shepherd, a new Episcopal church conceived in Radnor but built in Lower Merion, established a Children's Hospital in this healthful climate. It operated for over forty years. The name remains on a Rosemont street but the final building was demolished in 1975 (97).

The residents of Wayne enjoyed themselves at home and with friends who summered in the turreted Bellevue Hotel with its private boardwalk to the railroad station. It burned in 1900 in a dramatic blaze but has left its name on street signs. Because local government had little authority, the newcomers supplied their own municipal services (sidewalks, police, fire protection) through organizations known as the North Wayne Protective Association⁴⁶ and the South Wayne Public Safety Association,⁴⁷ the railroad dividing North from South Wayne. They also organized clubs: social, philanthropic, dramatic, educational, musical, and athletic, including the Wayne Natatorium, the largest man-made-outdoor-inland-swimming-pool in the United States of America. The Natatorium flourished only briefly but is not forgotten as the Highway Department has had to cope with flooding on the site ever since. Some clubs endure: the Saturday Club (one of the very earliest Women's Clubs in the country), the Neighborhood League (somewhat younger), and the Radnor Hunt (51), now moved to Willistown Township and a target of current developers.

Hoping to achieve more governmental autonomy, Wayne taxpayers engaged in an abortive attempt to secede from the township and form a borough.⁴⁸ Radnor was saved from dissection in 1901 by the passage of state legislation permitting municipalities of dense population (300 persons per square mile) to become First Class Townships with authority similar to that of boroughs. Radnor and Lower Merion (the Welsh Tract again) became the first First Class Townships in Pennsylvania. Nonetheless, it was a group of Wayne volunteers, not government, which ordered and purchased the first motorized fire truck in the country in 1906.⁴⁹ In that year the Red Arrow trolley line from Philadelphia to Norristown (originally the Philadelphia and Western railway) came through the township.

Wealth made outside Radnor supported and supports the economy. Children and grandchildren of those who settled eighty years ago remain in the vicinity, but no longer tied to parental land. The old

mills ceased operation, the owners unable or unwilling to compete with more distant facilities whose products were available by rail. First went the tanneries, then the mills themselves, until all was quiet. Tryon Lewis at last sold the old grist mill property out of his family after almost two hundred years (38). His successors own the largest and most open tract in Radnor.

During World War I many Radnor men served in the armed forces, a measure of the township's emotions evident in the North Wayne Protective Association's resolution that German not be taught in local public schools. Radnor, like other townships, erected temporary hospital buildings to care for Spanish 'flu patients (108). In 1919, returning servicemen throughout America were greeted from grandstands produced by the Wayne Iron Works. The township reacted to depression and World War II like other American towns: with desperation, with courage, with a commitment to do what was necessary. Radnor's sons and stepsons—the graduates of Valley Forge Military Academy (60)—joined the service and acquitted themselves well.

Resultant Federal taxation has destroyed most of the large estates. The tale of their great period has yet to be written. In their places appear apartment houses, schools, colleges, housing developments, charitable and religious institutions, even offices and laboratory centers. The old Penn property boundaries become at last hard to discern on maps. The Wayne Iron Works closed in the 1960's, a victim of fire, of change, and of anti-pollution laws. The spate of new people in the Age of the Automobile has brought planning and zoning and emotional battles for and against their strictures. It is again, but for different reasons, "a very rare but pleasing thing to hear a neighbor's cock crow" (53). The township remains akin economically to others of the Welsh Tract but locked politically to Delaware County.

The Friends Meeting, reopened in 1930, stands yet in the center of Radnor. Wayne's Louella Mansion, now apartments, recalls the days of Mr. Askin. Along Darby Creek, once the busiest commercial area, the mill land, now empty, has become a municipal park. Descendants of settlers of each period still live in Radnor. One family holds some land by virtue of direct descent from the Welsh owners of 1690 (73) and two families, from the settlers of 1870 (74, 108).* The railroad, relic of 1832, bears its passenger burden twice a day. The Philadelphia and Lancaster Turnpike, now U. S. Route 30, is sheathed in business as the township considers the impact of yet another highway, the partly-built Mid-County Expressway.

*In 1976, both these properties are for sale.

Footnotes

1. See Charles H. Browning, *The Welsh Settlement of Pennsylvania* (Philadelphia, 1912), and Thomas Allen Glenn, *Merion in the Welsh Tract* (Norristown, 1896), for more detailed accounts of the "Barony."
2. Printed in Henry Graham Ashmead, *History of Delaware County* (Philadelphia, L. H. Everts, 1884), p. 679.
3. Marion Dexter Learned, *The Life of Francis Daniel Pastorius* (Philadelphia, William J. Campbell, 1908), p. 203.
4. Francis Daniel Pastorius, "Epibaterium," quoted in Learned, p. 213.
5. *The Bulletin of Radnor Historical Society*, 1963, p. 7.
6. Original Road Records are preserved in the County Court Houses in Media and West Chester.
7. Chester County Deed Book A-2-99.
8. Goshen Friends Meeting Records.
9. William Worral, *Proceedings of the Historical Society of Pennsylvania* (vol. I, p. II-June, 1847), describes the drought.
10. From Mather (94) accounts.
11. Radnor Friends Meeting Records.
12. The Radnor Historical Society owns the Radnor Township Poor Book. See its *Bulletin* for 1963.
13. William Blackstone, *Commentaries on the Laws of England* (Oxford, 1766), Appendix, ch. 7, pp. 357 ff.
14. Penn had specified that buyers must leave one acre in trees for every five acres cleared. (*Colonial Records*, vol. I, p. 28.) The 1764 records omits references to the lands owned by absentee landlords. One assumes that their properties were cleared in the same proportion.
15. John Blair Linn and William H. Egle, *Pennsylvania in the Revolution* (Philadelphia, 1880), produced lists of Pennsylvania soldiers. Since a man's residence is rarely given, Radnor men cannot surely be identified here. See also Hannah

- Benner Roach "The Pennsylvania Militia in 1777" (*Pennsylvania Genealogical Magazine* vol. XXIII, pp. 161-229). For specific information on Radnor see Francis James Dallett, *The War of the Revolution in Radnor*.
16. *Pennsylvania Archives*, Fifth Series, vol. V, p. 598. This list looks like a list of soldiers but is simply a census of all Radnor males aged 18-53.
 17. *Proceedings of the Historical Society of Pennsylvania*, vol I, p. 10.
 18. Ashmead, p. 73.
 19. Radnor Township Poor Book.
 20. Lewis Mill records.
 21. Dora Harvey Develin, *The History of Lower Merion and Blockley* (Bala, 1922), p. 113. Jacob Beary lived in Radnor only five years, leaving in mid-1783. John Witmer was host but not owner of the Sorrel Horse Tavern. Unless the assessor overlooked other holdings, this seems a small amount for the whole township. At least six people owned 30 oz. or more in Blockley where the population resembled Radnor's in number.
 22. Charles I. Landis, "History of the Philadelphia and Lancaster Turnpike," *Pennsylvania Magazine of History and Biography*, vol. XLII, pp. 248 ff.
 23. *Quarterly of Tredyffrin-Easttown History Club*, vol. V, no. 3, p. 50.
 24. Radnor Friends Meeting Records.
 25. Radnor Township Poor Book.
 26. Lewis Mill Records.
 27. Radnor Friends Meeting Records.
 28. Radnor Methodist burials.
 29. *Statutes of the Realm* (London, 1810, reprt., Dawson of Pall Mall, 1963), vol. I, p. 315. The statute is attributed to that year by Tottell's 1556 compilation of the laws but it is not included in order in the *Statutes of the Realm*, 1810. It is, however, intercleaved. Penn specified the use of English measures, as stated in *Colonial Records*, vol. I, p. 28.
 30. Glenn (*Merion*), p. 266.
 31. Definitions for fence measure (reference dated 1491) and coppice wood (1669) taken from OED, vol. VII, p. 673; for woodland (1706), OED, vol. VII, p. 1065; for land yard (1858), OED, vol. XII, 4, p. 17.
 32. This code required a dwelling unit to include at least 500 square feet of living space excluding stairs, bathrooms, halls, etc., each bedroom to contain at least 120 square feet and one window.
 33. Adolph B. Benson, ed., *Peter Kalm's Travels in North America* (New York, Dover Publications, reprt., 1966), vol. I, p. 100.
 34. Two-story spring houses on lots 27, 31, 33; two-story kitchens on lots 1, 2, 31, 54, 58, 69.
 35. 1798 outbuildings: 95. 1802 outbuildings: 196, of which 74 were barns. In 1802 only one kitchen was taxed. Thus 66 of the 1798 are comparable to the 1802 figure.
 36. Alfred L. Shoemaker, ed., *The Pennsylvania Barn* (Lancaster, Franklin and Marshall College, 1935), p. 8.
 37. List from inventory of John Mather (94) whose house and family were of median size.
 38. Bertram L. Wolfson, "Banjotown-Radnor: A Fact or a Legend," *The Bulletin of Radnor Historical Society*, 1963, pp. 11-15.
 39. Ashmead, p. 578.
 40. The Grange, Harriton, and the Leiper House are all preserved as museums.
 41. In 1805 Radnor's Overseers of the Poor raised \$152.44 in taxes and spent \$183.30. This included provision for a transient poor who died at Benjamin Maule's (12).
 42. Bill passed 16 January, 1799. *The Statutes at Large of Pennsylvania*, ch. 2014, p. 149.
 43. The 57 stone houses include the 55 listed on page 39 plus one new stone house (85) and one unoccupied stone house (83).
 44. Ashmead gives the names of soldiers, pp. 90, 91.
 45. Ashmead, p. 146.
 46. Arthur L. Moss, "The North Wayne Protective Association," *The Bulletin of Radnor Historical Society*, 1965, pp. 13-22.
 47. See *The Bulletin of Radnor Historical Society*, 1967, pp. 3-6 for talk by Theodore B. Brooks.
 48. See *The Bulletin of Radnor Historical Society*, 1969, pp. 9-11.
 49. Caroline Robbins, "The Burning of the Bellevue: Fires and Fire Fighters of Radnor Township," *The Bulletin of Radnor Historical Society*, 1962, pp. 8-11.

27. Population, Radnor.

Year	% of Owners Occupying Inherited Land	% of Owners over 45 Years of Age	% of Taxed Acres Owned by People over 45	Quaker* Owners vs. all Owners (%)	Age** at First Marriage: Welsh Men Owners	Age at First Marriage: Wives of Welsh Owners	Age at First Marriage: Non-Welsh Men Owners	Age at First Marriage: Wives of Non-Welsh Owners	% of Welsh Owners Who Never Married
1693	11	33	42	89					
1723	63	33	42	70	28	23.7			2.5
1748	90	50	50	50	31	25	28.5	24.5	10.9
1773	64	48	58	33	31.5	27.5	24.7	23.6	12
1798	67	39	67	30	30.4	24.4	26	22.2	21.4
1823	54	42.8	52.5	22	27.5	23	27.3	22.7	10.5

*These were not necessarily active Quakers.

**The marriage-age figures deal with an admittedly small group of people. As the population intermarried, all figures, including those for children raised to maturity, narrowed. The Welsh couples (man's name Welsh) with children in 1823 raised an average of 3.75 to maturity; the non-Welsh, 5. The figures were 3 and 6 respectively in 1798.

Year	Acres	No. of Taxed Occupants*	% of Taxed Acres Occupied by Welsh	% of Taxed Acres Occupied by Germans	% of Taxed Acres Owned by Welsh	% of Taxed Acres Owned by Germans	Welsh Occupants vs. all Occupants (%)	German Occupants vs. all Occupants (%)	Welsh Owners vs. all Owners (%)	German Owners vs. all Owners (%)	No. of Owners
1693	3000	18	90	0	84	0	94.4	0	87.5	0	36
1723	c.6200	38	93	0	92	0	87	0	90	0	43
1748	c.6400	50	95	0	92	0	86	0	90	0	52
1773	6646	76	64	6.5	82	6.5	56.6	17	79.7	5.8	69
1798	7538	111	41.5	15.6	53	11.2	40	15.3	44.2	13.6	95
1823	8000	144	38.75	8.25	40	9.67	26.4	10	33.6	12.2	131

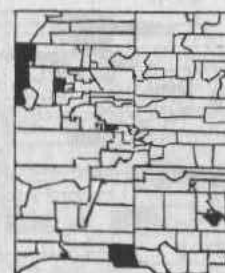
Year	Population (U.S. Census)	Houses
1790	686	104**
1800	874	116**
1810	925	135**
1820	1059	148**
1830	1097	165**
1840	1205	195**
1860	1335	208 (Census figure)
1860	1230	212 (Census figure)
1870	1431	246**
1880	1924	320**

*This figure includes only those taxed for using land. "Inmates" are not included.

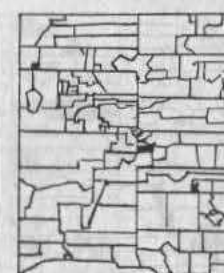
**Estimated figure from assessment and land records.



Land owner-occupied 1798



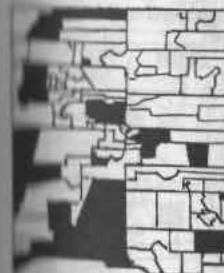
Land unseated 1798



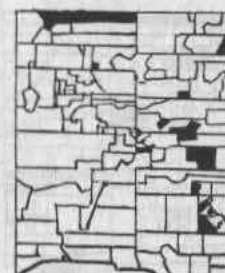
Land tax-exempt 1798



Houses stone or part stone, 1798



Valuable land, 1798 (over \$18 per acre)



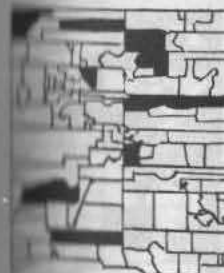
Valuable land, 1823 (over \$100 per acre)



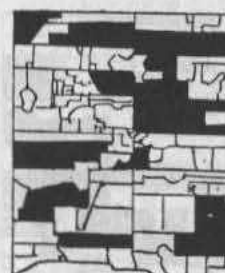
Valuable barns, 1802 (over \$100)



Valuable houses, 1798 (over \$400)



Land in one family at least 100 years, 1798



Land in one family at least 75 years, 1798



Land in one family at least 50 years, 1798



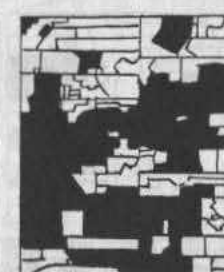
Land in one family at least 25 years, 1798



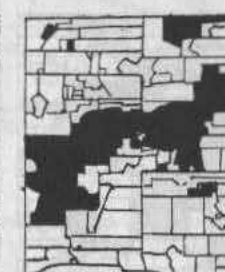
Land owned in 1823 by Radnor families of 1798



Land owned in 1848 by Radnor families of 1798



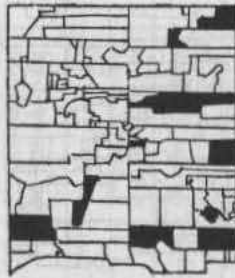
Land owned in 1870 by Radnor families of 1798



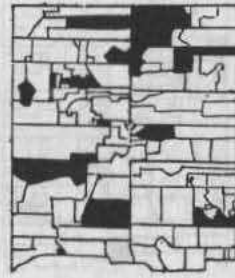
Land owned in 1892 by Radnor families of 1798



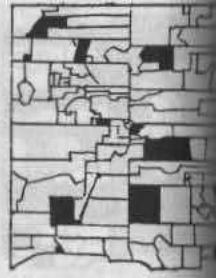
Owners over 45 years old, 1798



Unmarried owners 1798



Owners (or spouses) who married more than once



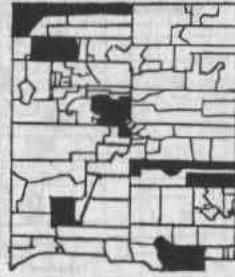
Owners with no Radnor relatives, 1798



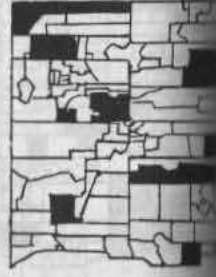
Welsh owners 1798



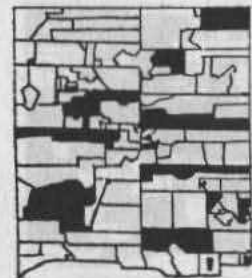
Welsh occupants 1798



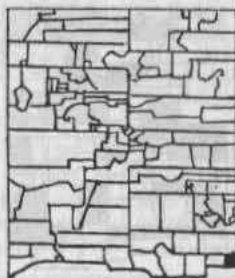
German owners 1798



German occupants 1798



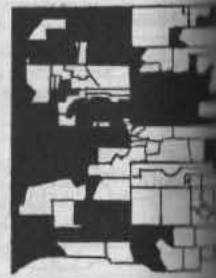
Woman owners 1798



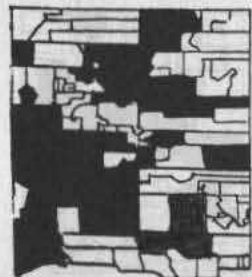
Black owners 1798



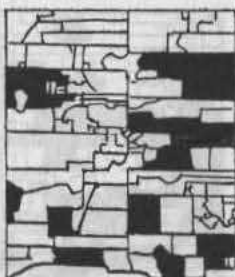
Owners with spouses of different national roots



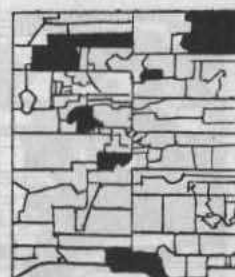
Families who lost close relatives, 1798



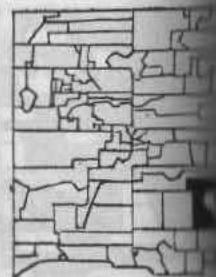
Quaker owners 1798



Episcopal owners 1798



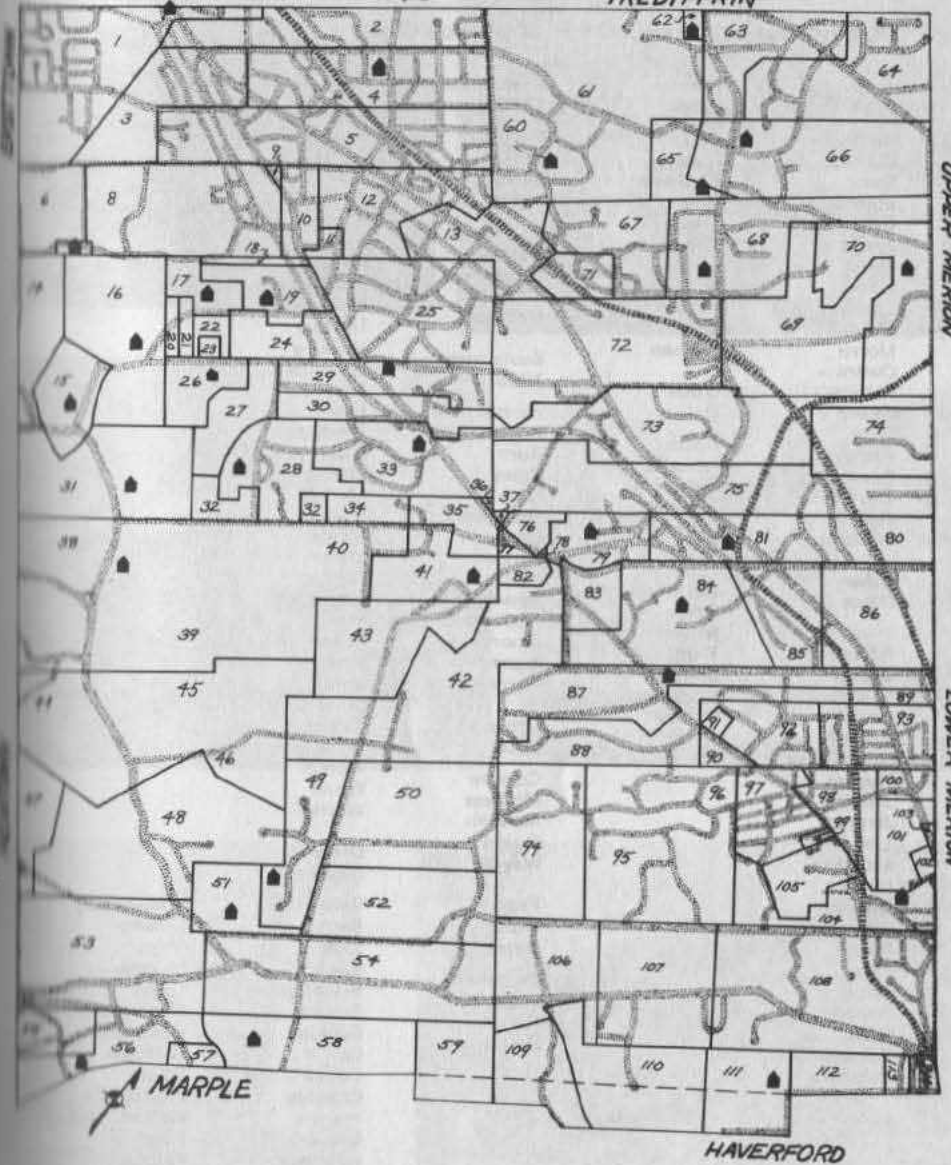
Baptist owners 1798



Methodist owners 1798

RADNOR TOWNSHIP
1798

TREDYFFRIN



UPPER MERION

LOWER MERION

MARPLE

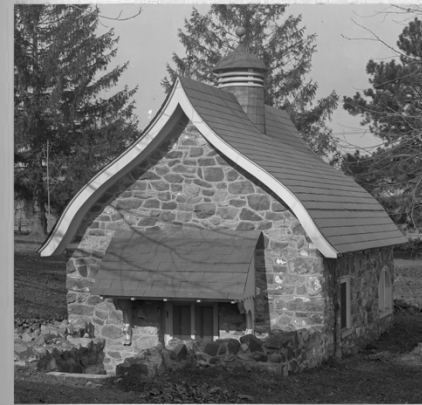
Haverford

Houses Remaining From 1798

Of 1798's 115 houses, 28 remain in some form today. Of these, only two retain their original size (17,81). Twelve others clearly show their 1798 outlines. In ten others, enlarged and improved, the old house is hard to find. Four remain only as one-room ells to newer and larger buildings. Several still contain outstanding and original interior woodwork (notably 16,81,84).

28. Surnames by National Origin as Used on Charts

Welsh 1798	German 1798	Scandinavian 1798	Other (Mostly English) 1798
Abraham	Bare	Bartleson	Adams
Cornog	Gyger		Brooke
Davis	Kitsleman	Other	Craill
Elliott	Rodebaugh	Dates	DeHaven
Evans	Sheaff	Anderson	Fields
James	Sherardin	Dennis	Francis
Jones	Siter	Holstein	Gaskell
Lewis	Stilwagon	Matson	Hampton
Lloyd	Streaper	Rambo	Hayworth
Morgan	Super		Horton
Morris	Washen	Scots-Irish 1798	Hoskins
Owens	Other	Barton	Johnson
Phillips	Dates	Boyle	Law
Powell	Bittle	Burn	Lee
Pugh	Detwiler	Caley	Leedom
Richards	Fetterman	Carr	Livesey
Roberts	Fimple	Dickenson	Martin
Thomas	Gravel	Dunn	Mather
Watkin	Grover	Fendall	Matlack
Williams	Hinckel	Hunter	Maule
Other	Hoofman	Kennedy	Miller
Dates	Krim	McClure	Palmer
Bevan	Mower	Moore	Parsons
Edwards	Ramsower	Scott	Paul
George	Shoester	Torrance	Priest
Griffith	Stadelman	Other	Read
Harry	Witmer	Dates	Smith
Howell		Curwen	Steel
Humphreys		McClees	Taylor
Hughes		McMinn	Waterman
Jenkins		Quinn	Waters
Jerman		Wayne	White
Llewellyn		French	Worrall
Meredith		Other	
Miles		Dates	Bailey
Owen		Beaumont	Barry
Parry		Bewley	Bell
Peters		Kimber	Black
Prees		Pechin	Blackfan
Price			Brown
Protheroh			Buckley
Rees			Carear
Samuel			Cooke
Stephens			Crowley
			Francis
			Gregory
			Hallowell
			Hassell
			Hood
			Hoopes
			Laurence
			Longworthy
			Lowery
			Meris
			Murrow
			Oliver
			Pickering
			Remington
			Rudolph
			Sloan
			Stokes
			Walker
			Ward
			Wilcox
			Willis
			Wilson
			Yarnall



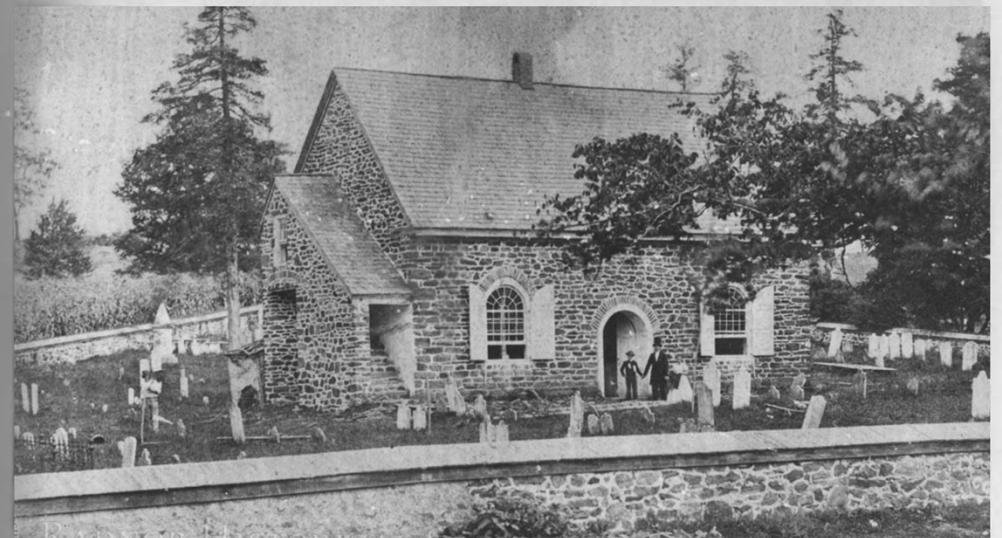
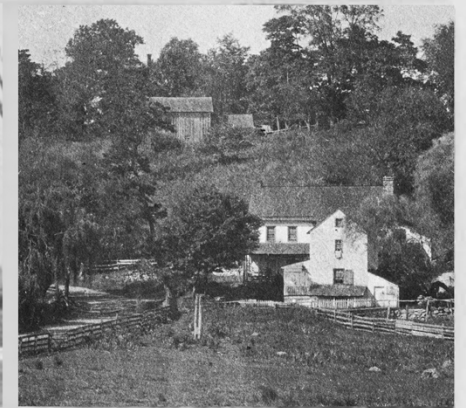
Buildings Standing in 1798

- Lot 1. Spring house, exterior remodeled.
- Lot 2. Sarah Siter's house, rear.
House facing: Tredyffrin. Mostly 19th c.
- Lot 2. View east past the Spread Eagle to the tollgate c.1880.

- Lot 2. Sarah Siter's house, built in 1798, restored in 1976.
- Lot 2. Spread Eagle Tavern, front.
- Lot 2. Spread Eagle Tavern, rear, c.1880.
Note two-story kitchen.



Lot 5. Isaac Abraham's house c.1890
 Lot 7. David Morgan's house in 2018. Lot 8. Log house c.1880
 Lot 8. Outbuildings at Mahlon Edwards's Mill, c.1900.



Lot 12. Benjamin Maule's house, modernized c.1870 for J. Henry Askin.
 Lot 13. Daniel Maule's house, The Manse, c.1900, roofline modernized. Lot 14. View north on Valley Forge Road from Church Road to Thomas Moore's house c.1910.
 St. David's Church, c.1860.



Lot 15. George Matlack's house, enlarged 1970.

Lot 16. John Brooke's house c.1955.
Note its two sections.

Lot 17. Farm house, 1976.

Lot 19. Springhouse at "Spring House",
658 Brooke Road, 2019.

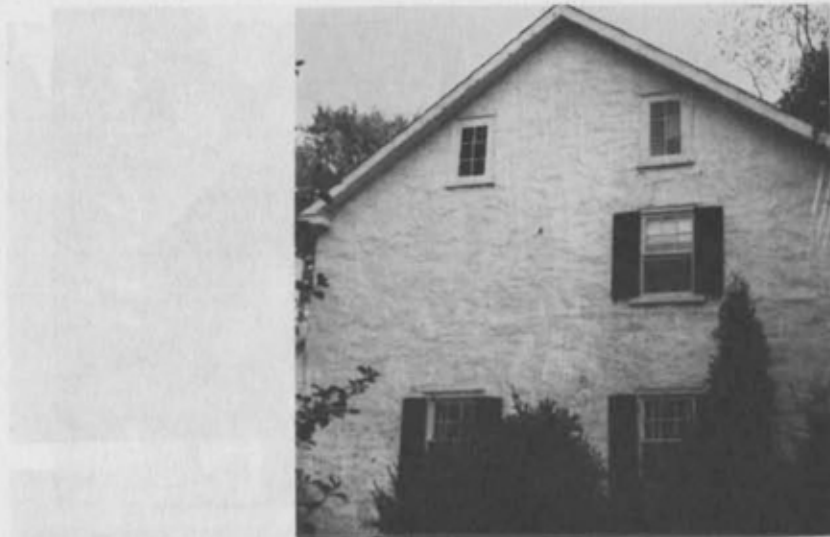
Lot 19. House (on hill) and outbuildings c.1900 when owned by Harry N. Childs.

Lot 25. Isaac Richards's house c.1870.

Lot 26. Mordecai Moore's house c.1955.

Lot 28. View over cultivated fields, house
in distance, 1976.

Lot 29. Cellar window,
Isaac Jones's house, 1968.



Lot 29. Isaac Jones's house, west side, 1968.
 Lot 31. Simeon Matlack's house c.1910.
 Lot 33. Adam Siter's house (left hand portion), 1975.



Lot 28. Holly Tree House, c.1910.
 Lot 41. Jacob Maule's house 1974.
 Lot 42. Benjamin Davis's barn, 1966.
 Lot 46. Datestone, Thomas and Tamar Thomas: T T Anno Domini 1724
 Lot 46. Spring house and kitchen, 1954, possibly built before 1700.



Lot 49. Spring house, "modernized".
Lot 49. Nathan Evans's house, (left center portion),
with additions, 700 Sproul Rd.

Lot 51. Outbuilding, 1971.

Lot 51. Moses Palmer's house, rear.
Lot 51. Radnor Hunt at Moses Palmer's
house c. 1895.

Lot 52. David Evans's house, later owned by botanist John Evans.
Lot 53. House, 1969, probably occupied by
Lewis Lewis in 1798.

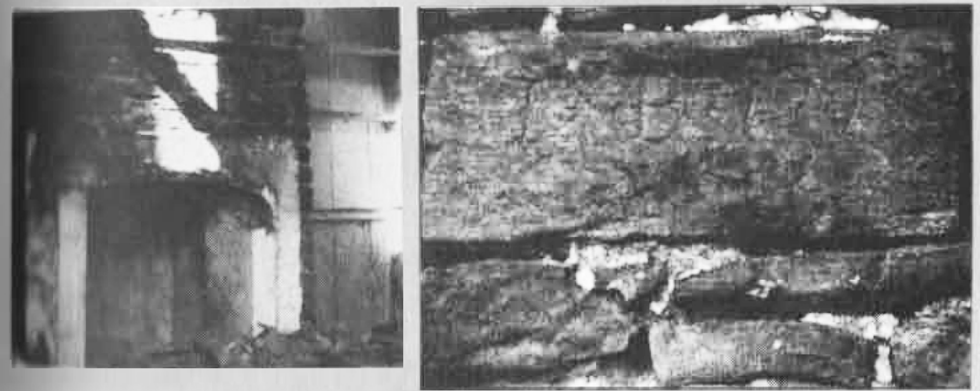
Lot 56. Spring house.

Lot 56. Henry Lewis's house, 1970, later occupied
by the Countess Tolstoy.

Lot 58. Thomas Read's house, rear, c. 1946.



Lot 65. Peter Thomas's house (center section), 1958.
 Lot 65. Peter Thomas's house, rear. Lot 66. Amos Thomas's house (rear wing).
 Lot 68. David Brooke's house, 1896.



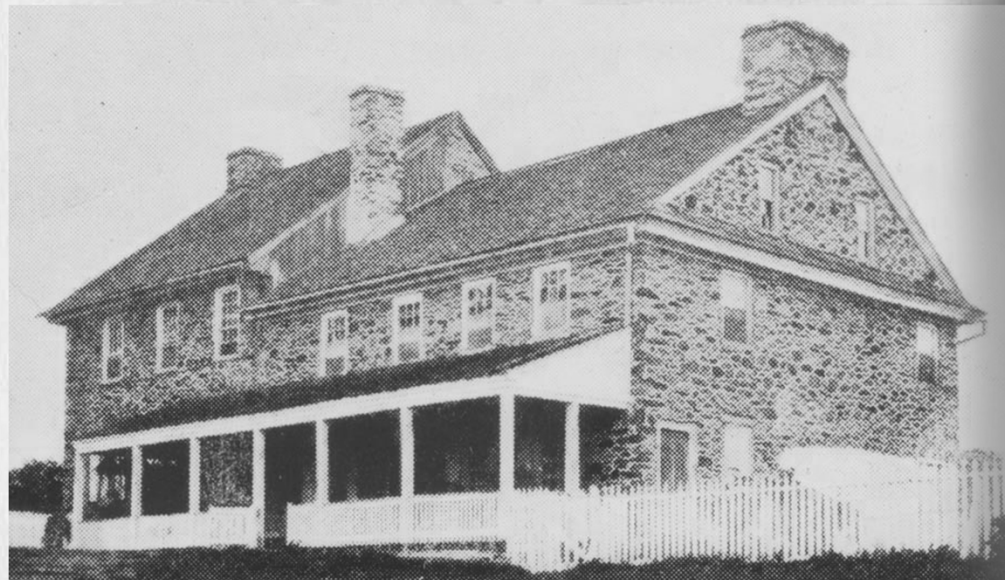
Lot 69. Hugh DeHaven's house, vacant 1963.
 Lot 69. Hugh DeHaven's barn, 1963,
 Morgan's Run occupies the site of the house and barn today.
 Lot 69. Interior of house, 1973, after vandalism. Lot 69. Datestone, 1970, later stolen from the house.



Lot 72. Mordecai Morgan's former farm, 1915.
 Lot 72. Morgan's Hall of Nantmell and Outbuilding, c.1910.
 Lot 73. Vanor c.1940. The old section lies to the left.
 None of these Morgan buildings stand.



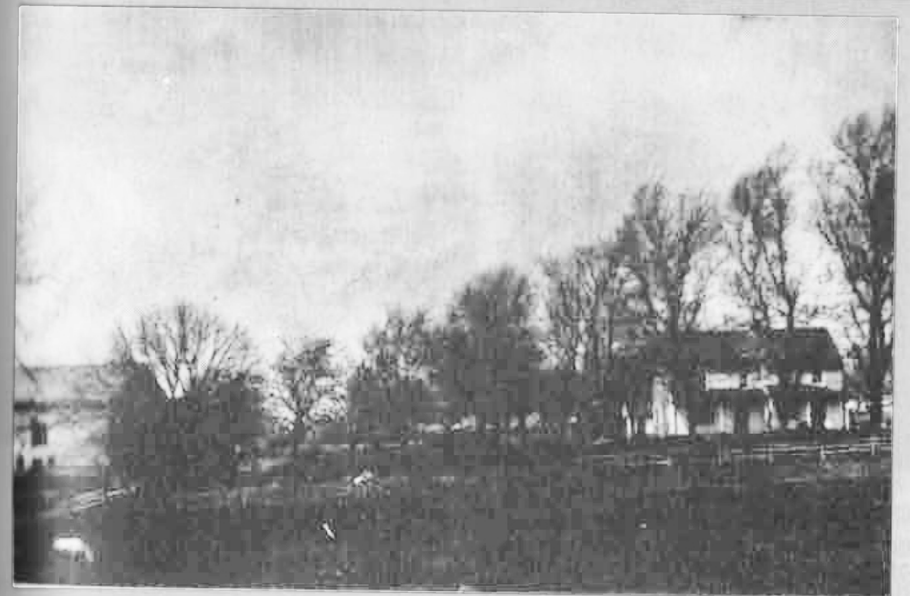
Lot 79. Spring house, 1968. Lot 79. Joshua Thomas's house, rear, 1968 – 230 Sproul Rd.
 Lot 79. Stonework on house, 1968. Lot 79. Barn, built 1794, pictured in 1970.
 Lot 81. The Fendall House, 1966.
 The Mid-County expressway threatens all these buildings.



Lot 83. The Plough Tavern, later the Sorrel Horse Hotel, 1910.

Lot 84. Woodstock, c.1970. The two sections were built a generation apart.

Lot 87. Elizabeth Paul's house c.1895, occupied by Isaac Leedom in 1798. It was the first Radnor tavern to be called the Sorrel Horse and closed in 1794, becoming part of the Agnes Irwin School in 1961.



Lot 104. Isaac James's house from a watercolor painting by Juliet Lavinia Tanner, 1896, when the house was called Tanglewood.

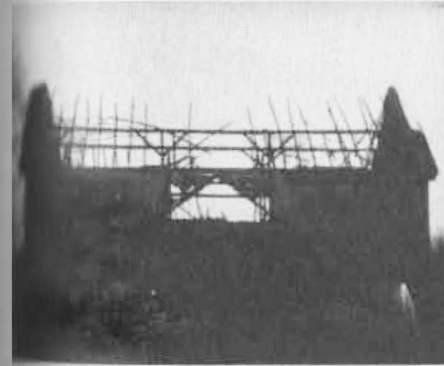
Lot 110. Philip Sheaff's house in Haverford c.1910, part built after 1798.



Lot 111. William Sheaff's house c.1910. Probably built in 1788, it was later enlarged.

Lot 111. Stone barn built by William and Mary (Miller) Sheaff, it bears a 1791 datestone.

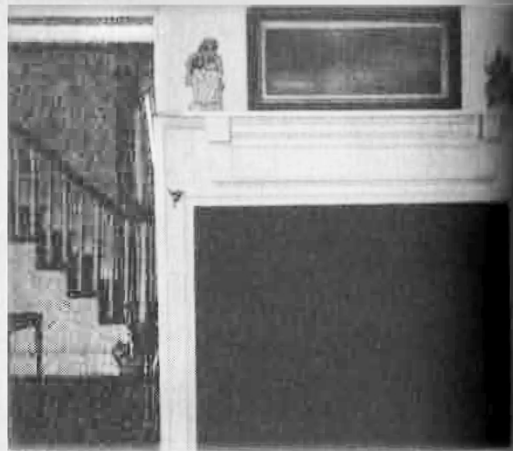
Lot 111. Spring house. Note the chimney. Some dwellings of 1798 were even smaller than this.



Buildings Erected 1798-1823

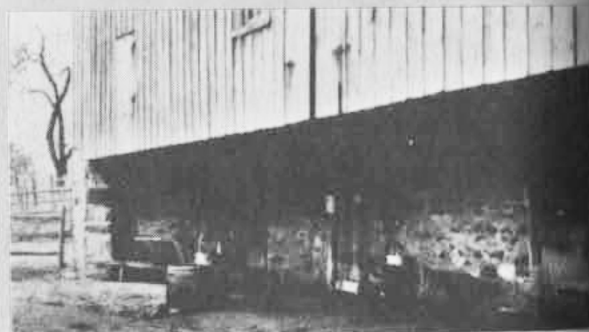
Lot 1. Barn, built by David Wilson, Jr., in 1821, burned 1972. Lot 2. House built before 1814 later became the Strafford P&W station.

Lot 4. House built by John Pugh 1808-11 near his tannery.
Lot 4. House built by John Pugh at Farm Road and Lancaster Avenue.



Lot 5. House on W. Wayne Ave., 1976, probably built by 1811. Lot 16. John Brooke's barn, 1976, improved.
Lot 24. Kinterra, house built by John Hampton between 1808 & 1814 to replace a log house, photo c.1875.
Lot 28. Barn on Abrahams Lane, 1976, improved after 1823. Lot 29. Fireplace, 1968.

Lot 29. House & buildings on southwest side of the Conestoga Rd, demolished, photo c.1900.
Lot 29. Smoke house c.1900 Lot 37. House on the "School House Lot," Conestoga Road.
Lot 28. Wheelwright shop built 1814, c.1950.



Lot 43. David Phillips's barn, built into the hillside by Sproul Road.

Lot 46. Barn, 1976, built after 1814 but using earlier datestone.

Lot 48. House, 1976, built or improved by George Brooke, 1814-1823.

Lot 48. Lower level of frame and stone barn, 1922.

Lot 48. Barn, 1922, built by George Brooke in 1812.

Lot 50. Ithan Mill Farm, showing its many additions.

Lot 52. House, 1971, built 1814-1823, later owned by Daniel Cornog Abraham.

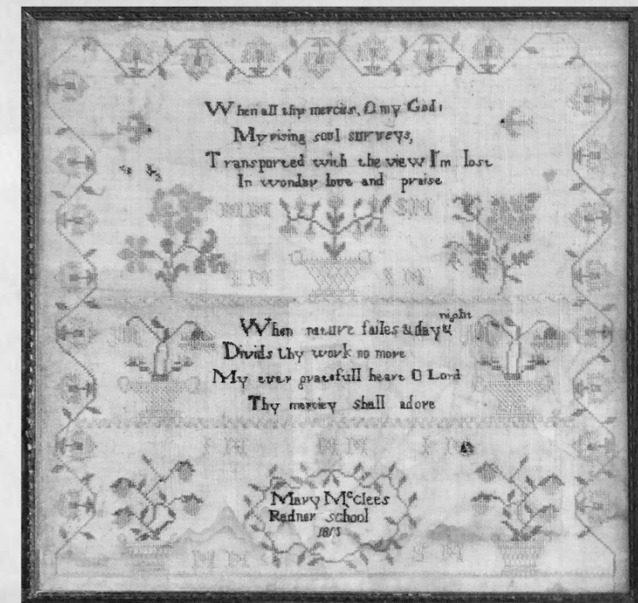
Lot 52. Ithan Creek and dam, from South Ithan Avenue.

Lot 53. Frame house (plastered), 1976, on the Darby Paoli Road.

Lot 70. Bel Orme, 1958. The left-hand wing represents the oldest portion of the house.



Lot 71. House built 1805-8 by Isaac Abraham.
 Lot 72. Carlton House in winter, southwest corner of Radnor Chester Road
 and Lancaster Avenue, possibly built after 1823.



Lot 72. The Golf Club Cottage, built in 1814
 by Samuel Wright.

Lot 75. House built 1816-1823 at
 221 Radnor Chester Road.

Sampler stitched by Hannah McClees, 1803, at the Radnor School.

Lot 76. John Siter's store building, 1976, built c.1808
 at the Ithan crossroads.

Lot 80. Stone House built by Peter Gaskell
 probably before 1823.



Lot 76. The Ithan Store, c.1900, when operated by William H. Cornog.
Map of Radnor, 1816, probably more attractive than accurate, except for the turnpike.



Lot 82. Barn, 1976, converted to a house.
Lot 84. Chuckswood, c.1870, built 1808, the first brick house in Radnor.
Lot 86. The Rudolph barn, 1848.

Lot 84. Woodstock barn, built 1804.
Lot 86. The Rudolph Mansion, 1848, built c.1810.
Lot 92. House, 1971, built c.1805.



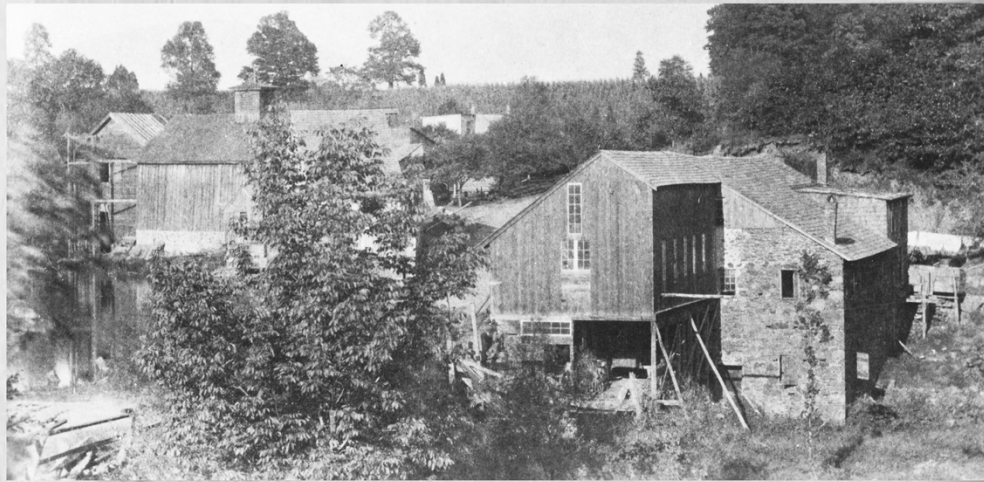
Lot 92. Side view. Later additions to John Gyger's house.
 Lot 104. House, 1970.
 Lot 101. House, 1960, part built before 1805 near the site of the Rosemont Plaza Apartments.

Lot 97. House, 1976, built 1811-1814 by James Jackson in Garrett Hill.
 Lot 108. House, 1976, built 1819-1823.



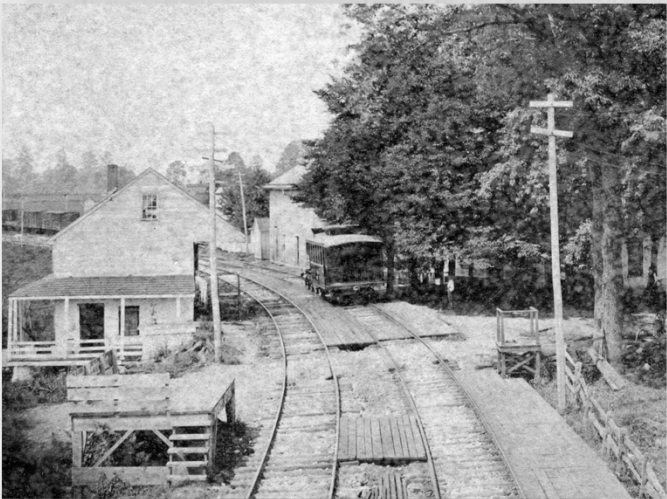
Buildings Erected 1823-1848.

Lot 1. House erected at least in part by William S. Johnson, Sugartown Road.
 Lot 4. Jones Farm spring house, 1958.
 Lot 4. Finley House, c.1888.
 Lot 8. Radnor Baptist Church, built 1832, Conestoga Road & West Wayne Ave.



Lot 8. Cemetery of the Radnor Baptist Church, West Wayne Avenue.
 Lot 8. Edwards Mill and outbuildings c.1900, on Maplewood Road.
 Lot 36. "Wayside" built 1830, 569 Conestoga Road, Ithan, photo c.1900.

Lot 8. Baptist School house, W. Wayne Ave., built 1841. Lot 28. Miller's house, Earle's Lane, built c.1840.
 Lot 50. House near Ithan Mills, "Guedra", built in part by Jesse Brooke, S. Ithan Ave.
 Lot 58. Barn. Lot 62. House built 1830-1832.
 Lot 64. House, part built 1823-1837.

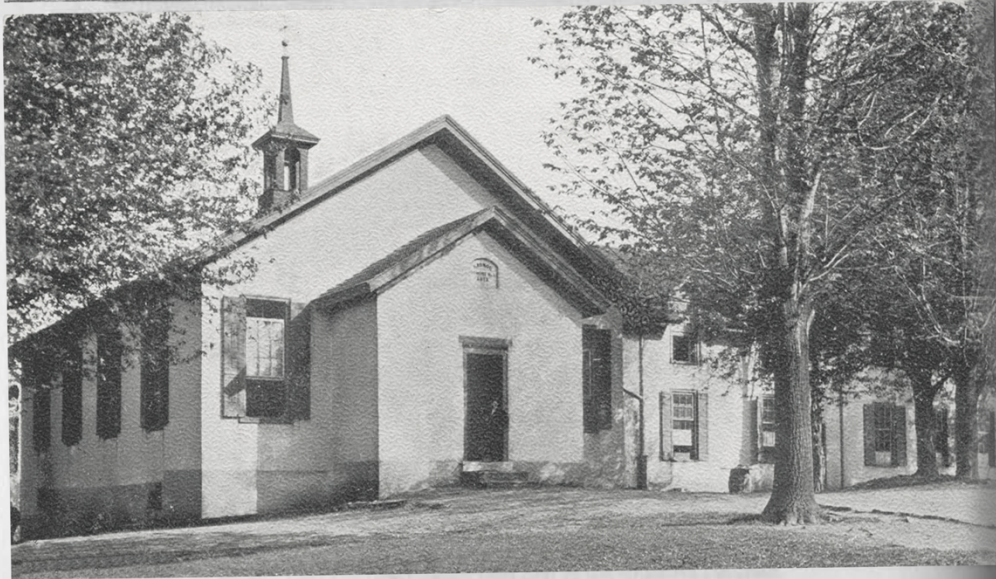


Lot 72. Five houses on the Radnor Chester Road at Morgan's Corner, 1975, built after the opening of the railroad and before 1860 when the Bittle family used the middle house for a store.
Lot 72. Left center, Morgan's Corner c.1860. Note the horse-drawn train.



Lot 72. Small house built by 1835-37 on the King of Prussia Road near Morgan's Corner, probably by H. Jones Brooke.

Lot 82. House built in part by the Davis sisters (left-hand wing) and part, later, by Sarah Leedom. (Rear view.)



Lot 86. Villanova University building, 1852 Lot 91. House built 1823-1837.
 Lot 91. Smith shop, built 1837-1841
 from watercolor by Juliet Lavinia Tanner, c.1895.
 Lot 99. Radnor School #5, Rosemont, built 1872.

The Properties

Part II

In Part II, the properties are described in detail, including their location, size, and historical significance. The text provides a comprehensive overview of the properties, including their architectural features and the historical context in which they were built. The properties are listed in chronological order, starting with the earliest and ending with the most recent. The text is written in a clear and concise style, making it easy to read and understand. The properties are described in detail, including their location, size, and historical significance. The text provides a comprehensive overview of the properties, including their architectural features and the historical context in which they were built. The properties are listed in chronological order, starting with the earliest and ending with the most recent. The text is written in a clear and concise style, making it easy to read and understand.

The Properties

Preface

In Part II, Radnor's properties appear in numerical order, headed in each case by the description given in the United States Direct Tax Return of 1798. Ownership is noted from 1681 at least through 1843. No attempt has been made to list every owner of every property (or partial property) through every year to the present, although current landmarks are mentioned. Where the houses of 1798 exist, their ownership has been carried beyond 1843. The families have been followed until their sale of ancestral farms.

Property descriptions from the Delaware County assessment lists of 1802, 1805, 1823, 1843, and sometimes others, are reported, and the following should be remembered:

1. Barns and mills, omitted from the 1798 list, appear here first in 1802 although some existed earlier.
2. The 1798 list noted all materials used in buildings; later lists, only the dominant material. Thus a house called stone and log in 1798 may appear as log (or as stone) thereafter.
3. The lists of 1802 and 1805 are identical unless a building had been altered in the interim. In other years assessment levels change from year to year and a change in values does not necessarily indicate a change in structures.
4. Except for the 1798 list, all assessment records are incomplete in number of properties and dwellings. Assessors often omitted tax-exempt properties (sometimes others) as well as dwellings occupied

by tenants not operating independent farms. More houses than are listed stood in every year save 1798.

For simplicity, any compass directions given assume the map of Radnor to lie four-square with the compass, that Tredyffrin lies to the north and Haverford to the south, although in fact Tredyffrin lies northwest and Haverford southeast.

As in Part I, all numbers in parentheses refer to other properties where the same subject or person is also mentioned.

Lot 1. Edward Jones's Estate.

Acres: 133.

Description: Farm, occupied by Jacob Kitzleman (Goetzelman). Old and Bad. (One historian thought this referred to Mr. Kitzleman but it means the house.)

By: Adam Siter, John Pugh, and others.

House: 18 by 18 feet, stone, 2 stories, 3 windows, 36 lights (3 windows at 12 panes of glass each).

Room adjoining: 15 by 18 feet, frame, 1 story.

Kitchen: 18 by 18 feet, stone, 2 stories.

Spring and wash house: 15 by 15 feet, stone, 1 story.

Assessment: 132 acres at \$1878. House and 3 outbuildings on 1 acre at \$200, later raised to \$225.

William Penn conveyed 500 acres to David Powell on the 14th day of the third month 1686.^{1*} By 1798 these acres had become lots 1-5 in Radnor. Powell sold 100 of the 500 to John Evans, also known as John Edward Evans, 22 July 1687, the division line following ridges through the property.² On resurvey 25 October 1703, 123 acres were counted and a patent issued for them on the 4th of the 9th (November) 1703.³ All remained in the same family until 1811.

Evans, who married Mary Hughes 16 August 1686,⁴ settled on the land. He died in the hard winter of 1707/8, leaving the plantation by will to his widow for her lifetime and then to his daughter Sarah.⁵ All four of his surviving children, Evan the oldest son, Edward, Mary the oldest daughter, and Sarah (75), were minors and all eventually took the name of Jones. He also mentioned a brother, Edward Evans.

Mary Evans (the widow) and Sarah Jones (the daughter) conveyed the property 9 November 1716⁶ to Sarah's brother Edward who had married Sarah, daughter of Thomas Evans of Gwynedd, on the 25th of the 6th month 1715.⁷ His elder brother Evan had married her sister Lowry in 1711,⁸ fathered a son named John (and an unborn babe) and died the next year.⁹ The widow Lowry then married William Lewis Jr. of Newtown,¹⁰ the uncle of Elizabeth Evans (48), David Lewis (53,56), Lewis Lewis (47), and Mary Roberts (68).

Edward Jones I, who owned for almost 50 years, gave the farm to his son Edward II for love, affection, and £100 on 1 January 1765 along with an adjoining Tredyffrin tract of 51 acres on which the father reserved the right to live.¹¹ He died in 1781.¹² The younger man had already bought ten contiguous Radnor acres from Hugh Samuel (2) and thus owned 133 acres in Radnor.¹³ Samuel Morgan (73) briefly held a mortgage signed by Edward I.¹⁴

Edward II married Abigail, daughter of John Thomas (69,70),

*Footnotes follow the discussion of each property.

and widow of John Pugh (4) on the 4th of the 4th 1759 in the Radnor Meeting when he was over 40. (Was this a first marriage?) Until his stepson John Pugh II reached his majority in 1774, Edward Jones was taxed for his 100 acres also, appearing on the records as controlling 233 acres. Influential members of the Radnor Friends Meeting, Jones and his wife represented two of Radnor's original families through almost all the 18th century. He raised his stepchildren, took his turn at local office, kept "Indian corn" in his garret, cider in his cellar, and "Delfware" on the parlor mantel shelf.¹⁵ A son Evan, born in 1760,¹⁶ died young.¹⁷ Jones was disowned by the Meeting in 1779 for taking the test of allegiance and for acting as an assistant to an assessor.

He made his will 20 April 1792 and, once more in favor, was buried 11 December 1793 from the Radnor Friends Meeting. Rights to the farm were left to his widow for her lifetime and the farm then to Edward Siter, "son of Adam Siter of Philadelphia, Innkeeper, great grandson of my father Edward Jones" (2).¹⁸

He left other land to Abigail's grandson Edward Pugh, and to Abigail Miles, daughter of Richard and granddaughter to Abigail. He made provision for the other Pugh (4) and Miles step-grandchildren as well as for Mary Holstein, daughter of Peter (Edward's great-niece), for Dr. John Davis, Hannah Siter, Ann, wife of Aaron Ashbridge (she was a first cousin once removed),¹⁹ and for his niece Mary Walts and her children Dinah and Evan. His sister Mary (Jones) Lewis (47) received an annuity.

The Turnpike Company paid his estate £11-13-4 for stone in 1794. The plantation was rented in turn to Casper Kitsleman and to Zechariah Davis (11). Jacob Kitsleman paid £45 a year rent in 1798.²⁰

1802
John Gregory
130 acres @ \$7.50 per acre
1 stone house \$100
1 spring house \$30
1 log barn \$50
3 horses at \$16 each
4 cattle at \$9 each

1823
David Wilson
100 acres @ \$60
1 stone house \$200
1 stone barn \$500
1 spring house \$30

Edward Pugh
40 acres @ \$60

1805
Edward Siter (sic)
John Gregory
130 acres @ \$14
1 house \$100
1 stone milk house \$30
1 barn \$50
3 horses at \$15 each
4 cattle at \$10 each

1843
William S. Johnson
94 acres @ \$50
House \$600
Barn \$450
Spring house \$50

Edward Pugh still owned 40 vacant
acres here.

Abigail Jones was buried at the Radnor Friends Meeting the 4th of the 4th month in 1798, shortly before the measuring of houses, making Edward Siter (2), a minor, the actual owner.

Jacob and Catherine Kitsleman, the 1798 tenants, moved to Chester County with their five children. Two more were born later. Their family Bible belongs to the Chester County Historical Society.

On 1 April 1811 Edward Siter of Radnor, innkeeper, and Sarah his wife sold only part of his inheritance to Benjamin Maule (12) for \$10,500, but it measured 140 acres and 54 perches and included a stone messuage where Maule established his daughter Mercy Clendenin and family.²¹ Five years later the Maules sold to John Snyder of Pikeland, miller, for \$14,000.²² The Snyders (as John Snyder of Easttown, innkeeper, and Frances) divided the property, selling 100 acres and the stone house 5 April 1817 to David Wilson Jr. of Tredyffrin for \$8250 (2)²³ and 40 acres along the township bounds to Edward Pugh (4) whose heirs retained at least part until after 1881. David Wilson Jr. and Elizabeth (she was Edward Siter's sister) sold 30 April 1829 to Rees Rambo of Radnor, blacksmith, for \$6050.²⁴ In 1828 the senior David Wilson had died leaving Tredyffrin property to his son.

Owned briefly by Thomas Pugh, the farm was bought by William S. Johnson²⁵ whose family lived here several generations, calling the place Hillside. Until 1973, on an 18 acre tract which included the Jones's house site, stood a stone barn and two spring houses, one Victorian. A handsome stone house, approached through gateposts labeled "Islebrook 1893," contained an old-appearing wing added c. 1930 by the Heckscher family. It was used as a nursing home by the Westerman family. The property was the focus of zoning contests for a decade; apartments have replaced the house.

1. Patent Bk. A-1-154
2. Patent Bk. A-2-602, 603, 604
3. Penna. Archives III-1-19
4. Radnor Friends Meeting Marriages
5. Phila. Will Bk. C-119 (Abstracts)
6. Recited in Chester Co. Deed Bk. A-2-131
7. Gwynedd Friends Meeting Marriages
8. *Ibid.*
9. Phila. Will Bk. C-310 (Abstracts)
10. Gwynedd Friends Meeting Marriages
11. Chester Co. Deed Bk. A-2-131
12. Radnor Friends Meeting Burials

13. Chester Co. Deed Bk. A-2-129
14. Chester Co. Deed Bk. K-168
15. Delaware Co. Will File 58
16. Radnor Friends Meeting Births
17. Radnor Friends Meeting Burials
18. Delaware Co. Will Bk. A-126
19. Jenkins (Gwynedd), p. 157
20. Delaware Co. Will File 58
21. Delaware Co. Deed Bk. K-169
22. Delaware Co. Deed Bk. M-184
23. Delaware Co. Deed Bk. M-531
24. Delaware Co. Deed Bk. U-211
25. Delaware Co. Deed Bk. U-647

Lot 2. Adam Siter's Heirs (Seiter, Syder, Syter, Siders, Cyder, Citer, etc.).

Acres: 96.

Description: Spread Eagle Tavern, occupied by John and William Siter.

By: The Turnpike Road.

House: 80 by 32 feet, stone, 3 stories, 56 windows 788 lights, (43 windows at 15 lights, 10 at 12, 2 at 4, 1 at 5).

Kitchen: 19 by 23 feet, stone, 2 stories.

Ice House: 14 by 14 feet, 1 story, frame (only ice house in the township).

Assessment: 94 acres at \$2742. House and 2 outbuildings on 2 acres at \$5000, later raised to \$5625.

See lot 1 for David Powell's acquisition of 500 acres.

David Powell of Philadelphia, yeoman, sold Hugh Samuel of Radnor 100 of his 500 acres for £13 on the 17th of the 11th 1690.¹ (Chester County Deed Book A-2-129 and the Chester County Court Records date this 10 March 1696/7.) A 1772 deed remarks that the acres were "since found to be in Radnor Township."² Hugh Samuel, who settled on the land, married Margaret Jones, daughter of John Evans (83-86) on the 29th of the 2nd 1700.³ His children thus were cousins of the Morgan (72, 73, 75, 86), Davis (42, 82) and Evans (39, 40) families of Radnor.⁴ He is reputed to have been servant to Robert Ellis.⁵

John Samuel, son to Hugh, inherited the property after his father died intestate. In the inventory of Hugh's modest possessions, livestock accounted for 2/3 of the total.⁶ John Samuel married Magdalen Howell, daughter of Rees Howell of Newtown, in 1727,⁷ and also died intestate. His sons John and Jehu as well as their sisters (one sister, Elizabeth, married John Butler in 1760),⁸ released their rights to their oldest brother Hugh 3 February 1760.⁹ Jehu Samuel moved to Philadelphia in 1761.¹⁰ The second Hugh Samuel, labourer, sold 10 acres along the Tredyffrin line 26 March 1761 for £45 to Edward Jones II (1)¹¹ whose father owned the adjacent farm. He sold the rest of his property to his brothers John and Jehu 4 February 1760 (*sic*) and probably died at the house of John Mather (94) in 1767.¹²

John Samuel sold his undivided half 9 August 1760 to Richard Jacobs. Jacobs, his wife Margaret, and Jehu Samuel sold their property to Adam Ramsower 5 January 1762,¹³ having advertised the place for sale 21 May 1761 in the *Pennsylvania Gazette*.

Ramsower, former host of the Public House at the Yellow Springs in Pikeland Township, made the farm an innsite, applying for a tav-

ern licence in August 1763. The friends of Jonathan Pugh (3) informed the Court of Quarter Sessions that the normal flow of travel could not support two taverns close together, that in order to make a living either Pugh (established innkeeper) or Ramsower (newcomer) or both would perforce "indulge the unwary Neighbors to the pernicious practice of Tipling, Gaming, etc." Thus warned, the justices failed to recommend a licence. The following year Ramsower presented the court with a petition signed by 79 Germans of Lancaster County, many of whom spoke no English. They pleaded for the new licence on the grounds that the Unicorn's (3) facilities were inadequate to care for large numbers of wagons, and noted that Chester County contained no German innkeepers on the Philadelphia and Lancaster Road. Ramsower then received his licence.¹⁴ He built a new stone house 40 by 33 feet in size as well as "extraordinary stabling." Ashmead's list of licensees here is substantially correct.¹⁵

On 19 December 1771 the *Pennsylvania Gazette* advertised the property for sale as 100 acres containing "a large well-accustomed tavern known by the name of the Spread Eagle," with barn, stables, shed, gardens, orchard, a pump of good water near the inn door, and a "trough for creatures." Of the land, 70 acres were cleared and 14 more were meadow, well-watered.¹⁶ (Ten years earlier only 50 had been cleared.)

The inn was on the market six months but 2 July 1772 Adam Ramsower, yeomen, and Rachel his wife sold it to Jacob Hinckel of Gocalico Township, Lancaster County, for £1000 (a large price).¹⁷ The Justices of the Peace of that County, who knew Hinckel as a tanner, wrote a recommendation for him 4 August 1772 when he applied (successfully) for a tavern licence.¹⁸ John Pugh (4) 15 April 1779 rented the right to dig a ditch and transport water through the Hinckel land at a cost of \$2 a year.¹⁹ At the same time Hinckel constructed a tanyard near the inn, probably in the well-watered meadow.

During the Revolution, a large chestnut tree standing on the county line near the tavern was, it is said, one of a chain of "sentinel trees" used to pass messages by line of sight from tree to tree to Valley Forge.

In the midst of wartime inflation, 1 October 1779, Jacob Hinckel of Radnor, yeoman, and Christiana his wife sold the property to Benjamin Penrose of Whitpain, tanner and innkeeper, for £20,000.²⁰ The tanyard was unoccupied in 1783 when Alexander Clay managed the Spread Eagle. Although Clay contracted to buy the property over a period of years (for £1627-10-0),²¹ he never achieved full ownership. He officiated from 1781 through 1786 and married at least three daughters to Radnor men (50, 58, 81).

After Benjamin Penrose's death (intestate), his siblings Jonathan, John, William, Robert, Joseph, Samuel, Mary Penrose and her husband Samuel Frell, all of Pennsylvania, and Jesse Penrose of Virginia, sold the Spread Eagle to Adam Siter (*sic*) of Radnor for £1500 on 11 April 1789.²² This was Adam Jr., son of Adam Siter (33).

Adam Jr. lived in Radnor in 1787 and several years more (taxed at times for a tavern and 94 acres and enumerated in the Census), but he was an innkeeper of Philadelphia in 1794 when he bought part of lot 42 (Martin Holman was taxed for the Radnor tavern), in 1795 when he bought the 20 acres Abigail Miles inherited from Edward Jones (1)²³ and in 1797 when he was described as "of Philadelphia at the middle bridge over the River Schuylkill."²⁴ Philadelphia Administration files of 1798 call him of "Blockley Township at the Upper Ferry."²⁵

Abigail Miles and her father Richard had moved from Tredyffrin to Bald Eagle (later Milesborough), then in Mifflin County, when she sold Siter the land adjoining the Spread Eagle tract. Some six acres lay in Radnor, giving the inn property 96, not 90, acres. Her land seems also to have been included in lot 1's 133 acres. Her father Richard, brother of Colonel Samuel Miles (49), also sold adjacent land to Siter,²⁶ land in Tredyffrin which Edward Jones I (1) had turned over to his son Amos c. 1763. Amos's kinsman John Baker lived there after Amos's death in 1773.²⁷ Miles, a mason and house carpenter, had bought the 34 acre piece from Thomas Penington in 1782. (These deeds are not recorded.)

In 1785 Miles had bought lots numbered 11, 47 and 48 in the then new town of Norris²⁸ and undertook the building of the courthouse for newly-created Montgomery County. His stone building, rough-cast, 70 by 40 feet in size, two stories high and surmounted by a cupola, stood until 1855 when replaced by a larger building.*

Adam Siter Jr. married Sarah Jones,²⁹ apparently daughter of Amos Jones and his wife Hannah (Tucker) Fiance, daughter of Joseph Tucker.³⁰ As Sarah Siter, she was called niece by Mary (Jones) Lewis (47) and by Edward Jones II (1). Certainly Sarah's son was a great-grandson of Edward Jones I (1).

*The author is indebted to Francis James Dallett for a copy of a letter signed by Richard Miles 2 March 1785, addressed to Timothy Matlack and stating that Miles had undertaken to build the courthouse. The original letter rests in the Archives of the University of Pennsylvania. The account books of the Montgomery County Commissioners show the transfer of funds to the "Trustees for Erecting Public Buildings" who presumably paid Miles and other workers. These accounts were consulted in the Historical Society of Montgomery County.

1802
John and William Siter
96 acres @ \$12
1 stone house \$600
1 stone barn \$150
Log shop \$20
Ice house \$10
Stone spring house \$45
Stone stable \$60
Stone store house \$40
2 stone sheds \$60
1 hay house \$40
1 shop, bark house, tanyard \$600
4 horses @ \$25
7 cattle @ \$10
Innkeepers 1.25

1808
Edward Siter
105 acres
Buildings \$3500
Occupation \$3.00

William Siter Jr.
13 acres @ \$390
Tanyard and buildings \$600

1823
Edward Siter
David Wilson
105 acres @ \$100
Stone barn \$450
Stone house \$3000
Ice house \$25
Livery stable \$250
Shed \$150
Stable \$150
Hay house \$50

Edward Siter & Isaac Yocum
7 acres @ \$110
Stone house \$200
Stone bark house \$200
Currier shop \$100
Tanyard \$500
(Northern part of 13 acre piece)

Edward Siter
6 acres @ \$100
Stone barn \$400
Stone house \$600
Small stone house \$300
Small house \$150
Wheelwright shop \$25
Coach house \$50
Hatter shop \$10
Smith shop \$60
(Southern part of 13 acre piece)

1805
Edward Siter
96 acres @ \$21
Stone barn \$150
Stone house \$600
Frame smith shop \$20
Frame ice house \$10
Stone milch house \$45
Stone stable \$60
Stone store house \$40
2 stone sheds \$60
Frame hay house \$40
Shop, mill house, tanyard, etc. \$500
2 horses @ \$28
7 cattle @ \$10
Innkeeper 1.50

Alice H. Jones (54)
½ a house—tax: .75
(equivalent of tax on \$250)

1814
Edward Siter
105 acres @ \$110
Stone house \$4000
2 stone barns \$1400
Other buildings \$1360

George Keck
4 acres @ \$110
Currying shop & tanyard \$1250
Stone house \$100
Bark mill \$500

1843
Mordecai Worrall, Innkeeper
100 acres
Tavern house \$750
Barn \$200
Livery stable \$150
Sheds \$100
Ice house \$100
Cider and hog house \$75
Tenement \$200
Frame tenement \$100
2 shops \$150

Joseph L. Worrall
6 acres
Stone house \$200
Tanyard and currier shop \$1200

Henry T. Evans
7 acres
Store and dwelling \$250

Adam Jr.'s brother William Siter (8) occupied the tanyard in 1791 and later the old tavern. An advertisement in the *Pennsylvania Gazette* of 25 January 1792 describes it as a stone house holding four rooms and an entry on each floor, with an adjoining kitchen and a large dining room above it. Adam Jr.'s brother John Siter is credited with having built the new Spread Eagle Tavern³¹ which John and William operated in 1798. The datestone proclaimed the year 1796, a time propitious for travelers and for innkeepers on the Turnpike. The site was prime as the paths of the old Conestoga Road and of the new Turnpike here coincided for a short distance and ran as one past the door.

Adam Siter Jr. died accidentally in Philadelphia late in 1797 at the age of 41, intestate.³² His widow Sarah immediately constructed a stone and frame house on the inn property, part of the house in Delaware County, part in Chester. It was assessed at \$300 but not further described.

Adam Siter Jr. left sons Edward, William, and Amos and daughters Hannah, Elizabeth, Ann, Sarah, and Mary. Amos and Sarah died young.³³ His properties in Philadelphia and Chester Counties, as well as some in Delaware County, were sold to cover debts although the Radnor property was retained. Perhaps, as an innkeeper, he was generous with credit; most of his large "book debts" were uncollectible.³⁴

The Radnor property was divided 21 July 1807, not quite along the lines of Adam's purchases. William, called William Jr. to distinguish him from his uncle William (8), received 13 acres with the tannery and appurtenant buildings. Most of Abigail Miles's Radnor land was included, and some from the Penrose sale. William Siter Jr.'s brief marriage to Eliza Williams ended with her death in 1811. She was buried at St. David's Church. He and Elizabeth (Steele), his second wife, sold the 13 acres to his brother Edward 3 January 1814 for \$1040.³⁵ The deed mentions a spring house, the "Tanyard Lane" which traversed a stretch of Sugartown Road, water courses, swags, stone bark house, currying shop, and tanyard. The tannery stood near the meeting of Sugartown Road and Little Darby Creek.

When the property was divided John Siter (33) left lot 2 for land in Lower Merion where he established the Red Lion Inn.³⁶

Edward Siter inherited the rest of his father's Radnor property, called 105 acres and including the inn. He also inherited lot 1 from Edward Jones, married Sarah Taylor, the sister-in-law of his uncles John and William, moved to Philadelphia, prospered as a merchant, and only occasionally ran the inn himself. The spirited center known as Siterville (for him) clustered about the grand Spread Eagle, while

Ramsower's inn building probably housed the Siter's general store. As a measure of mercantile activity, Sachse notes that the post office at Siterville did \$60.25 worth of business in 1827 when the Paoli Post Office did \$6.54 worth,³⁷ and this in the heyday of the Turnpike.

Edward's mother died in 1825 in her 67th year.³⁸ Gideon Taylor and Andrew Lyons rented two Siter houses in 1838.

Edward Siter held the inn until the railroad affected Turnpike travel. He sold 105 acres with a "certain messuage or Public House known as the Spread Eagle Tavern" 31 March 1841 to Mordecai Worrall, for \$12,750.³⁹ He also relinquished the 13 acre piece, seven acres being sold to Henry Evans⁴⁰ and 6 acres for \$3000 to Joseph Levis Worrall, son of Feddy (75),⁴¹ 20 April 1839. The inn passed from Worrall to Benjamin Kirk,⁴² to John Todd,⁴³ to Charles Arthur,⁴⁴ to David Crumley⁴⁵ and, late in the century, to Anthony J. Drexel and George W. Childs who bought it to keep their Wayne Estate free from the sale of liquor. There they briefly housed the Indian School for girls which later moved to Tredyffrin Township. The old Spread Eagle was demolished in 1887 although the name lives in legend, in Eagle Road, and in the name of the Spread Eagle Village shopping area. Sarah Siter's new house of 1798, if it exists, stands as a part of the Braxton building on Lancaster Avenue at the county line.

1. Penna. Archives III-1-19, II-19-375
Chester Co. Deed Bk. N-109
2. Chester Co. Deed Bk. T-261
3. Radnor Friends Meeting Marriages
4. Phila. Will Bk. C-65
5. Browning, pp. 250, 261
6. Phila. Co. Admin. no. 54 of 1708
7. Goshen Friends Meeting Marriages
8. Radnor Friends Meeting Marriages
9. Recited in Chester Co. Deed Bk. T-261
10. Phila. Friends Meeting Records
11. Chester Co. Deed Bk. A-2-129
12. Radnor Twp. Poor Bk.
13. Recited in Chester Co. Deed Bk. T-261
14. These Licence Applications are filed in the Chester Co. Hist. Soc.
15. Ashmead, p. 694
16. Quoted by Sachse (Inns) p. 29
17. Chester Co. Deed Bk. T-261
18. Chester Co. Tav. Lic. Applic.
19. Chester Co. Deed Bk. A-2-135
20. Chester Co. Deed Bk. X-382

21. Chester Co. Deed Bk. Z-239
22. Chester Co. Deed Bk. D-2-474
23. Chester Co. Deed Bk. O-2-368
24. Chester Co. Deed Bk. O-2-175
25. Phila. Admin. no. 254 of 1798
26. Chester Co. Deed Bk. O-2-370
27. Delaware Co. Misc. File, Chester Co. Hist. Soc.
28. Montgomery Co. Deed Bks. 10-219, 15-426, 427, 428, 429
29. Pleasants (St. David's), p. 350
30. Phila. Will no. 263 of 1766
31. Sachse (Inns), p. 32
32. Bowen Bible Records, *Bulletin of the Hist. Soc. of Montgomery Co., V-135*
33. Delaware Co. Orph. Ct. File 242
34. Phila. Orph. Ct. Bk. 18-26 no. 20
35. Delaware Co. Deed Bk. M-409
36. *Bulletin of the Hist. Soc. of Montgomery Co., VIII-338*
37. Sachse (Inns), p. 39
38. *Bulletin of the Hist. Soc. of Montgomery Co., V-135*

39. Delaware Co. Deed Bk. V-643
40. Delaware Co. Deed bk. U-512
41. Delaware Co. Deed Bk. U-434
42. Delaware Co. Deed Bk. Z-218

43. Delaware Co. Deed Bk. F-2-263
44. Delaware Co. Deed Bk. O-2-13
45. Delaware Co. Deed Bk. T-2-182,
Z-4-1

Lot 3. Robert Kenedy (Kennedy, Canady, etc.).

Acres: 104 acres 80 perches (this includes lot 34).

Description: Unicorn Tavern.

By: Turnpike and Old Lancaster Roads.

House: 46 feet by 33 feet, stone, 2 stories, 21 windows, 227 lights (7 windows at 15 panes, 10 at 12, 4 at ...) (sic)

Assessment: 104 acres at \$1933. House on 80 perches at \$1700, raised to \$1912.50.

See lot 1 for David Powell's acquisition of 500 acres.

David Powell sold William Davis 200 of his 500 acres (3, 4) 17-3-1690.¹ William Davis, in turn, sold 150 acres to Griffith Miles, but did not convey them. Griffith Miles sold the same land to Philip Phillips, also without conveyance. On the 28th of the 2nd month (April) 1702 William Davis, Griffith Miles, and Phebe Phillips (95, 94), widow of Philip Phillips, sold the 150 acres to David Pugh.² The land was resurveyed as 174 acres and a patent issued to Pugh 26 October 1703.

As a widower, Pugh married Katherine Price on the 26th of the 6th month 1698.³ Her sister Mary married Abel Roberts (60). David Pugh settled on the land, wrote his will the 24th of the 8th month 1737,⁴ and died in 1738. To his son Samuel he left the westerly portion of his plantation. The easterly portion, where Pugh had lived, he left to his son John (4). His children, Jonathan, Joseph, David, Hannah [who married James Miles (51, 52, part 49)] and Mary [who married Mordecai Morgan (72)], were also mentioned. Samuel Pugh died intestate and sans issue, his oldest brother Jonathan inheriting from him in 1749.

In February 1747, and again in August, James Miles, brother-in-law of Samuel and Jonathan Pugh, petitioned for a tavern licence for a house he had "lately built" on the Conestoga Road near Tredyffrin Township. He received a licence the following year, and annually through 1753. The inn was then rented to a succession of people, Samson Davis, Thomas Tucker, and Thomas Ives, but was operated by its owner Jonathan Pugh from 1760 through 1765. These years saw the opening of the Spread Eagle Tavern next door (2) despite the pleas of an elderly Pugh that his livelihood (and that of his orphaned grandchildren) would be at stake, and despite remonstrances of his friends and neighbors who petitioned the court to deny a licence to a new inn. Pugh perforce erected new buildings to meet the competition.⁵

On 14 March 1767 Jonathan Pugh (son of David Pugh's first wife) conveyed the property to his son Samuel⁶ who had married Amy

Evans of lots 6-9. Although Samuel Pugh ran the inn personally from 1773 through 1778 and enlisted in the Rebel Army, Sachse insists this was known as a Tory tavern.⁷ "Captain Samuel Pugh," pressed by debts owed Samuel Miles,⁸ sold the "Publick House of Entertainment. . . known by the Sign of the Unicorn" and 90 acres 18 perches of land 20 August 1784 for £1225 to Robert Kennedy, innholder, who was already in possession.⁹ Kennedy,* who gave the inn its Tory reputation, officiated as landlord from 1779 through 1801, although he owned other properties in Tredyffrin, Charlestown, and in West Bradford Townships.¹⁰

The Kennedy purchase contained some acres on the southwest of the property not included in the Pugh patent. How this was acquired has not been ascertained (and seems not of record). They belonged to David Pugh, possibly as a gift or inheritance from James Pugh—or possibly in misinterpretation of early grants.

The Turnpike joined the Conestoga Road in Kennedy property, leaving the inn on a triangle of land between the highways and enabling it to serve travelers on both routes. That the Spread Eagle stood so near and monopolized the fashionable trade was the Kennedys' misfortune. In the Age of the Turnpike, however, travel was sufficiently heavy to support both inns.

1802
Robert Kenady [sic]
110 acres @ \$12
(includes lot 34)
1 stone house \$350
1 stone barn \$200
1 stone springhouse \$10
1 stone stable \$50
2 stone sheds \$30
4 horses @ \$25
8 cattle @ \$10
Innkeeper .50

1805
Thomas Mason & John Riter
95 acres @ \$21
1 stone house \$300
1 stone barn \$220
1 stone milch house \$10
1 stone stable \$50
2 stone sheds \$30
3 horses @ \$22
4 cattle @ \$10
Innkeeper .50
John Riter also had 3 horses, 3 cattle, (no values)

1823
Robert Kennedy
Benjamin Smith
99 acres @ \$75
Stone house \$900
Stone barn \$500
Stone stable \$100
Stone shed \$30
Stone spring house \$10
Stone stable \$75

1843
Joseph Akins
88 acres @ \$60
Stone house \$400
Barn \$250
Stables & sheds \$100
Spring house \$10

*Another Robert Kennedy, also with a wife named Eleanor, bought and sold Chester County land too. The identity of the Radnor Eleanor has not been found.

Robert Kennedy, who was a Trustee of the Old Eagle School in Tredyffrin,¹¹ outlived his wife. His heirs sold the property 11 April 1834 for \$8834.375 to one of their number, Joseph Akins, who had married Margaret Kennedy. The inn and 88 acres 71 perches were sold by Joseph Kennedy and Martha, Mary Kennedy and her husband James Spencer, Sarah Kennedy and her husband James Watson, all of Tredyffrin, Rebecca Kennedy and her husband Benjamin Smith* of Southwark in Philadelphia, and John Wysong as Guardian of the children of Thomas Kennedy late of Jefferson County, Virginia.¹² A special act of the Assembly allowed the attorney to act for the children.

Akins and his wife sold the property in 1836 to William Hooten of Philadelphia, bricklayer, for \$3800 and a \$5000 mortgage.¹³ Hooten, their son-in-law, sold it back two years later.¹⁴ Akins died in 1847. His inventory included bar fixtures and 16 beds.¹⁵

Later owned by Samuel Coates¹⁶ and Thomas R. Petty, the inn burned on Valentine's Day 1872 under the ownership of Edward Gallagher¹⁷ whose descendants kept most of the property for a century. Gallagher erected a fine new square plastered house with mansard roof nearer the township line. Here lived his daughter-in-law when she established the Gold Star Mothers during World War I. The house came down in the 1950's. The preponderance of the land has been developed in the past decade.

1. Patent Bk. A-2-599
2. Penna. Archives III-1-19 dates this 22-6-1698
3. Radnor Friends Meeting Marriages
4. Phila. will Bk. F-73
5. Chester Co. Tav. Lic. Applic.
6. Recited in Chester Co. Deed Bk. Y-181
7. Sachse (Inns), p. 31
8. Delaware Co. Misc. File, Chester Co. Hist. Soc.

9. Chester Co. Deed Bk. Y-181
10. Chester Co. Deed Bks. K-3-45, K-3-84, B-4-525, A-2-530, K-2-91, S-2-64
11. Pleasants (Eagle School) p. 61
12. Delaware Co. Deed Bk. S-698
13. Delaware Co. Deed Bk. T-569
14. Delaware Co. Deed Bk. U-260
15. Delaware Co. Admin. File 3212
16. Delaware Co. Deed Bk. A-2-477
17. Delaware Co. Deed Bk. V-2-56

*He was Lt. Benjamin Smith of the U.S. Cavalry when they were married in 1814. (*The American Republic*, 18 January 1814.)

Lot 4. John Pugh (Pew).

Acres: 100.

Description: Farm.

By: Isaac Abraham and Robert Kennedy and others.

House: 30 feet by 28 feet, part stone, part wood, 1 story, 8 windows 34 lights (2 windows at 2 panes each, 3 at 6, 2 at 9, 1 at 4) (sic).

Spring house: 28 feet by 14 feet, stone.

Assessment: 99 acres at \$1699. House and outbuilding on 1 acre at \$150, raised to \$168.75.

See lot 3 for David Pugh's acquisition of 174 acres.

When David Pugh divided his plantation by will, proved in 1738, his wife Catherine (*sic*) and son John received the easterly portion. With the Pugh dwelling house on the property went two feather beds, the cart, two horses (John and Catherine already owned two), the plow and plow irons, and two cows. Catherine received only life use of the property.¹

No birth record has been found for John Pugh. His father's will mentioned first his oldest son and last his youngest children. If all his children are listed in chronological order, John was the middle child of seven, a son of the first wife. Professional genealogists have differed over John's parentage, some claiming he was the son of Catherine Price. After all, David Pugh left his own house to John and Catherine and a mother-son combination seems more promising than a mother-stepson.

On the 4th of the 10th 1745, when he was old to marry for the first time, John Pugh married Abigail Thomas, daughter of John Thomas (69, 70).² John and Abigail had three children, all small when their father died in the spring of 1754.³

By will dated the 7th of the 4th 1753 John Pugh left his plantation to his wife until the infant son John (born 1/12/1753, and recorded at least once under the name "Bugh") reached 21. After that, if she remained unmarried, Abigail was to have the use of half of it for life, but if she remarried, one third. John II was named the eventual owner with the provision that if he died without lawful issue, the property would belong to his two sisters, Mary (born 7/7/1750) and Amelia (2/8/1747) each of whom received a feather bed, two sheets, and £35.⁴

Abigail Pugh paid taxes on the plantation from 1753 through 1759, the year in which she married Edward Jones II (1) who thereafter assumed the taxes until John Pugh II inherited in 1774.

On 8 December 1774 John Pugh acknowledged having married (before a priest) a woman not in membership with the Society of

Friends. He was reinstated as a Meeting member, but his wife's last name fails to appear in the Meeting records. Thereafter he occupied and paid taxes on his own land.

He became a Trustee of the Meeting lands in 1776⁵ and so remained until 1808⁶ although he was disowned by the Meeting in 1777 (on the 8th of the 4th) for accepting a Captain's commission to enlist men for military purposes. Through 1777 when the area was most threatened, he attended to military duties. No list of men under his command could be found by the compilers of the official lists of Pennsylvania veterans, as the group was scattered among other commands after Pugh's resignation.⁷ He lost four horses to the British raiders of September 1777, later claiming damages of £112-11-0. He was Assessor of Radnor Township in 1794.

1802 John Pugh 100 acres @ \$9 Log house \$50 Stone spring house \$30 Stone barn \$100 Stone cart house \$25 5 horses @ \$25 7 cattle @ \$10	1805 John Pugh 100 acres @ \$17 House \$50 Stone milch house \$20 Barn \$100 Stone cart house \$25 1 tanyard & bark house 3 horses @ \$22 6 cattle @ \$12	1808 John Pugh 100 acres Buildings \$275 5 horses 6 cattle \$105 on the new house Joseph Pugh Tanyard \$400 Tanner .50
1814 John Pugh 25 acres @ \$110 Stone house \$800 Frame stable \$30	1823 John Pugh 25 acres @ \$80 Stone house \$500 Frame barn \$100	1843 Samuel Jones 46 acres Stone house \$350 Frame barn \$150
Joseph Pugh 25 acres @ \$60 Stone house \$200 Tanyard \$500 Bark & mill house \$300 Other buildings \$50	John Pugh Joseph Pugh 26 acres @ \$50 Stone house \$250 Stone tannery \$150 Stable \$20 Spring house \$10	Edward Pugh 26 acres Stone house \$250 Stable \$150 Spring house \$50
Joseph Lewis 50 acres @ \$65 Stone house @ \$150 Stone barn \$350 Other buildings \$45	John Pugh Thomas Taylor 50 acres @ \$60 House \$100 Barn \$200 Spring house \$30 Spring house \$10 Cart house \$20	Estate of John Pugh Edward Bloomer 46 acres @ \$45 Stone house \$350 Stone barn \$150 Cart and spring house \$100

After 1802 John Pugh constructed a tannery, operated by his son Joseph, on land near the current Oak Lane in Wayne and built a stone house there before 1814. Joseph predeceased his father and in 1824 John Pugh sold 26 acres, the tanyard and dwelling for \$1167.67 to his son Edward⁸ who sold it out of the family in 1854.⁹

On the Turnpike, at the corner of the present Farm Road, John Pugh built a new stone house in 1806, labeled "unfinished" on Robert Brooke's map of that year and demolished in August 1971. A datestone reading J. P. 1775, embedded in the eaves, could be reconciled with neither the Brooke map nor assessment records. If John Pugh carved the stone (not impossible) he did so for an earlier building; in 1783 and in 1798 he owned only one dwelling. The datestone may have read 1795 or even 1715, as recent owners have declared they themselves incised the second seven because the previously cut digit was illegible but had a tail.

Between 12 February 1813 and 2 February 1814 John Pugh, as a widower, married Mary Wining, widow of Jacob Wining and daughter of James Elliot (83, 100).¹⁰ No church affiliation has been found for Pugh after he left the Friends Meeting although several of his children attended the Baptist Church in the Great Valley and his daughter Amelia was married in St. Paul's Church, Philadelphia, in September of 1796. A son Elijah, living in 1792 when Edward Jones (1) made his will, apparently died before 1824. No birth, marriage, or death record* has been found for John Pugh's first wife Mary, the mother of his children. Although he lived until 1834, John Pugh wrote his will 3 March 1824, about the time of his son Joseph's death.¹¹ He left the widow 1/3 of his real estate, a horse, a cow, the use of one room of "the house I now dwell in" (the 1806 house) and furniture as well as rights to cellar and garret. The real estate was divided between sons John (the Turnpike 25 acres with the newer house and one acre of woodland set apart from the rest of the property) and Edward (the 50 acres with "my former residence now in the tenure of Thomas Taylor"). The sons were charged with paying the father's debts and small monetary bequests to the children of their deceased brother Joseph (Mary, wife of Edward Heston, David, Elijah, James, Joseph, Abigail wife of James Watson, Isaac M., Rebecca R. and Jane E. Pugh) who signed receipts for their bequest 12 November 1839, all being of age.¹²

John and Edward Pugh were also responsible for paying their stepmother during her lifetime the interest on 1/3 of the value of their

*A Mary Pugh's death is mentioned in the Radnor Friends Meeting records for 1791.

real estate. A committee of Arbiters on 4 January 1836 set the sum of \$60 to be paid her annually by each of them.¹³ Edward Pugh, moreover, was to pay his sister Amelia, wife of Daniel Baugh, \$600 and John to pay their sister Mary (wife of William Burn) \$700 as well as providing his stepmother with firewood delivered to her door (hence the woodlot?) and keeping her cow and horse. She shared his house, of course, and lived 20 more years, dying in 1853 in her 80th year.¹⁴

Soon after the father's death John Pugh III (on the 14th of the 12th 1835) bought his brother's inheritance of 53¾ acres 38 perches for \$3899.06¼ and thus owned all his father's property save the tannery tract.¹⁵ Lot 4 proved to hold over 127 acres, not 100.

Assessment lists suggest that Pugh built a new house on his property between 1838 and 1841. Taxed for 1838 on 95 acres, a stone house at \$200 (the 1806 house) and an old stone house at \$30, he paid taxes on a \$200 stone house, and a \$20 tenement in 1841 while James Rogers was taxed for the 1806 house. The small old house is not mentioned again.

The Turnpike portion of the Pugh land (46 acres, 2 roods, 29 perches) John Pugh III and his wife Peninah sold to James Rogers in 1839,¹⁶ and James Rogers and Susan to Samuel Jones in 1843 (\$4,000).¹⁷ It passed by will from Samuel Jones to his children Anna and Thomas¹⁸ and was long called the "Tom Jones Farm." Known in recent years as the William Ringler house, this 2½ story stone, center-hall house contained fine interior woodwork of black walnut. The house and adjoining spring house were recorded in 1958 in the Historic American Buildings Survey as Pennsylvania sites 198 and 199 and there erroneously dated "about 1775."

The tannery lot changed hands 6 times between 1854 and 1869 when it came into the possession of J. Henry Askin.¹⁹ The house was demolished by the developers of Wayne c. 1890 but not before being photographed and used in Wayne advertising as "The Old Farm."

John Pugh III died intestate 24 November 1842 (tombstone record).²⁰ The remaining 53 acre property and house were sold by his Administrators in 1844 and sold 5 times more before they were bought by Drexel and Childs in 1880.²¹ The house and 1¼ acres were bought from them in 1887 by William Harris Finley and his wife, née Sallie Knight²² (they rented for two years first). They doubled its size in 1888, using stone from the barn, and modernized the interior with the help of Wayne architect, J. William Shaw. Their daughter Miss E. Dorothy Finley presented it as a gift to the Radnor Historical Society in 1964 in memory of her parents.²³ The early house, at 113 West Beech Tree Lane, has all but disappeared under

improvements but a fine stone cellar with two fireplaces reflects the building of the Pughs.

1. Phila. Will Bk. F-73
2. Radnor Friends Meeting Marriages
3. Radnor Friends Meeting Births
4. Phila. Will Bk. K-165
5. Chester Co. Deed Bk. V-287
6. Delaware Co. Deed Bk. I-689
7. Linn and Egle, I-769
8. Delaware Co. Deed Bk. P-235
9. Delaware Co. Deed Bk. B-2-337
10. Delaware Co. Deed Bk. L-229, 335
11. Delaware Co. Will Bk. C-314
12. Delaware Co. Deed Bk. V-456
13. Delaware Co. Deed Bk. T-440
14. Radnor Friends Meeting Deaths
15. Delaware Co. Deed Bk. T-596
16. Delaware Co. Deed Bk. U-424
17. Delaware Co. Deed Bk. W-52
18. Delaware Co. Will Bk. D-625
19. Delaware Co. Deed Bks. C-2-629, E-2-626, F-2-343, L-2-631, Y-2-162, 373
20. Baptist Church in the Great Valley
21. Delaware Co. Deed Bks. W-390, C-2-42, D-2-601, I-2-46, T-4-597, Z-4-313
22. Delaware Co. Deed Bk. H-6-308
23. See Caroline Robbins, "A True Heart is a Steadfast Heart," *Bulletin of Radnor Hist. Soc.*, 1964, pp.3-7.

Lot 5. Isaac Abraham (Abram, Abrams). (See also lots 28 and 71.)

Acres: 162.

Description: Farm.

By: The Turnpike Road, John Pugh, Benjamin Maul, and others.

House: 1 house assessed at \$30. Another house 18 by 30 feet, 2 stories, stone, 8 windows, 90 lights (2 windows at 15, 2 at 12, 2 at 10, 2 at 8).

Kitchen: 30 by 19 feet, stone, 1 story.

Wash house: 26 feet by 16, stone, 1 story.

Smoke house: 12 feet by 11, 1 story, stone.

Spring house: 15 feet by 20, 1 story, stone.

Assessment: 161 acres and \$30 house at \$2892. House and 4 outbuildings on 1 acre at \$700, raised to \$787.50.

See lot 1 for David Powell's acquisition of land and lot 3 for William Davis's. David Powell sold 100 acres (of his 500) to James Pugh on the 17th of the 3rd month 1690, and William Davis sold 50 acres (of 200 bought from David Powell) to James Pugh on the 22nd of the 6th month 1690. The land was resurveyed and patented to James Pugh 26 October 1703 as 162 acres.¹

James Pugh, "late of Radnor," sold Sarah Abraham "late of Great Britain, now of Radnor," widow, 163 acres with a messuage for £120 on 11 November 1713. The deed was finally recorded in 1871.² Sarah and James Abraham had belonged to the Abington Presbyterian Church in 1711.

Sarah Abraham conveyed the property 1 December 1716 to her son James for love and affection and with certain conditions: she should be allowed to live in the house; if she built another house he was to pay for it; he should pay £30 to a person or persons to be named in her will.³

Sarah Abraham made her will 24 October 1743 requiring son James to pay larger sums to her heirs within 12 days of her death. She referred to the above indenture which she had been induced to sign through "ignorance and overpersuasion," and which, she finally believed, defrauded her other children of their father's estate. She mentioned sons Noah⁴ and Enoch, daughter Elizabeth Martin, grandson Joseph Abraham, granddaughters Margaret Lawrence, Sarah Abraham, and Blanche Gunter (she was left money in lieu of wages). Sure to continue family dissension, the will provided that if James failed to pay the legacies, the property should go to his brother Enoch, who had a full year to pay them. Enoch was also sole executor.⁵

Her will was probated in 1746, and in 1747 James Abraham in turn made his will, leaving the 162 acres "in dispute between me and

my brother Enoch" (no wonder) to his own son Isaac. His son Ezekiel inherited 80 acres of land not in Radnor.⁶

The nephew released the property to his uncle Enoch 7 March 1749 for £111.⁷ Enoch Abraham, who had no children of his own, lived on the family farm. In his later years he occupied only a small house lot ranging from 4 to 17 acres and rented out the rest. He made his will 2 August 1773 leaving the plantation he then lived on to his nephew Isaac, listing various monetary bequests he expected his nephew to pay.⁸ His step-daughter Ruth Wells was to receive £20, step-daughter Lydia Roberts £55, step-son Jonathan Roberts £50, Thomas Bascafield £8, nephew Enoch Abraham £50, niece Margaret Malin £48, nephew John Hamilton £40, nephew John Lawrence £33, nephew Joseph Abraham (son of William) £37, and niece Blanche Gunter £17, as well as all his movable estate and the privileges of the house. To the Pennsylvania Hospital he left £20, for the use of the Congregation of the Presbytery in the Great Valley he left another £20 and for walling the graveyard of that Presbytery, £10. Isaac Abraham presumably paid the bequests as he assumed ownership of the plantation. The will was proved 30 March 1774.

When he turned 21, Isaac Abraham Jr. bought 115 acres, the part east of the Conestoga Road, from his parents Isaac Sr. and Dinah Abraham, by deed dated 23 January 1777.⁹ He inherited the rest by Isaac Sr.'s will of 1783, proved in 1789.¹⁰ The 1798 owner, Isaac Abraham Jr., had a brother James, and sisters Miriam (wife of John Eastburn), Margaret (wife of Benjamin Eastburn), and Dinah, wife of Abraham Cornog (59). In 1790 he was assessed for 162 acres and one house. He owned the right to construct a ditch four feet wide to convey water through John Pugh's land (4) for which he paid £5 in February 1777, with the promise of a yearly pepper grain as ground rent should Pugh demand it.¹¹

After the completion of West Wayne Avenue in 1808, Abraham was taxed for a second stone house. He died intestate in 1813 leaving a widow Jane, daughter of David Cornog (28), and three children Enoch, Daniel, and Sarah, wife of Lemuel George (71, 106).¹² A son David died the same year.

The Orphans Court divided the Abraham properties, the original 162 acres now considered 174½ were appraised at \$17,450 and allotted to the son Daniel 22 January 1817.¹³ Daniel Abraham and Eliza (Phillips) his wife sold to his brother Enoch for the appraised value 7 March 1820.¹⁴ The mother, Jane Abrams (*sic*) released her rights in the same property the same day.¹⁵ Enoch Abraham's heirs, some by their attorneys, conveyed the 174 acres to Hiram Cleaver of Radnor 13 April 1844 for \$6,000.¹⁶ Cleaver had married Enoch's

1802
Isaac Abraham
181 acres @ \$10.67
(19 were lot 71)
Stone house \$200
Stone barn \$143
Stone spring house \$35
Justice of the Peace .50
3 horses @ \$20
8 cattle @ \$10
Log house \$20 (probably
on lot 71)

1823
Enoch Abraham
170 acres @ \$55
Stone house \$250
Stone barn \$250
Spring house \$30
Smoke house \$30
Cart house \$50

1805
Isaac Abraham, Esq.
181 acres @ \$18.66
(including lot 71)
Stone house 200
Stone barn \$143
Stone milch house \$35
Stone smoke house \$6
Justice of the Peace
4 horses @ \$20
12 cattle @ \$10
Log house \$20

1843
Estate Enoch Abraham
Hiram Cleaver and Milton Cammel
165 acres @ \$42
Stone house \$750
Barn \$300
Cart and spring house \$100
Hog and smoke house \$50
Stone tenement \$120

daughter Jane. The other heirs were Isaac Abraham and Ellen R. (Evans)¹⁷ of Peru, Illinois, Sarah Ann and Moreau Delano of Utica, New York, Nathaniel J. Abraham of Radnor, and William and Christina Jervis of Rome, New York.

The Pennsylvania legislature passed an act 31 March 1854 validating this sale (Sarah Ann Delano's power of attorney was faulty).¹⁸

Hiram Cleaver, once blacksmith at the Spread Eagle tavern,¹⁹ bought other land and lent his name briefly to the local railroad stop which became known as Cleaver's Landing. J. Henry Askin bought him out 26 March 1870 when Cleaver and his second wife Sarina D. (Jones) Cleaver sold 129 acres and 69 perches (not all from lot 5) for \$40,000.²⁰ The house was later owned by William Davis Hughs²¹ and demolished near the turn of the century by William Wood, who built his own mansion. This house, Woodlea, became the nucleus of the Caley Nursing Home which burned in a tragic fire in 1973.

On the south side of the Conestoga Road 49 acres were sold by Hiram and Jane Cleaver 18 May 1844 to Hugh Jones and H. J. Brooke.²² Five transactions later, 30 January 1853, 19 acres of this property were sold to James Pleasants²³ of Northumberland County who left them to his brother Henry Pleasants by will of 1872.²⁴ The Pleasants house, known as Rockland, still standing at 425 West Wayne Avenue, was probably begun by Thomas R. Petty in 1848, improved by John W. Everman between 1849 and 1853, and later by the Pleasants family.²⁵ Several generations of this family left their mark in Radnor as physicians and as recorders of local history.²⁶

The stone tenement of 1843, occupied in 1839 by Hiram Cleaver, possibly a second stone house taxed in 1811, also stands, at 415 West Wayne Avenue.

1. Patent Bk. A-2-600 (Delaware Co. Deed Bk. B-3-100 calls this Patent Bk. A-2-400, 401, 402), Penna Archives II-19-375, 405
2. Delaware Co. Deed Bk. B-3-100
3. Chester Co. Deed Bk. S-380
4. See Evelyn Abraham Benson, "The Identity of Lt. Thomas Wynne of the Flying Camp, 1776," P. G. M. XXIX, pp. 99-106 for some Abraham descendants
5. Chester Co. Will Bk. 2-205
6. Phila. Will Bk. H-415 (Abstracts)
7. Chester Co. Deed Bk. S-381
8. Phila. Will Bk. P-549
9. Chester Co. Deed Bk. X-252
10. Montgomery Co. Will Bk. I-208
11. Chester Co. Deed Bk. V-527
12. Delaware Co. Admin. 475
13. Delaware Co. Orph. Ct. Docket C-232
14. Delaware Co. Deed Bk. 0-376
15. Delaware Co. Deed Bk. 0-378
16. Delaware Co. Deed Bk. W-276
17. Montgomery Co. Deed Bk. 73-402
18. Pamphlet Laws 1854, p. 231
19. Futhey & Cope, p. 498
20. Delaware Co. Deed Bk. Z-229
21. See Francis James Dallet, "Frances Hughs Sausser," *Bulletin of Radnor Hist. Soc.*, 1964
22. Delaware Co. Deed Bk. W-278
23. Delaware Co. Deed Bks. X-348, X-527, X-528, Y-204, A-2-548
24. Delaware Co. Will Bk. F-354
25. Hotchkin (Rural), p. 265
26. See Henry Pleasants, "Aunt Elizabeth," *Bulletin of Radnor Hist. Soc.*, 1974

Lot 6. Simeon Matlack (Matlock). (See also lot 31.)

Acres: 50 (included in the land of lot 31).

Lots 6-9 comprise the land Evan Harry bought from David Powell on the 10th of the 10th month 1687, counted as 164 acres in 1701 before the resurveys. By 1703 these lots were "reputed land of Ellis Jones."¹ Called "vacant land" when warranted to Edward George in 1718, the property was patented to him as 204 acres on 5 March 1733.² He also owned lots 10-12 and part of lot 13. He made his will the 17th of the 8th month 1737, leaving his 204 acres, the "land whereon I live" to his son George George, subject to the widow's lifetime rights.

George George predeceased his mother, dying in 1748. His will, dated 20 February 1747, directed that the land and house belong to his sister Jane (who was the wife of one of the many men named John Evans) subject to their mother's rights, of course. After Jane's death the plantation was to descend to George George, son of the testator's brother Richard (if this George George had issue); failing that, to George, son of his brother John; failing that, to John, son of his brother Richard.⁴

The will of Amy George, widow of Edward, mentions her sons Richard, Edward, and John, her daughter Jane Evans, and Jane's daughter Amy.⁵ This granddaughter married their neighbor Samuel Pugh (3) 11 May 1763 in Swedes Church, Philadelphia, but gained continuing anonymity when the printed record listed her as "Andy Evans."⁶ Levi Lewis's flour mill records show financial relationships between Samuel Pugh and the widow Jane Evans at least from 1767 to 1774. As a taxed "inmate" in various years, he may have lived on his mother-in-law's land.

The plantation eventually came to vest not in a namesake of George George, but in John George (son of Richard), the last choice in his uncle's will. John was taxed as a user of land in 1787. As John George of Radnor, yeoman, he and his wife Sarah divided the property, still 204 acres, into four pieces (6, 7, 8, 9) and sold.

Simeon Matlack, tanner, bought 50 acres 76 perches of vacant land by the township line 1 May 1794 for £353.⁷

The Administrators of Simeon Matlack's estate, Elizabeth Matlack, Abner Lewis, Isaac Leedom (87) and his wife Rebecca, sold 50 acres 77 perches of land to Hananiah Walker,⁸ who died intestate. His heirs David Walker and Hannah, Lewis Walker, Havard Walker and Martha, and Mary Ann Walker, all of Tredyffrin, sold 53 acres 41 perches (why the increase?) to Alexander E. Finley of Easttown 29 April

1802
Simeon Matlack
50 acres at \$8 each
No buildings

1823
Estate of Hananiah Walker
50 acres at \$50
Log barn \$50

1805
Simeon Matlack with
Wm. Thomas
52 acres @ \$15
Stone house \$50
Log stable \$5
(2 acres and the stone house
were lot 7, rented)

1843
Alexander Findley (sic)
50 acres @ \$60
Stone barn \$250
(built 1841-1843)

1842 for \$4261.03.⁹ The Finley estate was sold to William Sheaff Jr. (111) in 1847 and by him and his wife Margaretta to Joseph C. Smith of Easttown 22 March 1849 for \$4000.¹⁰

Thomas Rowland Jaquett, as owner, ran a dairy farm here. His son, Peter Elwood Jaquett (born 1852), put two additions on his father's house, both with one room up and one room down, and also added to the barn.¹¹ The house (built between 1843 and 1860) stands at 609 Valley Forge Road, the interior embellished with Franklin stoves set flush with the walls where they give character to the rooms, if not heat.

On 20 acres of this lot, known as the Geist Tract (Mrs. Clarence Geist eventually used the house as a country retreat), the Local School District erected the Wayne Elementary School some five years ago.

1. Chester Co. Deed Bk. B-2-328, Patent Bk. A-2-440
2. Patent Bk. A-6-308, Penna. Archives II-19-635
3. Phila. will Bk. F-51 (Abstracts)
4. Chester Co. Will Bk. 2-264
5. Phila. Will Bk. L-417 (Abstracts)

6. Penna. Archives II-8-363, 489
7. Delaware Co. Deed Bk. B-313
8. Delaware Co. Deed Bk. L-583
9. Delaware Co. Deed Bk. W-425
10. Delaware Co. Deed Bk. Y-378
11. F. J. Dallett provided the Jaquett information.

Lot 7. David Morgan.

Acres: 2 acres 80 perches.

Description: "Poor and old. Have lately been exempted of all taxes" and "Aged 80 years. Have been exempted lately from all taxes."

By: John Brook and Simeon Matlack.

House: 25 by 18 feet, 2 stories, stone, 4 windows, 32 lights, (2 windows at 8 panes each, 1 at 4, 1 at 12) "House not finished."

Assessment: House on 2 acres 80 perches at \$110. Exempt.

See lot 6 for John George's acquisition of 204 acres.

John George and Sarah sold a "certain messuage, plantation, or piece of land" to Rachel Morgan for £16 of gold or silver 22 February 1794.¹ The Morgans had lived in the area since at least the 14th of the 9th month 1786 when Rachel Morgan, David Morgan, and his wife Jane were received into membership from Goshen by the Radnor Friends Meeting. They had moved to the Goshen Meeting from Gwynedd in 1775. David Morgan married Jane Davy in 1747 in the Abington Presbyterian Church.

In 1800 the Morgan household held one woman between 26 and 45 years old and one couple aged over 45. Although Rachel Morgan owned the property, it was carried in her father's name and, because of his age, was exempt from taxes.

1802
David Morgan
2 acres @ \$6
Stone house \$30
1 cow @ \$6
Labourer .20
(deleted)

1805
Carried
under
lot 6.

1823
William Siter
Part of his 191
acres, lots 7,
8, and part of
10. On lots 7
and 10 stood a
stone house \$100, and
a house part stone
\$50. The house on lot
10, called "part stone"
in 1798, was more
valuable in 1802 and
1805 than that on
lot 7.

1843
Covered
under
lot 8.

Jane Morgan died in 1802,² David probably before 1805 when Simeon Matlack and William Thomas used the house. Rachel Morgan moved to Whitpain Township, selling the house (probably finished and improved) to William Siter (8) for £200 on 14 April 1813.³ William's son Adam [and Adam's wife Margaret (Brooke)] sold various properties including this to his twin brother William 30 March

1826.⁴

The old house stands at 812 Maplewood Road, enlarged, occupied, and loved. The current owner has been told that under plaster is a datestone showing the year 1722, an unlikely if not impossible date for a house unfinished in 1798. Land values so outweighed building values on Jane Evans's 204 acres (6-9), that the site of her family homestead (logically the oldest house on the plantation) cannot be ascertained. Of the three houses in 1798 (7, 8, 9), the two log houses (8, 9) suggest long occupation; both stood on the Conestoga Road. Since John, the last George, remained in Radnor until 1797 when he sold the final piece (8) it is likely (but not certain) that his forebears lived in the log house on that tract.

The Siter family sold lot 7 with the Mill Dam portion of lot 8 to Mahlon Edwards.⁵ Edwards, in turn, sold the house to Henry M. Morris⁶ whose family owned it for over half a century and whose grandson Richard wrote *The Unsinkable Molly Brown*.⁷

1. Delaware Co. Deed Bk. B-204
2. Radnor Friends Meeting Burials
3. Delaware Co. Deed Bk. L-75
4. Delaware Co. Deed Bk. R-4

5. Delaware Co. Deed Bk. R-2-271
6. Delaware Co. Deed Bk. B-3-355
7. Francis James Dallett pointed out this relationship.

Lot 8. John and William Siter.

Acres: 160.

Description: None given.

House: 1 assessed at \$60.

Assessment: House at \$60 on 160 acres at \$2711.

See lot 6 for John George's acquisition of 204 acres (lots 6-9). William and John Siter, innkeepers (of the Spread Eagle), sons of Adam Siter of lot 33, bought 160 acres with a house from John and Sarah George 16 March 1797, paying £1250.¹

1802

John and
William Siter
163 acres @ \$9
Log house \$20
Spring house \$5
Barn \$260
Saw mill \$300
4 horses @ \$18
4 cattle @ \$8

1814

William Siter
191 acres @ \$60
Stone house \$1200
Stone barn \$1100
Clover & saw
mill \$3500
Outbuildings \$275

1805

Wm. Siter
165 acres @ \$17.50
Stone house \$300
Stone milch house \$40
Stone barn \$260
Saw mill \$250
3 horses \$12
9 cattle @ \$10
Tanner \$1.00

1823

William Siter
191 acres @ \$65
Stone house \$900
Spring house \$40
Stone barn \$650
Clover and saw
mill \$1000
Stable \$25
Stone hog house
\$20
Carriage house \$15
Shop \$30
Smoke house \$50

These were probably all on lot 8. Siter also owned lots 7 and 10 containing one stone house and one house part stone.

1843

William Siter
185 acres (includes part of lot 10 and all of lot 7)
Stone house \$500
Barn \$450
Tenement \$200
(10? or lot 7?)
2 stables \$100
Clover and saw
mill \$1850
Chair house \$100
Spring house \$50

The Sifers erected a sawmill, and perhaps a stone barn. William Siter lived here, building a stone house, and buying his brother's undivided half of the property 8 March 1806 for \$3200.² Between 1806 and 1814 he added a clover mill. Here Benjamin Smith and William H. Shaw ran a spinning mill in 1812.³ William Siter wrote his

will 8 February 1822 (proved 21 September 1825),⁴ giving the property to his sons Adam and William (twins born in 1798) and mentioning sons John and David, daughters Elizabeth (single). Ann (deceased wife of Enoch Davis), and grandchildren John and Mary Davis. William and his wife Mary (Taylor) Siter, who died in 1844, were buried in the cemetery of the Baptist Church in the Great Valley.

William Siter II, yeoman, acquired his brother's interest in their father's Radnor properties (lots 7, 8, 18, and part of 10) in 1826.⁵ The Radnor Scientific and Musical Hall, of which this William Siter was a founder, was built on his land in 1832, on the corner of West Wayne Avenue and the Conestoga Road.⁶ Good Baptists considered the organization working "against the truths of God" and Emily (Worthington) Siter, William's wife, refused to sign a deed releasing the building to the Society. By strong conviction she persuaded her husband to join her in the Baptist Church in the Great Valley⁷ (tradition says the conversion came on a Sunday morning when William, working in the fields, found his wife behind a cornshock praying for his salvation). When Radnor Abolitionists left the Church in the Great Valley to found the Radnor Baptist Church in 1840, they used the former Scientific and Musical Hall as their church building. Both Sifers conveyed this and other property to the church.⁸ The first burial in the churchyard, that of a four year old son of the Sifers, occurred in 1844. William Siter's conversion was complete; he was buried there in 1857 as Deacon William Siter.

The small house of 1798 disappears from the records by 1805. In 1823 William Siter I controlled at least three houses, that on lot 7, that on lot 10, and his own impressive stone house. This probably stands as a part of the house at 221 Atlee Road. Sold by Siter's heirs in 1858 to James Dougherty, it was bought in 1870 by Dr. Walter Franklin Atlee of Philadelphia⁹ who named his place Ford Hook after the Atlee ancestral home in England. It is said that the house had two front doors since the widowed mother (of the Siter period), through dower custom, had her own entrance separate from that of her son and daughter-in-law. A similar arrangement prevailed, apparently, at the Abraham house on lot 5 and at Simeon Matlack's (31).

When West Wayne Avenue was laid out in 1808 it followed, in part, William Siter's Lane, probably the drive leading to what became the Atlee house. The saw mill, in later years, was owned by Mahlon Edwards¹⁰ who, it is said, built the house now the headquarters of the Mill Dam Club which owns the millpond. Mr. Herman Lengel said that when the saw mill was taken down early in the 20th century a beam was found bearing the date 1714. There is nothing in the records, land, will, or assessment to suggest a mill before the Siter owner-

ship. The year 1799 is likely.

A school house, built by the Radnor Baptists in 1841 on church property, stands next to the cemetery and is used as a private dwelling bearing the fictitious date "c. 1766" placed there in 1953 by a former owner. School use ended with the erection of a nearby township school, demolished when the Philadelphia and Western Railroad came through in 1906.

The Scientific Hall, later church, came down in 1889, coincidentally with the development of Wayne, the erection of a new Radnor Baptist Church and the establishment of the Central Baptist Church. The more modern structure which replaced the old Scientific and Musical Hall came down, in turn, 20 years ago. Only the cemetery is now administered by the heirs of the members of the Radnor Baptist Church. Quarries on this property, owned by the R. H. Johnson Company, provided stone for many of the buildings in Wayne. Radnor's Odorisio Park, formerly Quarry Park, occupies part of lot 8.

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| 1. Delaware Co. Deed Bk. C-537 | under the name "Your Town and My Town" |
| 2. Delaware Co. Deed Bk. H-510 | |
| 3. Ashmead, p. 685 | 7. Radnor Baptist Church broadside c. 1889 |
| 4. Delaware Co. Will Bk. C-96 | 8. Delaware Co. Deed Bk. Z-401 |
| 5. Delaware Co. Deed Bk. R-4 | 9. Delaware Co. Deed Bk. Z-2-351 |
| 6. <i>Suburban and Wayne Times</i> Aug. 3-Sept. 14, 1951 printed articles on this property (by Emma Patterson) | 10. Delaware Co. Deed Bk. R-2-271 |

Lot 9. John Owens.

Acres: 2.

Description: Old Lancaster Road.

By: Isaac Abraham, Richard Adams and others.

House: 22 feet, by 16 feet, 1 story, logs, 3 windows, 21 lights (2 windows at 6 panes each, 1 at 9).

Assessment: House on 2 acres at \$110, raised to \$123.75.

See lot 6 for John George's acquisition of 204 acres.

John George sold two acres of his plantation to John Owens but died intestate before making the transfer official. His heirs, citing the Act of the Assembly of 19 April 1794 providing that real estate of an intestate must pass directly to his children, quitclaimed the property to John Owens 13 September 1808. John George, Thomas Lewis (60) and his wife (formerly Martha George), Evan Miles and wife (formerly Rebecca George), all of Robeson Township, Berks County, signed the document.¹

1802	1805	1823	1843
John Owens	John Owens	John Owens	John Owens
2 acres @ \$8	2 acres @ \$14	2 acres @ \$80	House and
Log house \$20	Log house \$20	House \$30	lot \$400
Shop \$3	Frame shop \$15	Shop \$20	Stable \$50
2 cattle @ \$6	1 cow @ \$8		Shop \$50
Blacksmith .37	Blacksmith .75		

In 1815 Benjamin Jones of Tredyffrin left an annuity of £3 a year to John Owens Sr. (the owner of lot 9?).² The Radnor man (apparently widower of Mary Peck) died intestate in Upper Merion, his administrators John Owens of Radnor and Samuel Coates of Upper Merion, house carpenter, selling the property to George W. Holstein of Upper Merion, farmer, 20 November 1818 for \$440.³ Coates was the husband of Owens's daughter Margaret; John Owens was John Jr., son of the deceased. The other beneficiaries of the sale were Owens's children Jane, Thomas, Sarah, and Joseph (the last two minors).

Holstein sold 26 February 1822 for \$440 to John Owens Jr.⁴ who lived there another 50 years, preserving one of the last log houses in Radnor. He wrote his will 5 November 1863, naming as executor Jonathan T. Morris of Easttown who sold the log house and ground 21 May 1871 to J. Henry Askin for \$915.⁵ The house was destroyed c. 1876. Owens Lane runs through the property.

1. Delaware Co. Deed Bk. N-128
2. Chester Co. Will Bk. 12-143
3. Delaware Co. Deed Bk. M-6-135

4. Delaware Co. Deed Bk. D-3-267
5. Delaware Co. Deed Bk. C-3-142

Lot 10. Richard Adams.

Acres: 36.

Description: Farm.

By: Old Lancaster Road and John and William Siter, and others.

House: 36 feet by 22 feet, part stone, part log, 2 stories, 9 windows, 94 panes of glass (1 window at 16 panes, 1 at 4, 4 at 12, 2 at 9, 1 at 8).

Assessment: 35 acres at \$550. 1 acre and dwelling house at \$175, later raised to \$196.275.

According to a deed to contiguous land, lots 10, 11, 12 and the part of lot 13 southwest of Radnor Street belonged to Daniel Harry in 1703.¹ He settled there. The farm descended to his son Henry Harry, who asked confirmation of his ownership in 1724 and finally received a patent for 154 acres 5 March 1733 from John, Thomas, and Richard Penn.² Henry Harry and Mary, of Robeson in Lancaster County, sold all 154 acres to Edward George 22 November 1736 for £202.³

Edward George, who wrote his will 7 October 1737 and died within the month, gave the land to his sons Edward and John to be evenly divided between them.⁴ Edward George II sold his rights in the "messuage, tenement, or plantation" to his brother John 25 March 1745 for £105.⁵ Edward tried later to recover at least part of it. John George divided the property in two unequal pieces and, as John George, carpenter, now or late of Radnor, sold 36¾ acres to Amos Thomas (66) 1 August 1759.⁶ Thomas already held the mortgage on 24 acres. George's wife Susannah (probably née Meredith—married 16 December 1742 in Christ Church, Philadelphia) participated in the sale.

Amos Thomas sold the property for £196-19-0 to Joseph Lloyd, saddler, 2 March 1765.⁷ Ten acres were rented by Lloyd to Thomas Williams, shoemaker, in 1768. Levi Lewis's grist mill records show that Lloyd made him a green plush side-saddle in 1770 for £1-18-0 and another, for Edward Williams's daughter, for £1-18-6. Benjamin Harry was taxed here in 1772.

Joseph Lloyd and Ann sold to Isaac Thomas of Upper Merion, shopkeeper, 16 April 1774 for £279.⁸ A few years later one John Jones was taxed as a shopkeeper on 29 acres, apparently on this lot. He had a licence to sell spirituous liquor by the gallon and the quart. Isaac Thomas and Mary moved to East Caln, selling the whole 36-acre piece to John Thomas of Tredyffrin, shopkeeper, 17 May 1778 for £550.⁹ John Thomas was taxed as a storekeeper from 1779 through 1782. Samuel McClellan occupied the lot in 1783, but John Thomas continued to own it until John Steinmetz received a judgment at law

against him (he foreclosed the mortgage). Both Steinmetz, a grocer, and his father-in-law Henry Keppelle, merchant, were among those who maintained and were taxed for carriages in Philadelphia in 1774.¹⁰ The sheriff sold Thomas's property 28 April 1794 to Steinmetz himself for £305.¹¹

Two years later Steinmetz (and Catherine his wife) sold the 36 acres "with a messuage... thereon erected" to Richard Adams for £450.¹² The store ceased operation but Steinmetz continued to hold a mortgage. John Thomas's children quitclaimed this and other properties in other townships to the heirs of John Steinmetz 16 July 1805. Thomas heirs: John and Peter Thomas, Eleanor and Joshua Benson. Steinmetz heirs: Elizabeth, John, and Daniel Steinmetz and John and Sarah Brinton. Steinmetz was late of Philadelphia, deceased.¹³

1802
Richard Adams
36 acres @ \$7
1 stone house \$60
1 log barn \$10
2 horses @ \$18
1 cow @ \$9

1805
Richard Adams
26 acres @ \$17.50
1 house \$60
Log barn \$10
2 horses @ \$18
1 cow @ \$10

Thomas Davis owned 7 acres
and spring house. See lot 11.

1823
William Siter
owned 29 acres and the
house as well as lots
7 and 8. This house is
either a stone house at
\$100 or a house part stone
at \$50. One belongs on
lot 7. The remaining acres
and spring house @ \$10
belonged to Thomas Davis
of lot 11.

1843
Some in lot 8
Some in lot 11

Richard Adams divided the property. He and his wife Peninah sold one acre to Zechariah Davis of lot 11 8 May 1800 for £25.¹⁴ Davis sold to Thomas Davis.¹⁵ Adams sold six acres (and spring house) to Thomas Davis 24 March 1804 for \$400, but kept the right to convey water from the most westerly spring on the property.¹⁶

He also sold 4 acres 120 perches beyond the Conestoga Road to William Siter (8) whose boundary thereafter abutted the Road completely on that side.¹⁷ The major portion of his land Richard and Peninah Adams sold to Mordecai Moore, 25 acres 50 perches and messuage, for £280.¹⁸ Moore, farmer, and Sarah sold the piece to

William Siter (8) tanner, 10 April 1808 for £506.¹⁹ Adams remained in Radnor, renting property. His burial is recorded in the Newtown Friends Meeting records on 12 November 1817 and his wife's 2 June 1817.²⁰ The Siter family retained the land for several generations.

By 1830 Thomas Davis owned three houses on lots 10 and 11. He sold them 1 April 1830 to Elizabeth Rowland.²¹ After several more sales,²² five acres of lot 10 were sold to J. Henry Askin.²³ The house of 1798 does not stand.

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|--|--|
| 1. Phila. Patent Bk. A-2-600 | 12. Delaware Co. Deed Bk. C-355 |
| 2. Phila. Patent Bk. A-6-312, Penna Arch. II-19-724 | 13. Delaware Co. Deed Bks. H-418, E-660 |
| 3. Chester Co. Deed Bk. K-258 | 14. Delaware Co. Deed Bk. E-118 |
| 4. Phila. Will Bk. F-51 (Abstracts) | 15. Delaware Co. Deed Bk. E-380 |
| 5. Chester Co. Deed Bk. K-261 | 16. Delaware Co. Deed Bk. G-79 |
| 6. Chester Co. Deed Bk. V-211 | 17. Delaware Co. Deed Bk. G-100 |
| 7. Chester Co. Deed Bk. T-416 | 18. Delaware Co. Deed Bk. I-163 |
| 8. Chester Co. Deed Bk. V-213 | 19. Delaware Co. Deed Bk. I-165 |
| 9. Delaware Co. Deed Bk. C-352 | 20. Lucile Lewis Simler provided these dates. |
| 10. Robert F. Oakes, "Big Wheels in Philadelphia," P. M. H. B. XCV (1971) pp. 360, 361 | 21. Delaware Co. Deed Bk. R-704 |
| 11. Delaware Co. Sheriff's Deed Bk. A-20 | 22. Delaware Co. Deed Bks. T-207, F-2-535, X-208 |
| | 23. Delaware Co. Deed Bk. C-3-352 |

Lot 11. Zechariah Davis.

Acres: 5.

Description: "This house bad, not finished."

By: Isaac Richards, Richard Adams and others.

House: 25 feet by 17 feet, stone, 2 stories, 8 windows, 30 lights (2 windows at 15 panes of glass, 6 not glass). One list describes the house as 25 by 27 feet.

Assessment: 4 acres 80 perches at \$84. House on 80 perches \$125, raised to \$140.625.

See lot 10 for the land acquisition of John George, son of Edward. John George and Susannah sold 140 acres (lots 11, 12 and part of 13) to Thomas Maule 4 August 1756 for £410.¹ Since they retained the 36¼ acre lot 10, it is plain that the George tract contained more than the stipulated 154 acres, the amount suggesting that the original measurement may have been in 18 foot rods.

Thomas Maule, Quaker, was a rarity in Radnor because of his Massachusetts background. As the son of Thomas Maule of Salem in New England, he married Zillah Walker of Tredyffrin in 1753.² By a previous marriage to Susannah Hogg he had a daughter Sarah born in 1750.³ When he died in 1765 he left a will also unusual in that all his property, including real estate, was left in equal shares to his widow and all his eight children, Sarah, Daniel, Thomas, John, Jacob, Benjamin, Lewis and Ebenezer. The children were listed by age, the last two born between the 17th of the 3rd 1762 when he wrote his will and the 21st of the 8th 1765 when he added a codicil.⁴

In 1767 Zillah Maule married Joshua Brown, a widower with 11 children, and moved to East Nottingham. The Radnor property was not divided until all Maule children were of age. Then, the 12th of the 6th 1784, Zillah Brown and children Thomas, John [and Susannah (36)], Ebenezer, Lewis, Jacob (41), Benjamin [and Ann (12)] conveyed two pieces of Thomas Maule's farm to his other heir Daniel Maule (13).^{*} One piece contained 66¾ acres and the other, a woodlot (11), 5¼. On the same day the Maule heirs conveyed the remaining 71¼ acres to Jacob and Benjamin Maule (12).

Daniel Maule, tanner, and Elizabeth sold the 5¼ acre lot to "Zacharias" Davis Jr. 12 December 1797 for £50.⁵ The sale included an access strip two perches wide running from the lot to the Conestoga Road. The new owner and his wife Mary (Evans)⁶ started building at once.

Davis bought an adjacent acre from Richard Adams 8 May 1800

*Thomas Maule's only daughter, Sarah, may have died before this deed; her name does not appear.

1802
Thomas Davis
6 acres @ \$7
Stone house \$60
Mason .30

1823
Thomas Davis
Abijah Dickenson
12 acres @ \$80
Stone house \$200
Stone barn \$150
(built 1805-1814)
Spring house \$10

1805
Thomas Davis
12 acres @ \$16
Stone house \$75
Milk house \$5
1 horse @ \$18
1 cow @ \$10
Mason .75
(7 acres from lot 10)

1843
Isaac Peters—7 acres
House \$200
Barn \$200
Spring house \$20

Isaac Peters
John Ream
5 acres
House \$250

(10)⁷ and sold the whole 6 acres 2 roods 26.6 perch property for \$666.66 with a stone house 15 December 1800 to Thomas Davis, mason.⁸ Thomas married Esther Speakman 12 days later⁹ and thereafter bought six acres more from lot 10, including the spring house. Elizabeth Rowland bought the 12 acres from Thomas and Esther Davis 1 April 1830, with three houses, for \$1000.¹⁰ She sold for \$1100 19 March 1835 to Isaac Peters¹¹ who sold after 40 years to Isacher Fritz.¹² Thomas Davis probably built two of the houses; the development of Wayne destroyed them.

1. Chester Co. Deed Bk. K-262
2. Radnor Friends Meeting Marriages
3. Phila. Friends Meeting Marriages
4. Phila. Will Bk. N-403
5. Delaware Co. Deed Bk. D-211
6. Marriage Licence, 1776
7. Delaware Co. Deed Bk. E-118

8. Delaware Co. Deed Bk. E-380
9. Marriage Licence, P. M. H. B. XX-29
10. Delaware Co. Deed Bk. R-704
11. Delaware Co. Deed Bk. T-207
12. Delaware Co. Deed Bk. T-4-595

Lot 12. Benjamin Maul (Maule, Mawl, Mawle).

Acres: 72.

Description: Farm.

By: The Turnpike Road, Isaac Abraham, Daniel Maul, and others.

House: 30 feet by 25 feet, stone, 2 stories, 16 windows, 148 lights (sic) (10 windows at 12 lights, 2 at 8, 4 at none). The 148 total came from one list, the detail from another.

Kitchen: 10 feet by 15 feet, stone, 1 story.

Spring house: 8 feet by 10 feet, stone, 1 story.

Assessment: 71 acres at \$1240. 1 acre with house and 2 outbuildings at \$525, later raised to \$590.625.

See lot 11 for the land acquisition of the widow Zillah Maule and her children.

Zillah Brown, widow of Thomas Maule and wife of Joshua Brown, and her sons Daniel (13), Thomas, John [and Susannah (36)], Ebenezer, and Lewis sold their rights to 71¼ acres to Benjamin and Jacob Maule (41) for £555 on the 12th of the 6th month 1784.¹ Jacob Maule and Jane sold his undivided right in the premises, which included a stone message, on the 1st of the 9th month 1793 to Benjamin Maule.² Thus Benjamin Maule, son of Zillah and blessed with brothers, acquired the entire 71¼ acres and the Maule homestead.

Some three weeks later, on the 25th of the 9th month 1793, he bought two tracts of land from his brother Daniel (13), tracts once part of their father's plantation. One contained 11¼ acres, the other 9½. Benjamin paid £100 for them but was not taxed for their ownership in 1798. The deed was not recorded until 1808.³ His wife Ann

1802

Benjamin Maule
73 acres @ \$10
Stone house \$240
Stone spring house \$25
Stone barn \$60
Stone shop \$20
Log shop \$10
2 horses @ \$15
6 cattle @ \$10

1823

Benjamin Maule
92 acres @ \$70
Stone house \$500
Spring house \$40
Stone barn \$550
Smith shop \$30
Shed \$20

1805

Benjamin Mawl (sic)
73 acres @ \$18
Stone house \$200
Stone milch house \$25
Stone barn, not finished, \$150
Stone shop \$20
2 horses @ \$15
5 cattle @ \$12

1843

Benjamin Maule's Estate
Stone house \$350
Barn \$400
Spring house \$100
Fodder house \$50

was certified from the Uwchlan to the Haverford Meeting in 1785, and was remembered in the will of her father, Joshua Baldwin of East Caln, in 1795.⁴ Her sister Jane married Jacob Maule (41) and another sister, Hannah Milhous, is known for her descendant, Richard Milhous Nixon.

Constant in support of the Friends Meeting, Benjamin and Ann Maule sent at least four children to the Westtown School⁵ and saw at least four of their children married in Meeting after 1800. On the 14th of the 5th month 1831 Benjamin Maule made his will giving his widow a \$100 annuity and the entire and free use of three rooms of his house, also the free use of the kitchen "and the things therein," and of the garret and cellar. He decreed that one year after the death of his wife the farm should be sold at public auction for the benefit of his heirs, and named his children Thomas, Benjamin, Mercy (wife of Isaac Clendenin), Zillah (wife of Nathan Evans—not of Radnor), Hannah (wife of Isaac Phillips), and Ann.⁶ He died soon after at the age of 71; his widow lived to be 85, dying in 1843.⁷

Thomas and Benjamin Maule, executors of the estate of their father Benjamin, sold 91 acres 63 perches of land to George Maris for \$6,397.56 on the 1st of the 4th month 1845.⁸ Maris sold the same tract the same day for the same price to Executor Benjamin Maule.⁹ The two deeds were openly recorded in the county seat eight days later. Benjamin and Margaret Maule (said to be née Evans) immediately swapped small pieces of ground with their neighbor Hiram Cleaver (5), giving up two small plots totaling 153 perches of land¹⁰ and acquiring 140 perches from Mr. Cleaver.¹¹

In 1856 the propriety of Maule's acquisition was questioned because he, an executor, had bought his father's property (through George Maris) and because there was no record of a public sale. The legislature passed an "Act to confirm the sale of certain real estate in Delaware County" which conferred ownership on Benjamin Maule if he could persuade the Orphans Court that no money had been misappropriated.¹² The real story here must lie with those who questioned the sale so long after it took place.

The Orphans Court declared itself satisfied with Benjamin Maule's actions and confirmed the land to him 26 May 1856.¹³

Benjamin and Margaret Maule sold Francis Carpenter the 140 perches from lot 5, and the 91 acres 63 perches of family land minus the 153 perches earlier sold Cleaver, receiving \$14,800 on 23 June 1856.¹⁴ Francis Carpenter and Mary sold to Jacob Lukens 14 June 1860 for \$15,000;¹⁵ Lukens and his wife Louisa M. to J. Henry Askin 7 December 1864 for \$22,825.¹⁶ In the last two deeds the land was subject to a mortgage of \$5,000 due Benjamin Maule. Mr. Askin

paid it off nine days after his purchase. On the Maule property, his first tract in Wayne, J. Henry Askin built his mansion, Louella, which has been used as private house, as the Armitage School, as hotel, and (now) as an apartment house. While the great house was under construction, the Askin family lived in the Maule house, by then embellished with "gingerbread" and called it Cottage Orn . Although one of the largest and most valuable of the 1798 dwellings, it was thereafter known as the Askin Cottage. It no longer stands.

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|-----------------------------------|---|
| 1. Delaware Co. Deed Bk. I-142 | 10. Delaware Co. Deed Bk. D-2-223 |
| 2. Delaware Co. Deed Bk. I-138 | 11. Delaware Co. Deed Bk. W-532 |
| 3. Delaware Co. Deed Bk. I-140 | 12. Pamphlet Laws 1856, p. 325 |
| 4. Chester Co. Will Bk. 11-170 | 13. Delaware Co. Orph. Ct. Docket E-263 |
| 5. Westtown School pp. 79ff. | 14. Delaware Co. Deed Bk. D-2-234 |
| 6. Delaware Co. Will Bk. C-231 | 15. Delaware Co. Deed Bk. H-2-165 |
| 7. Radnor Friends Meeting Burials | 16. Delaware Co. Deed Bk. N-2-609 |
| 8. Delaware Co. Deed Bk. W-533 | |
| 9. Delaware Co. Deed Bk. W-530 | |

Lot 13. Daniel Maul. (See also lot 22.)

Acres: 103. Some of these were in lot 22; at least 77 were here.

Description: Farm.

By: The Turnpike Road, Benjamin Maul, Isaac Abraham and others.

House: 36 feet by 18 feet, stone, 2 stories, 11 windows, 86 lights (1 window at 16 lights, 4 at 12, 3 at 6, 3 at 4) (sic). He also had a \$50 house probably on lot 22.

Assessment: 102 acres and house at \$50 at \$1841. House on 1 acre at \$500, raised to \$562.50.

This property came from two sources. It is one of only three to straddle Radnor Street in 1798. For the westerly portion, see lot 11 for Daniel Maule's acquisition of 66 $\frac{3}{4}$ acres. Daniel, born in 1754, oldest son of Thomas and Zillah Maule, married his step-sister Hannah, daughter of Joshua and Hannah (Gatchell) Brown in 1776 in East Nottingham. She died in 1783, buried from the Radnor Friends Meeting. Two pieces of the 66 $\frac{3}{4}$ acres he sold to his brother Benjamin (12), keeping some 46 acres of his father's property (12).

The part to the east of Radnor Street had proceeded from William Penn to John Bevan (2000 acres) 16 and 17 March 1681,¹ to Matthew and David Jones (250 acres) (lots 67, 68, 71 and part 13) 1 August 1682.² Matthew Jones was taxed in 1693 and lived here still in 1707 on the westerly half of the Jones purchase.

William Hugh, Hugh William and Robert William (whose acquisition has not been found) sold 50 of Matthew's 125 acres to David Harry the 24th and 29th of the second month 1698. David Harry died intestate, his heirs selling to Henry David son of David Harry 20 August 1734.³ Henry David also died intestate leaving four heirs, of whom one, David Davis, alike died intestate, with no issue. The remaining heirs John Davis, Joseph Davis, Hugh and Elizabeth Richards, sold Daniel Maule a messuage and tract of land on the 9th of the 4th 1783.⁴ The 36 acre 9 perch property cost £245. Maule sold 5 acres 155 perches to Isaac Abraham (71), leaving 30 acres 14 perches. In 1783 Daniel Maule was taxed for 70 acres of land, 1 horse, 4 horned cattle, 10 sheep, 1 house, 1 out building, and supported four white inhabitants. In 1795 he bought another Radnor tract (20-24) and in 1798 still owned lot 22.

The location of the Maule tannery, erected by Daniel Maule after 1783, is shown on the Robert Brooke survey of the Lancaster Turnpike in 1806. It lay to the south of that road across from the Maule house on the stream that crossed the road to the east of the house. The map shows the house and barn and the gate Mr. Maule tended.

1802
 Daniel Maul
 92 acres @ \$9.50
 Stone house \$180
 Stone barn \$100
 Stone tan house
 and tanyard \$533
 Frame spring house \$9
 2 horses @ \$15
 8 cattle @ \$10
 Tanner .50

Some land belongs
 to lot 22.

1823
 Richard Kimber
 76 acres @ \$65
 Stone house \$400
 Stone barn \$200
 (built 1808-1814)
 Old stone barn \$100
 Spring house \$20

1805
 Daniel Mawl (sic)
 80 acres @ \$18
 Stone house \$150
 Stone barn \$80
 Stone bark house \$180
 Stone milk house \$25
 3 horses @ \$12
 12 cattle @ \$9
 Gate Keeper .25

1843
 Estate Richard Kimber
 Josiah Wharton, Henry Holly
 70 acres @ \$42
 Stone house \$250
 Barn \$150
 Barn \$100
 Spring house \$50
 Cart house \$50

Daniel Maule's will, written the 7th of the 4th 1810, was proved 13 October 1810.⁵ It mentioned his mother-in-law Rachel Attmore,* sister-in-law Margaret Graham, minor children Caleb, Jonathan, Margaret, Lydia, Elizabeth, sons Joshua and Israel, and daughter Zillah Morgan. (Zillah had married their next door neighbor James Morgan of lot 72). Daniel Maule's second wife, Elizabeth, died in 1802.⁶ His mother's will, written in West Bradford in 1806, was proved after his.⁷ Her youngest child, Lydia (Brown), wife of Merrick Embree, with whom Zilla (Walker) (Maule) Brown spent her last years, was the chief beneficiary.

Joshua and Israel Maule and Daniel Maule's friend Benjamin Davis, executors of his will, sold 76 acres 44 perches (the tracts that came from Zilla Brown et al. and from the Davis heirs minus the pieces sold by Daniel Maule) to Richard Kimber of Blockley 1 April 1811 for \$6826.⁸ After Richard Kimber's death H. Jones Brooke bought the property⁹ which was sold by the sheriff to satisfy a mortgage originally owned by Enoch Abraham but assigned to William Jervis who foreclosed.¹⁰ Brooke paid \$3700 in 1843.

The property passed from Brooke [and Jemima (Longmire)] to Charles T. Wilson, to George W. Edwards (and Elizabeth), to Edward S. Barber who, with his wife Deborah B. (Worrell) Barber, sold part

*A Jonathan Attmore married Rachel Mason in St. Michael's and Zion Church in Philadelphia in 1768.

of it 18 March 1865 to J. Henry Askin and the rest to William Nelson West, who sold to Askin.¹¹ Several of the deeds make specific mention of drainage rights through lot 12.

Daniel Maule's stone house, probably built in the 1790's for use of his second wife and family, was used for a while as the parsonage for the Presbyterian Church in Wayne. In later years known as the Lofland House, it no longer stands.

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|---|---|
| 1. Harrisburg, Lease and Release Bk. B-37, 38 | 6. Radnor Friends Meeting Burials |
| 2. Phila. Deed Bk. C-1-270, Chester Co. Deed Bk. N-29 | 7. Chester Co. Will Bk. 11-402 |
| 3. Recited in the following deed. | 8. Delaware Co. Deed Bk. K-305 |
| 4. Phila. Deed Bk. D-10-66 | 9. Delaware Co. Deed Bk. W-246 |
| 5. Delaware Co. Will Bk. B-132 | 10. Delaware Co. Mortgage Bk. D-211 |
| | 11. Delaware Co. Deed Bks. A-2-554, F-2-247, G-2-641, O-2-273, R-2-328, R-2-331 |

Lot 14. Thomas Moore.

Acres: 40.

Description: Land.

Assessment: 40 acres at \$640.

Lot 14, a vacant tract, was fused from two pieces of land once among the holdings of John Longworthy whose 300 acre plantation became lots 14, 16, 26, 29 and most of lots 15, 27, and 30.

Longworthy, sometime ship's carpenter,¹ distinguished for many years as a non-Welsh-named owner and occupant, made two purchases. He bought 200 acres from William Penn on the 4th of the 6th 1684 (lots 26 and 29 and parts of lots 14-16, 27 and 30).² There he settled, probably on the southern portion of lot 16. In 1694 the County laid out a road from his house to the Radnor-Chester Road.

David Powell of Philadelphia acquired 200 acres from Penn on the 9th of the 7th 1687 (parts of lots 14-16, and all of lots 17-25).³ The next day he sold 100 acres (part of lots 14-16) to Philip Evans. Evans's widow Sarah (Thomas) Evans⁴ and his brother David (27) sold to Harry Rees (87) the 28 of the 12th 1693 and Rees sold to Longworthy.⁵ Because this last deed "was consumed by accident" it was left to Rees's son and heir David Harry to release the property (with dwelling) to Longworthy on the 27th of the 11th 1696 for £3.⁶ In Chester County Deed Book A-2-99 the Powell purchase is described as part of 611 acres covered in Patent Book A-1-154. This seems to be an error as those tracts became lots 1-5 and 57-59 as their records clearly show.

Longworthy's marriage to Jennis Engelbert (he was a widower) was noted in the Radnor Friends Meeting Records in 1712. He retained all of his 100 acre purchase (parts of lots 14, 15, and 16), but, of the 200 acre tract, sold 111 acres to Hugh Williams (29, 30) and, on the 26th of the 4th 1720, 40 acres to Richard Hughes (part of lot 14, and most of lot 15). The remaining 149 acres, he retained for life. At the time of his death in 1726 the plantation was called 187 acres (new survey?). This he bequeathed to his daughter Sarah after making provision for his widow, his son Benjamin, and the children of his daughter Mary.⁷

Sarah Longworthy married Aaron Roberts, brother of Abel Roberts (60). Aaron predeceased his wife, dying in 1748 and dividing his wife's plantation by will,⁸ naming his son Aaron Jr. as heir to the northerly 100 acres (parts of lots 14-16) and son Moses to the southerly 87 (26, and parts of 16 and 27). The family moved to Norriton where Aaron Jr. made his will 23 November 1760 leaving his inherit-

ance to his brother Moses.⁹ Sarah Roberts, the actual owner, bequeathed the entire tract to Moses in her will of 26 September 1761.¹⁰ Moses also had a brother Joseph.

Thus Moses Roberts inherited his grandfather's 187 acres. He divided the farm along new lines, selling 100 acres (part of each piece) to Samuel Brooke (16), 63¾ acres (of the original 200 acre purchase) to David Cornog (26 and part of 27), and 31¾ acres of the 100 acre purchase to Robert Elliott (most of 14, part of 15) 24 March 1764.¹¹

Robert Elliott thus bought the preponderance of lot 14. He bought the remaining 8¾ acres separately. The 40 acres Longworthy had sold Richard Hughes in 1720 (parts of 14 and 15) adjoined Newtown land also owned by Hughes. Hughes's widow Margaret sold his property to John Peters 16 June 1742. The Peters children William, John, John Herman, and John Kerlin (the last two married to daughters of Peters) sold to Evan Watkin 1 June 1749 and Watkin and wife to Isaac Lewis 24 January 1760, in a fine series of unrecorded deeds.

Isaac Lewis sold most of his Radnor land (15) to Nathan Matlack and the remainder, with his Newtown land, to Owen Ellis 24 March 1762. Owen Ellis, weaver, sold to Robert Elliott 20 January 1763. St. David's Church owns a copy of this last deed. The church lies on a piece of Newtown land sold to Richard Hughes in 1722 by the executors of Edward Hughes's will. This record, like most executors' sales, fails to state how Edward Hughes acquired the land. Lot 14 abuts the church property which must have been set off by Hughes, by his predecessors, or, most likely, by his executors of whom William Davis,¹² credited by tradition with the gift of church land, was one.

Robert Elliott and his wife Margaret mortgaged their property in Newtown and Radnor to Evan David (108)¹³ and sold the two tracts 8 April 1764 to James Jones of Newtown. Felix Miller lived here in 1768 in a frame dwelling with a stone kitchen, two rooms on a floor.¹⁴ Jones and his wife Jennis (Moore) mortgaged the property to John Roberts of Lower Merion, miller (88), in 1773¹⁵ and sold both pieces to Mrs. Jones's brother Thomas Moore of Easttown, farmer, 4 April 1777, for £87-10-0 in a deed finally recorded.¹⁶ Thus Thomas Moore acquired 40 acres in Radnor, 31¾ from Longworthy's 100 acres and 8¾ from Longworthy's 200.

Married before a priest in 1766 to Mary Worrall, daughter of Jonathan,¹⁷ Thomas Moore built a fine stone house (on Newtown ground) which still stands bearing a datestone TMM 1783. The Radnor property remained vacant through his life. He made his will 9 October 1808, leaving the plantation to his wife for life and then to sons

Thomas and Jonah who were required to make certain payments to others of his children.¹⁸ He provided for sons Mordecai (26), Elisha (19), and James; daughters Mary Lewis, Elizabeth Reece, and Jennis as well as grandsons Isaac Lewis and Mifflin Moore and for Tabitha Matlack.

Jonah and Rachel (Worrall) Moore released his interest in the farm to his brother Thomas Jr. 30 March 1810.¹⁹ Almost a year later Thomas Moore Jr. of West Nantmell moved into the family mansion, building a new small house for his mother on the Radnor property. The agreement between mother and son is specific.²⁰ He contracted to pay all the taxes and to provide his mother with:

- \$50 a year for life (mandated in his father's will).
- All necessary firewood, potatoes, and apples.
- A new "comfortable dwelling house 18 by 24 feet square, 1 story high with two rooms and two fireplaces on the first floor" and an oven.
- A springhouse over the spring adjoining the 1-story house.
- A post and rail or pale fence to describe a yard "with sufficient room" around the house.
- A garden in good order surrounded by a pale fence.
- A convenient "barrack" sufficient to accommodate a cow and horse for stabling and hold sufficient hay for same.
- Pasturage for a horse and cow in season.
- Sufficient hay for keeping the horse and cow in barrack the rest of the year.

The house was to stand in the corner of the farm at the bottom of the meadow adjoining the lands of Matlack (15 or 31) and Hayman (Newtown).

The arrangement lasted for two years, but the house was built. Thomas and Mary (Rees?) Moore then sold the farm to Thomas Beaumont of Newtown for \$4059 with the condition that Beaumont pay the legacies mentioned in the will of Thomas Sr., abide by all the provisions of the 1811 agreement between Thomas Jr. and his mother, and honor a water right deed of 1813 given Elizabeth Matlack (15, 31).²¹

Thomas Moore Sr.'s cash legacies were traded in the family. By 1833, after the widow's death, Thomas Beaumont had bought all rights the Moore family once held in the property and all bequests were satisfied.²²

Over the years the fence lines crept down hill until the Church's water supply was threatened. In 1850 St. David's Church boldly sued Emmor Beaumont, then church sexton as well as occupant of lot 14, for encroachment. Although the church owned no deed to prove

1802
Thomas Moore
40 acres @ \$9

1805
Thomas Moore
40 acres @ \$15.75

1814
Thomas Moore
40 acres @ \$60
Stone house \$175
Stable \$25

1823
Thomas Beaumont
47 acres @ \$50
Stone house \$100
Stone barn \$200

1843
Thomas Beaumont
Samuel McAfee
House and lot \$300
House \$50

property ownership, the court ruled in its favor. The Beaumonts retreated, but owned here until after 1870.²³

A generation ago Thomas Moore's 1783 house was occupied by the Domenick family which, although living in Newtown, provided Radnor High School with football stalwarts. There are still those who believe (erroneously) that the township line was changed to include the Domenicks in Radnor. For many years the house has belonged to the Ravenscliff estate of the Wright family.

1. P. M. H. B. XCII-148
2. Chester Co. Ct. Rec. (Col. Soc.) I-335 and Penna. Archives II-19-391
3. Patent Bk. A-211
4. Radnor Friends Meeting Marriages
5. Rolls Office E-5-672*
6. Chester Co. Deed Bk. B-353
7. Phila. Will Bk. D-441 (Abstracts)
8. Phila. Will Bk. G-287 (Abstracts)
9. Phila. Will Bk. M-17 (Abstracts)
10. Phila. Will Bk. M-274
11. Not recorded. A mortgage deed of 1756 appears in Chester Co. Deed Bk. K-322
12. Phila. Will Bk. D-155 (Abstracts)
13. Chester Co. Deed Bk. N-344
14. Advt., Penna. *Gazette* 25 Feb. 1768
15. Chester Co. Deed Bk. S-187
16. Chester Co. Deed Bk. A-2-99
17. Chester Friends Meeting Marriages
18. Delaware Co. Will Bk. B-84
19. Delaware Co. Deed Bk. I-684
20. Delaware Co. Deed Bk. K-333
21. Delaware Co. Deed Bk. L-98
22. Delaware Co. Deed Bks. O-282, S-23, S-701, S-702, S-703
23. Delaware Co. Deed Bks. D-2-483, I-2-43, Z-4-602

*Penna. Archives II-19-391 calls this E-5-642.

Lot 15. George Matlack.

Acres: 46.

Description: Farm.

By: John Brook, Simeon Matlack, and others.

House: 20 by 27 feet, 2 stories, stone, 6 windows, 54 lights (2 windows at 12 panes each, 3 at 8, 1 at 6).

Kitchen: 18 feet by 19 feet, stone.

Spring house: 8 feet by 10 feet, stone.

Assessment: 45 acres at \$1020. House and 2 outbuildings on 1 acre at \$500, raised to \$562.50.

Topography determined the strange shape of this property which was bounded in part by streams. In 1710 it was called Pikeland for the conical hill it contains.¹ By 1798 the lot had been fused from three pieces.

The top piece, some nine acres, was once part of the land Moses Roberts inherited from his brother (14). No deed has been found for these acres; there seems to have been an assumption that this parcel was part of the Hughes purchase which provided the central section.

The central and largest part came into the hands of Isaac Lewis (14). On 15 March 1762 Lewis sold $3\frac{1}{4}$ acres of land to Nathan Matlack whose son Simeon, as a singleman, was assessed for operating a tanyard here in 1783. Nathan Matlack owned adjoining land to the south (31) holding, all told, 179 acres 140 perches and was taxed for two dwelling houses in 1783. He and his wife Mary (Mercer)² sold 36 acres of his combined lands to Simeon Matlack, their son, on the 8th of the 11th 1788 for £ 326.³ They sold Simeon 36 acres 33 perches more on the 14th of the 8th 1792 for £199.⁴

Simeon returned $46\frac{1}{4}$ acres and 31 perches to his father 6 June 1796 for £800.⁵ These particular acres, part of John Longworthy's 100 acres, more of his 200 (14) and a small piece of Nathan's purchase of 148 acres 120 perches (31) form this lot 15. In 1796 a house is mentioned.

On the 6th day of the 7th month 1797 Nathan Matlack wrote his will leaving "the plantation, land and premises I now live on," 46 acres, to his son George.⁶ The bequest included a tanyard. The will also mentioned daughter Phebe, widow of Didymus Lewis (brother of Levi Lewis of lots 38-40) and daughter Tacy, who received the use of the west front room of the house, daughter Hannah (wife of Jacob Tracel), and sons William,* Nathan, Thomas, Simeon, and Joseph

*William Matlack of Charleston, S. C. and Mary Carmalt were married in 1785 by the Rev. William Rogers, DD. (P. H. M. B. XX-252.)

(deceased).

George Matlack was received in the Radnor Meeting from Hopewell in 1794.

1802

George Matlack

46 acres @ \$10

Stone house \$190

Stone spring house \$15

Stone barn \$90

Stone cart house \$30

1 horse @ \$20

3 cattle @ \$10

Tanyard (operated by and

charged to George Kack)

\$700

1823

Elizabeth Matlack

70 acres @ \$70

Stone house \$350

Spring house \$10

Stone barn \$200

This includes some

land from lot 31.

1805

George Matlack

47 acres @ \$18

Stone house \$190

Stone milch house \$15

Stone barn \$90

Stone cart house \$30

3 horses @ \$20

3 cows @ \$12

Tanyard & tanhouse \$200

1843

Eli Matlack

House \$250

Barn \$250

Spring house \$25

If this George Matlack married Sarah Matson in 1775 at Piles Grove Meeting, New Jersey, as seems likely from the records, she had died before his return to Radnor. He and his (second?) wife Elizabeth (Manley) Matlack sold this tanyard property to his brother Simeon (31) for \$1300 on the 22nd of the 3rd month 1806.⁷ On the same day George bought a farm of 86 acres in Marple Township.⁸ He died intestate in 1813 leaving four minor children Sarah, Phebe, Mary Ann, and Nathan. The widow soon married John Newlin of Concord.⁹

When Simeon Matlack's heirs sold his property (6, 31) after his death, they retained lot 15 and a small piece of lot 31 for the use of his widow who lived until 1835. This portion descended to their son Eli who lived here until after 1860. When he moved to Willistown, Robert Paiste (31) took over the property. On the low ground now lie the "Duck Ponds" which attract visitors to Radnor and which, perhaps, were once essential to the tannery. Paiste called the property Pleasant Hill. Later, David Crumley, after selling the Spread Eagle property (2), moved here.

The Matlack house, probably built by Nathan Matlack between 1762 and 1783, endures covered with plaster and well-maintained, although no longer the main house on the property. The westerly portion of the house is the older, its 20 foot side containing the front

door. To this has been added a larger wing giving the impression that the house has always stood with the long side as the front. The windows were "modernized" in an intervening age with Victorian diamond-pane windows.

The barn is gone but terraced foundations remain. A small spring house stands by the creek, but once there was another spring house to the east, on land now covered by the addition to the dwelling. This farm forms the major portion of Ravenscliff today.

1. Chester Co. Road Papers 2-201
2. Concord Friends Meeting Marriages
3. Delaware Co. Deed Bk. B-312
4. Delaware Co. Deed Bk. B-310
5. Delaware Co. Deed Bk. C-535

6. Delaware Co. Will Bk. B-260
7. Delaware Co. Deed Bk. H-508
8. Delaware Co. Deed Bk. H-505
9. Delaware Co. Deed Bk. P-728

Lot 16. John Brook (Brooke). (See also lot 17.)

Acres: 100.

Description: Farm.

By: Thomas Moore, John and William Siter and others.

House: 24 by 27 feet, stone, 2 stories, 7 windows, 80 lights (1 window at 8 lights, 6 at 12).

Spring house: 15 feet by 20 feet, stone, one story.

Assessment: 99 acres at \$1998. House and outbuilding on 1 acre at \$300, raised to \$337.50.

See lot 14 for Moses Roberts's acquisition of 187 acres once the property of John Longworthy.

Moses Roberts sold 100 acres of land, 80 from his northern piece of 100 and 20 from his southern piece of 87, to Samuel Brooke of Plymouth Township, 12 October 1768 for £350.¹ Reservation was made for a road 1½ perches wide to run through the land which contained a dwelling house.

According to *Merion in the Welsh Tract* Samuel Brooke wrote in the margin of his almanac that his house was built in the summer of 1771 and the barn started in that year.² The previous house is said to have been torn down; it certainly appears in no further record. Middle-aged when he arrived in Radnor, Brooke nonetheless bought a tract of Newtown land (for a son to use?) from the Reverend William Currie, and at various times owned lot 95 and part of lot 50 in Radnor.

He wrote his will 2 January 1797 and died in April of that year.³ His son John, executor of the will, was given lot 16, his father's stock, books, household furniture, and £450, of which he had already received £100. The will mentioned the widow Margaret (said to have been Margaret Davis)⁴ who received a £12 a year annuity, one room "in any one of my Houses," meat and drink and firewood sufficient for her use to be provided by sons David (68), John (16), and Jesse (50). It listed bequests to sons Jesse and David and provided for the children (Jehu, Margaret, Samuel, Charles and Elijah) of Samuel's deceased son Samuel.

Samuel Brooke's personal estate was inventoried by James Jones and Simeon Matlack who appraised it at £5731-9-6, the largest item "bonds and interest due" of £5623-17-0. The estate was large for time and place and shows Mr. Brooke not only farmer but capitalist. He owned among other things a teakettle, six silver teaspoons, and £17 worth of books, outside the bonds his most valuable personal possessions.⁵

John Brooke also owned 75¼ acres in Newtown Township, bought 6 April 1795 from Jonathan Moore.⁶ It adjoined the Radnor line and

contained, in 1798, a forge and tilt mill.

1802
John Brooke
100 acres @ \$10
Stone house \$150
Stone spring house \$35
Stone barn \$90
Stone smith shop \$38
Coal house \$12
5 horses @ \$12
6 cattle @ \$10

1823
John Brooke
124 acres @ \$55
Stone house \$300
Spring house \$50
Stone barn \$550
Smith shop \$35
Cart house \$40

(This includes lot 17
which held a small stone
house \$75.)

John Brooke died intestate leaving three children who divided the tract 3 March 1829. Rebecca Brooke, her sister Margaret and Margaret's husband Adam Siter of Easttown, son of William Siter (8), sold their father's Radnor real estate, this property and lot 17, to their brother Jesse Brooke for \$4000.⁷ Their mother Margaret* released her rights the same day.⁸ Jesse Brooke rented this farm in 1838, and moved to lot 17. The place was later owned by Jesse's son Benjamin N. Brooke who, according to the Reverend Hotchkin, sold the two contiguous properties c. 1895 to George Alfred Fletcher. Of the 130 acres which passed hands, 23 (he says) were in woodland "exceeding any estate in the neighborhood in that respect."⁹ The farm has been owned by the family of W. W. Montgomery for over 50 years.

The house of Samuel Brooke still stands, exemplifying rural Radnor. Although enlarged, it is less changed than most buildings of its age. Two barns stand near the house, one small, one large, one bearing John Brooke's initials and the date 1816, a date consistent with assessment records.

*Both Pleasants (St. David's) p. 343 and Glenn (Merion) p. 360 say her maiden name was Norton. Certainly Jesse Brooke (aged 56) housed Isaac Norton (aged 79) according to the 1850 U. S. Census for Radnor.

1805
John Brooke
100 acres @ \$17.50
Stone house \$130
Stone milch house \$35
Stone barn \$90
Stone smith shop \$38
Log coal house \$7
4 horses @ \$18
13 cattle @ \$10
Blacksmith .75

1843
Jesse Brooke (farmer)
Joseph Lawrence
106 acres @ \$44 (includes lot 20)
Stone house \$200
Barn \$450
Cart and spring house \$50

1. Chester Co. Deed Bk. D-2-361
2. Glenn (Merion) p. 358
3. Delaware Co. Will Bk. A-219
4. Glenn (Merion) p. 360, Pleasants (St. David's), p. 343

5. Delaware Co. Will File 108
6. Delaware Co. Deed Bk. C-211
7. Delaware Co. Deed Bk. R-459
8. Delaware Co. Deed Bk. R-460
9. Hotchkin (Rural), p. 290

Lot 18. William Lee (not on the tax list).

Acres: 1 acre 142 perches.

See lot 17 for William Lee's acquisition of 82 acres from Amos Harry.

This was a strip of land two perches wide known as "William Lee's Road" running along the north line of lot 19 to give access to lot 17 from the Conestoga Road. The bed of Maplewood Road runs along part of it. John Brooke, who bought lot 17 from Lee, had no need for this access as he could reach the property through his family's land next door (16). The piece seems to have been forgotten. Lee sold his Radnor property (17, 19), stayed on in Radnor for a few years renting land, and then moved west.

On the 6th of May 1807 William Lee of Milesborough (named for the Miles family once of Radnor) in Centre County, cordwainer, and his wife Elizabeth sold the strip to Robert Kennedy of Easttown for \$22.50.¹ Kennedy made a good thing of it, selling a month later, 8 June 1807, for \$100 to William Siter who owned the land to the north.² The erstwhile road became, in effect, a part of lot 8.

1. Delaware Co. Deed Bk. I-80

2. Delaware Co. Deed Bk. I-81

Lot 19. Elisha Worrall (Worrel, Worrell, Worrall).

Acres: 56.

Description: Farm, Old Lancaster Road.

By: John Brook, John Hampton and others.

House: 20 feet by 20 feet, stone, 2 stories, 4 windows, 40 lights (2 windows at 12 panes each and 2 at 8). One list gives the house one story only.

Spring house: 12 feet by 16 feet, 1 story, stone.

Assessment: 55 acres \$1050-\$150 or \$900. "Taken off \$150 for the valuation of E. Worrall." House on 1 acre and 1 outbuilding \$175, raised to \$196.87. A further assessment was listed as follows: "An addition to his house not returned before as taken up as an omission, \$400," and "Add \$400 to this valuation as the return appears to be wrong" and "Elisha Worrall returned a house unfinished when it was finished and that house to be an addition put the valuation of this house of \$400."

See lot 17 for William Lee's purchase of 82 acres from Amos Harry in 1766. The property contained a dwelling probably built by George Bailey between 1758 and 1766. William Lee built a second house after 1771; one of the two stood on lot 19, one on lot 17.

In 1783 Lee was taxed for three horses or mares, 7 horned cattle, one dwelling house, two outbuildings, on 80 acres of land. The property supported nine white inhabitants. The remaining two acres may well have been rented to one of the "inmates" of that year.

William Lee, cordwainer, and Elizabeth his wife sold a house and 56 acres adjoining the Conestoga Road 10 April 1786 to Elisha Worrall of Nether Providence for £363-17-3.¹ In 1777 Worrall had married before a magistrate, his wife, Ann (Dicks), being disowned by the Chester Friends Meeting for the deed.

1802
Elisha Worrall
56 acres @ \$9.33
Stone house \$220
Stone spring house \$40
Stone barn \$80
1 horse @ \$25
2 cattle @ \$10

1805
Elisha Worrall
56 acres @ \$16.75
Stone house \$180
Stone milch house \$40
Stone barn \$80
2 horses @ \$22
3 cattle @ \$12

1823
Elisha Worrall
56 acres @ \$60
Stone house \$400
Spring house \$10
Stone barn \$200
Cart house \$40

1843
Elisha Worrall
56 acres
Stone house \$300
Barn \$250
Cart house \$100
Spring house \$20

Worrall left the plantation bought of William Lee to his grandson Elisha, by his will of 1823.² His widow Ann, a son Feddy, and other grandchildren William, Patty, Joseph Levis, John Hunter and Elizabeth Lewis, all named Worrall, survived him.

Elisha and Margaret Worrall sold his grandfather's 56 acres 25 October 1853 to Charles Pugh of Plymouth township, Montgomery County.³ Charles and Mary Ann Pugh sold 28 March 1871 to Joseph H. Childs for \$15,000.⁴ Childs's son, Harry Newton Childs, occupied the property for 50 years and rebuilt the house c. 1874.⁵

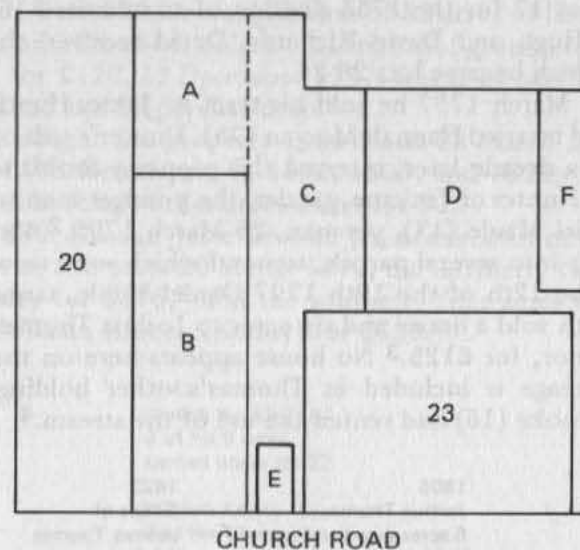
Childs's successor, Mrs. David Paul Brown, owned the property for 30 years.⁶ On 7 December 1954 it was sold to Ellen Winsor.⁷ The house became her home and that of her sister, Mrs. Edmund Evans.⁸ They bequeathed it to Radnor township for use as a cultural and social center where their philosophy of "friendship, love and peace without discrimination as to race, color or creed would be actively practiced." The township refused the bequest on the grounds that the house (known as Spring House) was remote and costly to maintain. After the Orphans Court sold the house, Main Line organizations which could in any way claim activities related to the credo of the Winsors applied to the Court for the proceeds. In due course the Court ruled in favor of the Memorial Library of Radnor Township which, coincidentally, was launching a building campaign. The Winsor Room of that insitution, a community meeting room, memorializes the sisters and their bequest.

In 1976 a house still stands on the old site at 658 Brooke Road, much changed. The spring house feeds a swimming pool; the barn has vanished save for one pillar. The house now boasts three stories and an ornate 1773 date, having been "modernized" by various owners, each in his own age.

1. Chester Co. Deed Bk. B-2-330
2. Delaware Co. Will Bk. C-66
3. Delaware Co. Deed Bk. B-2-163
4. Delaware Co. Deed Bk. B-3-501
5. *Suburban and Wayne Times*
20 Aug. 1959, article by Francis

- James Dallett
6. Delaware Co. Deed Bk. 463-316
 7. Delaware Co. Deed Bk. 1759-112
 8. See Caroline Robbins, "Friendship, Love and Peace," *Bulletin of Radnor Hist. Soc.*, 1960 pp. 9-13

Lots 20-23



Lot 21 (A and B) remained unseated until after 1850.

Lot 22 (C,D,E, and F) contained one house in 1798 (on C or D). A second house (on the other of C and D) was built 1811-1814. The stone house on C appeared between 1837 and 1840. The house on E was built 1849-1852.

Lot 20. Joshua Thomas. (See also lot 79.)

Acres: 6, taxed as part of lot 79.

See lot 17 for the 1755 division of an inherited 164 acre tract between Hugh and David Richards. David received the southerly 82 acres which became lots 20-24.

On 1 March 1757 he sold his tract to James Hunter of Newtown, who had married Hannah Morgan (75). Hunter's will of 17 May 1773, proved a decade later, reserved this property for his son George.¹ As George Hunter of Tinicum, grazier, the younger man sold the 82 acres to Daniel Maule (13), yeoman, 25 March 1795.² Maule divided the property into several parcels, some of which were woodlots.

On the 12th of the 12th 1797 Daniel Maule, tanner, and his wife Elizabeth sold a house and six acres to Joshua Thomas (79), yeoman, of Radnor, for £125.³ No house appears here on the 1798 Return. The acreage is included in Thomas's other holding. From Maule, John Brooke (16) had rented the use of the stream.⁴

1802 See lot 79	1805 Joshua Thomas 6 acres woodland @ \$21	1823 Estate of Joshua Thomas 6 acres woodland @ \$50	1843 6 acres of lot 16
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Joshua Thomas's executors sold the land with appurtenances 20 March 1824 to Jesse Brooke Jr. (50) of Radnor for \$250.⁵ He sold in turn to his cousin Jesse Brooke of lot 16. The owners of lot 16 have owned lot 20 ever since.

1. Chester Co. Will Bk. 7-139
2. Delaware Co. Deed Bk. H-237
3. Delaware Co. Deed Bk. D-209

4. Delaware Co. Deed Bk. C-359
5. Delaware Co. Deed Bk. P-281

Lot 21. Jesse Brooke (See also lot 50.)

Acres: 6.

See Lot 20 for Daniel Maule's acquisition of 82 acres of land.

Daniel Maule and Elizabeth sold a six acre lot of ground to Benjamin Davis (42) for £120, 12 December 1797. It was 14 perches wide at the Church Road and 68 perches deep.¹

Jesse Brooke bought the property from Davis 28 March 1798 for £150.² In the 1798 Return and in 1802, 1805, and 1823, the land was covered with Brooke's other acres under lot 50.

He died in 1839. His son Jesse Brooke Jr., as executor of his will, sold the six acres in two parts 20 March 1840, the northerly two acres to Joseph Buckley for \$176,³ and the southerly four acres with appurtenances to William Kinney (Kenny) for \$630.⁴

1843 Joseph Buckley (A) 2 of his 6 acres carried under lot 22	William Kenny (B) 4 of his 10 acres carried under lot 23
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In 1848 the Kenny acres moved with lot 23 to Ann Petty for \$2000⁵ and in 1852 to Dr. Benjamin Rush Blackfan, for the same price.⁶

1. Delaware Co. Deed Bk. D-148
2. Delaware Co. Deed Bk. D-153
3. Delaware Co. Deed Bk. V-64

4. Delaware Co. Deed Bk. V-65
5. Delaware Co. Deed Bk. X-576
6. Delaware Co. Deed Bk. A-2-43

Lot 22. Daniel Maul. (See also lot 13.)

Acres: c. 14.

Not specifically described in the Return; included in acreage of lot 13. The \$50 house attributed to lot 13 may have stood here.

See lot 20 for George Hunter's sale to Daniel Maule. Maule sold lots 20, 21, 23 and 24 from this piece. Lot 22 remained after the sales. It included a wagon or cart road running between lots 23 and 24.

1802	1805	1823	1843
See lot 13	James Scott	Thomas Davis	Joseph Blackfan
	14 acres @ \$16	Stacker's lot	c. 2 acres (F)
	House \$30	14 acres @ \$50	
	Log stable \$5	Log house \$40	Joseph Buckley
	1 cow @ \$8	Stone barn \$150	6 acres @ \$75 (C,E)
		Spring house \$60	(2 acres on lot 21)
			House \$200
			Stable \$50
			Ann Petty (D)
			4½ acres
			House \$100
			Barn \$100

Joshua and Israel Maule, executors of Daniel Maule's estate, sold 13 acres 75 perches of land with a house 30 March 1811 to David Stacker, George Stacker, Samuel Stacker and John Stacker all of Radnor for \$946.28.¹ Because Thomas Davis recovered \$2106 in a lawsuit against the Stackers, the property (with two houses) was sold by the sheriff at a public sale and bought by Davis himself, 12 April 1820.²

Thomas Davis of Philadelphia, farmer, and Hester (*sic*) his wife sold the same two houses, the access road, and 14 acres to John and Samuel Stacker of Radnor in August 1824 for \$690.³ The Stackers then of Stewart Co., Tennessee, sold to Dr. Joseph Blackfan (24) in 1835 for \$1200.⁴ Blackfan split the property, selling 4¾ acres and a house to Ann Petty⁵ of Radnor for \$700 in 1836 and 4½ acres 37 perches to Joseph Buckley⁶ for \$1200. Ann Petty's land included the access road. The remaining acres, adjoining his home farm, Blackfan kept. Buckley's land was larger than the deed indicated.

Both Ann Petty and Joseph Buckley sold to John Bell, the former in 1844 for \$800 and the latter in 1851 for \$1200.⁷ On Church Road, on 51.8 square perches of land sold by Buckley to James Hall in 1849 for \$50,⁸ Hall, who was a carpenter, built a house which he

and his wife Eliza sold 2 March 1852 for \$500 to Hannah and Mary Henry.⁹ The Henrys sold a year later, for \$450, to Thomas Phillips of Easttown.¹⁰ Phillips's descendants lived here for several generations.

- | | |
|--------------------------------|--|
| 1. Delaware Co. Deed Bk. M-287 | 7. Delaware Co. Deed Bks. W-253, Z-389 |
| 2. Delaware Co. Deed Bk. O-78 | 8. Delaware Co. Deed Bk. Y-671 |
| 3. Delaware Co. Deed Bk. T-469 | 9. Delaware Co. Deed Bk. A-2-45 |
| 4. Delaware Co. Deed Bk. T-534 | 10. Delaware Co. Deed Bk. C-2-715 |
| 5. Delaware Co. Deed Bk. T-533 | |
| 6. Delaware Co. Deed Bk. T-535 | |

Lot 23. Elizabeth James.

Acres: 6.

Description: None given.

House: 1 at \$30.

Assessment: 6 acres, and 1 house at \$30, at \$102. The house and lot were considered exempt "because sold." The actual sale date, however, was later.

See lot 20 for Daniel Maule's acquisition of 82 acres from George Hunter.

On the 12th day of the 12th month 1797 Daniel Maule (13) and Elizabeth, his wife, sold six acres of land with buildings to Elizabeth James,¹ widow of Isaac James (and probably daughter of John Peck) for £84, reserving to the Maules a road ten feet wide on the easterly side thereof as a "wagon or cart" road running 24 perches north.

1802	1805	1823	1843
Edward Roman	Edward Roman	Mordecai Moore	Wm. Kenny
6 acres @ \$8	6 acres @ \$17.50	(Covered in lot	10 acres
Log house \$30	Log house \$35	26 which in-	@ \$90
Log stable \$1	Log stable \$5	cludes one	(4 acres came
1 cow @ \$7	1 horse @ \$12	small dwelling	from lot 21)
Shoemaker .25	1 cow @ \$8	\$50)	Stone house
	Cordwainer .50		\$300
			Stable \$100
			Spring house
			\$50

Elizabeth James sold the property to Edward Rodman (Roman, Rorman) of Blockley, cordwainer, 19 March 1800 for \$420.² Edward Roman of Radnor and Elizabeth sold for \$1013 to Mifflin Moore,³ who conveyed the property to his father, Mordecai Moore (26), 17 September 1819 for \$1 to repay a debt.⁴

Elisha Worrall's executors, William Davis of Middletown, and Ann and Feddy Worrall, quitclaimed the property to Mordecai Moore 8 March 1831 in two separate deeds.⁵ Three weeks later Mordecai Moore of Marple, yeoman, sold to Henry Epright (Upright) for \$600.⁶ Epright probably built the stone house. His heirs Fanny (widow) and children Julian (married to Archibald Gray of Haverford), Samuel (and Hannah), Sarah (married to Henry McConnell), Charles Epright (and Ann), Catherine (married to John McClellan of Philadelphia), Mary (married to William Scofield of Tredyffrin), and Rudolph Epright (and Damaris) sold to William Kenny of Easttown for \$1300 in 1838.⁷

This was later the property of Ann Petty (21, 22), Dr. Benjamin

Rush Blackfan, John Leamy in 1870, John Bell in 1881, and Dr. C. T. Goentner in 1897. The \$30 house is gone. For two generations the land has been owned and occupied by Adolph G. Rosengarten's family.

- | | |
|--------------------------------|--------------------------------|
| 1. Delaware Co. Deed Bk. D-541 | 5. Delaware Co. Deed Bk. S-77 |
| 2. Delaware Co. Deed Bk. H-393 | 6. Delaware Co. Deed Bk. S-79 |
| 3. Delaware Co. Deed Bk. L-419 | 7. Delaware Co. Deed Bk. U-330 |
| 4. Delaware Co. Deed Bk. N-493 | |

[Faint, mostly illegible text from the reverse side of the page, appearing as bleed-through or ghosting.]

Lot 24. John Hampton.

Acres: 50.

Description: Farm.

By: Elisha Worrall and Daniel Maul.

House: 20 feet by 15 feet, old logs, 1 story, 5 windows, 38 lights (1 window at 12, 2 at 9, 2 at 4).

Spring house: 11 feet by 14 feet, stone, 1 story.

Assessment: 48 acres at \$591. House and 1 outbuilding on 2 acres at \$110, raised to \$123.75.

See lot 20 for Daniel Maule's (13) land acquisition from George Hunter.

On 21 March 1796 Daniel Maule and Elizabeth sold John Hampton of Tredyffrin a plantation and tract of 50 acres for £325.¹

1802

John Hampton
50 acres @ \$6.50
Log house \$40
Log barn \$30
Spring house \$15
2 horses @ \$12
1 cow @ \$10

1823

Joseph Blackfan
50 acres @ \$50
Stone house \$400
Stone spring house \$10
Stone barn \$350

1805

John Hampton
50 acres @ \$12.50
Log house \$50
Barn \$45
Spring house \$15
2 horses @ \$15
4 cows @ \$10

1843

Joseph Blackfan
75 acres (includes
parts of lots 27 & 22)
@ \$60
Stone house \$300
2 tenements \$150 (on lot 27)
2 barns \$650 (one was new)
Other buildings \$50

Hampton erected a stone house and barn between 1808 and 1814 and lived on the property until 1 April 1818. His second wife Lydia, widow of Thomas Robinson and sister of Samuel Powell (74),² predeceased him. In October of 1818 he wrote his will,³ naming children Woodward, Zilla (wife of Timothy Conner), Ann (wife of William Donald), Rachel (wife of George Stringfellow), Elizabeth, Jane, John, Davis, Rudolph, and Rebecca Cornog. He died soon after. John, Jane and Rudolph were children of the second wife.

Joseph Blackfan of Philadelphia, physician, who married a daughter of David Evans (52), bought the plantation for \$4500.⁴ He immediately conveyed the farm to Thomas Taylor of East Whiteland, cabinet maker, for \$5000.⁵ Taylor and his wife Sophia returned it to Blackfan 13 May 1820.⁶ The Taylors were then "of Radnor."

The Blackfan family improved both house and barn and enjoyed the property until 1871 when it was sold to Richard Hubbard Watson.⁷ Minor changes had been made in the western boundary. The Watson family lived in what it called Kinterra until after 1960. The land was intensively farmed; only five acres lay in trees in 1874.⁸ The house still stands, ancient in form and design, a fine example of early 19th century construction.

1. Delaware Co. Deed Bk. C-227
2. Montgomery Co. Orph. Ct. File 14667
3. Delaware Co. Will Bk. B-420
4. Delaware Co. Deed Bk. N-48
5. Delaware Co. Deed Bk. N-45

6. Delaware Co. Deed Bk. O-62
7. Delaware Co. Deed Bk. B-3-504
8. See Caroline Robbins, "The Watsons of Kinterra," *Bulletin of Radnor Hist. Soc.*, 1956

Lot 25. Isaac Richards.

Acres: 100.

Description: Farm.

By: Daniel Maul, Mordecai Morgan, and others.

House: 22 feet by 28 feet, 2 stories, stone, 12 windows, 100 lights (7 windows at 12, 3 at 4, 2 at 2).

Spring house: 20 feet by 12, stone.

Assessment: 99 acres at \$1426. House and 1 outbuilding on 1 acre at \$400, raised to \$450.

See lot 17 for Richard Richards's acquisition of land from his father John Richards.

Richard Richards wrote his will the 18th of the 7th month 1746, leaving the land on the northeasterly side of the Conestoga Road, the part on which the testator lived, to his eldest son John, who was blind.¹ It went with dwelling, out houses, barns, and other appurtenances. The father provided that John should own the property only for life unless he gain his eyesight, marry, and have issue, in which case it was his absolutely. Should John remain blind, the property would go, after John's death, to his brother Isaac.

John Richards remained blind and is so noted in the various tax returns. In 1783 he was listed as using 70 acres, one outbuilding, and one dwelling containing one blind white inhabitant. In his last year he lived with his sister Susannah and her husband John Rees in Upper Merion. There he wrote his will and died in 1784.² He remem-

1802
Isaac Richards
150 acres (sic) @ \$9
Stone house \$230
Log barn \$40
Log house \$10
3 horses @ \$20
4 cattle @ \$10

1823
Enoch Richards
140 acres (sic) \$55
Stone house \$400
Stone barn \$500 (built 1808-1814)
Smoke house \$20
Cart house \$40

1805
Enoch Richards
150 acres @ \$16
Stone house \$230
Log barn \$40
Log shop \$10
Stone cart house \$35
3 horses @ \$20
6 cattle @ \$10

1843
Enoch Richards
50 acres
Stone house \$300
Stable \$100

John Taylor
106 acres
House \$350
Barn \$250
Cart house \$75
Hog house \$75

bered his sisters Susannah Rees and Rachel Black, and brothers Hugh, Richard, and Isaac. So, in due course, his brother Isaac inherited the Radnor farm under the terms of their father's will.

Isaac Richards, who married Phebe, daughter of Moses Yarnall of Willistown, 28 October 1767,³ settled in Radnor. Their one surviving son Enoch Richards inherited upon the death of his father (intestate) in 1803. Isaac Richards's administration papers prove him a joiner.⁴ He made Evan James's (97-105) coffin.⁵

Why the property is called 150 acres instead of 100 after 1798 has not been ascertained. Perhaps there was a new survey; no new purchase has been found.

In 1838 Richards was taxed not only for a mansion house at \$200 but also a new house at \$250. He and his wife Ann (Stephens)⁶ sold seven acres in the northern corner to H. Jones Brooke in 1845 and 112 acres (and the new house) to John Taylor in 1844. Taylor in turn sold to Pugh Davis for \$7288.12½ on the 20th of the 3rd month 1844.⁷ On the remainder piece, nearer to the Lancaster Turnpike than to the Conestoga Road, lived Richards himself until the year before his death in 1867. He bought three acres of Turnpike frontage from H. Jones Brooke in 1845 for \$280.⁸

The Davis portion became part of the Louella estate of J. Henry Askin before 1870. The Radnor Historical Society owns a photographic record of the Askin property showing a stone house (now gone) listed as the old Richards manor house. The left part of the house seems the older if the 1798 return is used as a guide. The 1848 map and later maps showing proposed development in the area place a house at the corner of what is now Orchard Way and Aberdeen Avenue in Wayne. On that site is a relatively recent house called Spring House. The Richards spring house of 1798 appears not in the later assessment records. Could it have been the addition to the house that shows in the Askin photograph?

In 1866 Enoch Richards sold his remaining 50 acres for \$7000 to Eli B. Ruth⁹ who in turn sold to Emily (Sargent) Pleasants, wife of Henry Pleasants M. D., for \$8000 in 1869.¹⁰ After her husband inherited part of lot 5, they sold the former Richards land for \$10,750 to Charles McCrea.¹¹ He lived here from 1872 to 1880 when he sold to Drexel and Childs for \$19,236.21 as part of their Wayne Estate.¹²

1. Phila Will Bk. H-169 (Abstracts)

2. Montgomery Co. Will Bk. 1-1

3. Goshen Friends Meeting Marriages

4. Delaware Co. Admin. 251

5. Delaware Co. Admin. 40

6. Radnor Friends Meeting Marriages

7. Delaware Co. Deed Bks. V-50, W-570, W-255

- 8. Delaware Co. Deed Bk. X-156
- 9. Delaware Co. Deed Bk. S-2-630
- 10. Delaware Co. Deed Bk. X-2-379

- 11. Delaware Co. Deed Bk. M-3-469
- 12. Delaware Co. Deed Bk. Z-4-253

Lot 26. Mordecai Moore.

Acres: 30.

Description: Farm.

By: John Brook, Simeon Matlack and others.

House: 21 by 16 feet, 1 story, stone, 4 windows, 36 lights (2 windows at 12 lights, 1 at 6, 1 at 8 (sic)).

Spring house: 12 by 9 feet, stone.

Assessment: 29 acres at \$494. House and 1 outbuilding on 1 acre at \$175, raised to \$196.875.

See lot 14 for Moses Roberts's acquisition of 87 acres of land (26 and parts of lots 16 and 27).

As shopkeeper of Plymouth Township, Philadelphia County, Roberts sold 63 $\frac{3}{4}$ acres to David Cornog (27) of Radnor, yeoman, 10 February 1764.¹ By will dated 20 January 1780 Cornog left 30 acres of this purchase to his son William for life and then to William's son David.²

In 1783 William Cornog used 30 acres of land, one dwelling house and two out buildings, and maintained two horses, two horned cattle, and a household of eight white inhabitants. He died in 1786 leaving a widow Alice (Griffith), daughter of William Griffith of Edgmont,³ and children Abigail, Susannah, Thomas, Lewis, William and David.⁴

The younger David, having inherited, erected or enlarged a stone house which still stands built into the hillside, hidden from the road and bearing a datestone D. C. 1790. He and his wife Hannah (Beaumont)⁵ sold to Mordecai Moore, farmer, son of Thomas (14), 2 April 1796 for £380. Cornog was a cordwainer.⁶

1802

Mordecai Moore

30 acres @ \$9

Stone house \$70

Stone spring house \$25

Log barn \$15

2 horses @ \$20

1 cow @ \$10

1823

Mordecai Moore

36 acres (including

lot 23) @ \$70

Stone house \$300

Spring house \$20

Stone barn \$300

Small dwelling \$50

(on lot 23)

1805

Mordecai Moore

30 acres @ \$18

Stone house \$100

Stone milch house \$20

Log barn \$15

2 horses @ \$20

1 cow @ \$15

1843

John McPherson (sic)

58 acres (including

part of lot 27)

House \$250

Barn \$350

Spring house \$50

Moore's wife Sarah, living in 1813, predeceased him. A Mordecai Moore married Sarah Bartim in 1789 in Old Swedes Church.⁷ As Mordecai Moore Sr. of Marple (both he and Mordecai Jr. had held inns there),⁸ the owner sold to John McPherson of Tredyffrin (27) for \$3050 on 3 April 1832.⁹ The McPherson (Macpherson) family owned what is now part of Ardrossan Farms for several generations. Since 1798 the stone house has been enlarged.

Mrs. V. F. Barnett, who lived here forty years ago, reports that it was built at two separate times, with one room on each floor in each half of the house. A massive chimney is supported by a large stone arch in the cellar. Dr. Lienhardt of Wayne told her many years ago that a 1720 datestone had been concealed by alterations.

Between 1814 and 1823 Mordecai Moore built a large stone barn. One wall remains as part of the barn now standing near the old house. J. Havard Macpherson, descendant of the 1832 purchaser, has memorialized the buildings on canvas.¹⁰

1. Chester Co. Deed Bk. W-240
2. Chester Co. Will Bk. 6-385
3. Marriage Licence, 1751, Chester Co. Will Bk. 2-29
4. Chester Co. Will Bk. 7-52
5. Marriage Record, Phila. First Baptist Church, 1792

6. Delaware Co. Deed Bk. C-356
7. Penna. Archives II-8-300
8. Ashmead (Delaware Co.) p. 584
9. Delaware Co. Deed Bk. S-254
10. *Bulletin of Radnor Hist. Soc.*, 1973, pp. 2-6

Lot 27. Thomas Francis of Philadelphia. (See also lot 32.)

Acres: 50 acres 40 perches.

Description: Farm, occupied by Evan Watkin.

By: Isaac Abraham, Simeon Matlack, and others.

House: 23 feet by 15½ feet, part wood, part stone, 1 story, 4 windows, 36 lights (2 windows at 12, 2 at 6). One list calls the house 15 by 23 feet.

Spring house: 10 feet by 12 feet, stone, 2 stories.

Assessment: 49 acres at \$834. House and 1 outbuilding on 1 acre at \$150, raised to \$168.75.

William Penn 29 July 1684 sold Thomas Winn (Dr. Thomas Wynne) 250 acres of which Winn in turn sold 200 acres to Howel James on the 9th of the 10th 1687.¹ James and his son William sold 200 acres to David Evans 5 September 1696 (parts of lots 15, 27, 28, 31, 32).² The other 50 became the property of Hugh Williams (29, 30, 33).³

David Evans received a patent for this land and for other property on the 14th of the 3rd month 1705.⁴ On resurvey the 200 acres proved to be 232. Evans, a widower, married Mary Jones, daughter of John Evans (83-86),⁵ and settled on lot 31, the westerly part of the Wynne tract. When he made his will the 16th of the 12th 1710 (he died soon after), a number of his children were minors, whose care was entrusted to their elder brothers.⁶

The family house and plantation of 200 acres were left to the eldest son Caleb, Pinifinon (83-86, once John Evans's land) to son Joshua, 150 acres not in Radnor to sons David and Philip. The will provided for the widow Mary, for son John, daughters Mary, Sarah, Gwen (she had married Thomas Foulke in 1706) and her two sons Edward and William, and Margaret (she had married Robert Humphreys of Gwynedd)⁷ and her two children, John and Gainer. Gwen and Margaret were daughters of the previous wife.

Caleb Evans bought the strip of land between the plantation and the Newtown Road (see lot 28), controlling in all 332 acres which he entitled Bryn Odyn ("odyn" means limekiln). He died in March of 1746 leaving a widow Catherine [daughter of Hugh Williams (29)],⁸ daughters Mary, Anne, Jane (who had a son Henry), and sons Caleb and David (minors) who inherited the land.⁹

The widow as executrix, empowered by the will to sell land to discharge the mortgage held by Hugh Jones, sold 140 acres with appurtenances to David Cornock (*sic*) of Haverford, yeoman, for £369 in December 1746.¹⁰ This included lots 28 and 32 and part of lot 27.

David Cornog, born in Wales, moved to this plantation, lived on lot 28, and left 180 acres of his farm, part from another purchase (26), to be divided among his four daughters Jane (wife of Isaac Abra-

ham of lot 5), Mary (wife of John Davis of Lancaster), Catherine (wife of George George of Philadelphia), and Sarah (wife of Thomas Francis of Philadelphia). His will (1780) also mentioned sons William (26), Thomas (109), Daniel, and Abraham (59), grandsons John and David and granddaughter Hannah Cornog who received (at the request of David's wife) a walnut case of drawers, a walnut oval table, and three rush-bottom chairs. He left £50 (a large bequest) to the Baptist Church in Tredyffrin.¹¹

The land was divided 26 April 1785 and lot 27, land only, released by her sisters and their husbands to Sarah Francis 1 December 1785.¹² Evan Watkin, the 1798 tenant, was buried at 71 in St. David's Church yard in 1803, his wife Sarah in 1823 at 76.*

1802
Thomas Horton
50 acres @ \$10
Stone house \$80
Spring house \$30
Stone barn \$70
1 horse @ \$20
2 cattle @ \$9
Carpenter .25

1823
Isaac White
51 acres @ \$75
House \$150
Spring house \$35
Barn \$150
Cart house \$40

1805
Thomas Horton
50 acres @ \$17.50
House \$80
Stone milch house \$30
Barn \$70
1 horse @ \$20
3 cattle @ \$10
Carpenter .75

1843
Covered in lots
24 and 26.

Although of Philadelphia, married in 1756,¹³ Thomas and Sarah Francis retained the property and bought lot 32, renting both to others. Thomas Francis wrote his will 25 December 1808¹⁴ and Sarah hers 6 October 1810.¹⁵ Both directed that the Radnor properties be sold for the benefit of their Gordon and Fitzgerald descendants. Elisha Gordon of Philadelphia, who had married Elizabeth Francis in 1784,¹⁶ became executor for both estates. He and his wife sold lot 27 and the house built by Thomas Francis to George White (40) of Radnor, farmer, 15 December 1810 for \$3843.75.¹⁷

In 1837 the heirs of Isaac White, son of George, sold the land and improvements, a two-story frame dwelling (new), a two-story stone and frame tenant's house, and a stone barn¹⁸ to Dr. Joseph Blackfan (24). Six acres remained in woodland but the rest were "well-cleared

*An Evan Watkin, widower, married Sarah Dennis in 1771 in St. Michael's and Zion Church, Philadelphia.

and improved."¹⁹ The Blackfans sold part of the property to John McPherson (26)²⁰ and part, later, to Julia L. H. Campbell. ²¹ Here lived James Hepburn Campbell who served as United States Minister to Sweden from 1864 to 1867. Today the land belongs to Ardrossan Farms.

1. Patent Bk. A-23, Phila. Co. Deed Bk. E-2-3
2. Phila. Co. Deed Bk. E-2-341
3. Chester Co. Ct. Rec. I-394 (Col. Soc.)
4. Patent Bk. A-3-57
5. Radnor Friends Meeting Marriages
6. Phila. Will Bk. C-206
7. Radnor Friends Meeting Marriages (both Gwen and Margaret)
8. Radnor Friends Meeting Marriages
9. Philadelphia Will Bk. H-108

10. Chester Co. Deed Bk. W-242
11. Chester Co. Will Bk. 6-385
12. Chester Co. Deed Bk. W-254
13. Marriage Licence, March, 1756
14. Phila. Will Bk. 3-66 (Abstracts)
15. Phila. Will Bk. 3-279
16. P. M. H. B. 19-252
17. Delaware Co. Deed Bk. K-252
18. Delaware Co. Orph. Ct. File 1577
19. Delaware Co. Deed Bk. U-142
20. Delaware Co. Deed Bk. U-137
21. Delaware Co. Deed Bk. I-4-233

Lot 28. Isaac Abraham. (See also lots 5 and 71.)

Acres: 81.

Description: Farm, occupied by George Dunn.

By: Isaac Jones, Thomas Francis, and others.

House: 26 feet by 23 feet, 2 stories, stone, 11 windows, 103 lights (2 windows at 12, 1 at 15, 8 at 8).

Spring house: 10 feet by 12 feet, 1 story, stone.

Assessment: 80 acres at \$1325. House and 1 outbuilding on 1 acre at \$225, raised to \$253.125.

This farm was created from two of the four parts of 180 acres left by David Cornog to his four daughters (see lot 27). Jane Cornog, who had married Isaac Abraham Jr., received first choice among the parts and so acquired the Cornog mansion house and the smallest lot, 31 acres.¹ Her patrimony formed the northerly portion of lot 28. With it went a narrow roadway giving access to the Newtown Road. This strip, now a township road, is still called "Abraham's Lane." Jane also received from her father a "Negro girl Jude" who was probably the free non-white in the Abraham household in 1800.

The southerly portion of lot 28 was meted out to Catherine Cornog, wife of George George of Philadelphia, released by her sisters to her 12 June 1781 as 47½ acres.² Her husband was taxed for the land, no house, in 1783. Catherine George predeceased her sisters and her husband, dying in 1784 at the age of 53.³ George George turned the property over to their children 1 July 1789. Four of the George children, William, David, Hannah (Mrs. James Abraham) and Jane (Mrs. John Davis), all of Upper Merion, sold 21 May 1791 for £200 to Benjamin Rowland⁴ who had married their sister Mary. Benjamin Rowland of Tredyffrin and his wife Mary sold to her uncle Isaac Abraham Jr. 16 April 1792 for £200.⁵ Isaac Abraham and his wife then owned all of lot 28.

The Newtown Road frontage, a narrow piece of ground, came into David Cornog's hands as follows: It was part of the 5000 acre grant William Penn made to Richard Davies of Welshpool, 14 and 15 September 1681. Richard Davies sold 100 acres 18 and 19 June 1682 to John Lloyd, glover, of Dissart.⁶ John Lloyd Jr., eldest son and heir of John Lloyd, sold to his brother Thomas 27 August 1719.⁷ Thomas Lloyd was taxed as a non-resident through 1721. As Thomas Lloyd of Philadelphia County, yeoman, he sold to Caleb Evans for £40 9 February 1722/3.⁸ Thomas Wood and his wife Martha (sister of John and Thomas Lloyd) released her rights in the land to Caleb Evans 26 June 1735.*

*The patent to David Evans, however, in 1705 had assumed the Lloyd land belonged to Evans, calling the boundary by Richard Cooke.

Part of this purchase was sold by Evans's widow to David Cornog with other land (see lot 27). By 1798 the Lloyd strip formed a part of lots 28, 31, 32, 35, 37 and all of lots 34 and 36.

George Dunn, the 1798 tenant, died in 1805 at 62, his will mentioning a widow Mary (Curry)⁹ and children Martha, Robert, George, Joseph, William and Margaret.¹⁰ Through Margaret's marriage to Benjamin Hayes Smith, George and Mary Dunn became the grandparents of Dr. George Smith, Delaware County's prestigious historian, and great-grandparents of Benjamin Smith, whose *Atlas of Delaware County* depicts the early land grants.

1802
George Dunn
77 acres @ \$10
Stone house \$90
Stone spring house \$20
Barn \$40
6 cattle @ \$9

1805
Enoch Abraham
77 acres @ \$18
Stone house \$240
Milch house \$10
Barn \$40
2 horses @ \$20
5 cattle @ \$10

1823
Daniel Abraham
130 acres @ \$70
(includes lot 32)
Stone house \$400
Spring house \$30
Stone barn \$500
Small frame house \$50
(on lot 32)

1843
Daniel Abraham
Jonathan P. Abraham
125 acres @ \$68
Stone house \$300
Barn \$400
Frame tenement \$50
(on lot 32)
Other outbuildings \$100

Isaac Abraham bought lot 32 and died in 1813 owning almost ¾ of his father-in-law's plantation. He lived on lot 5. He and his wife are buried in the graveyard of the Baptist Church in the Great Valley.

First one son, then the other, improved lot 28 as Enoch Abraham, to whom it and lot 32 fell in the division of their father's lands, sold to his brother Daniel.¹¹ Enoch's wife Hannah (Jones) joined in the deed. The house was enlarged or replaced between 1802 and 1805, the barn by 1814. The mansion house of David Cornog, or its replacement by the Abrahams, stands at 245 Abrahams Lane near a large stone barn on property tended by the Cornogs and their descendants for a century and a half, and now part of Ardrossan Farms, bought from the Abraham family by Robert Leaming Montgomery.

1. Chester Co. Deed Bk. W-247
2. Chester Co. Deed Bk. W-251
3. Tombstone, Baptist Church in the Great Valley

4. Delaware Co. Deed Bk. A-450
5. Delaware Co. Deed Bk. A-452
6. Phila. A-1-162, Folio 10-126
7. Phila. Deed Bk. G-2-555

8. Chester Co. Deed Bk. I-437
9. Marriage Lic., 1770
10. Delaware Co. Will Bk. B-21

11. Delaware Co. Deed Bk. N-707, 711,
695

Lot 29. Isaac Jones.

Acres: 71.

Description: Farm, Old Lancaster Road.

By: Isaac Richards, John Hampton, and others.

House: 25 feet by 18 feet, stone, 2 stories, 11 windows, 66 lights (2 windows at 15 panes, 3 at 12, 6 not glass).

Assessment: 70 acres at \$880. House and 1 acre at \$250, raised to \$281.75.

See lot 14 for John Longworthy's purchase of 200 acres, and lot 27 for Thomas Wynne's of 250. By 1703 the Radnor Street frontage of both lots belonged to Hugh Williams¹ but the conveyances, like that to his rights to lot 13, have not been found.

The will of William Pugh of Radnor, written 17 January 1705 and proved three years later, mentions a son Hugh Williams and (among others) grandchildren Elizabeth, Susannah, Catherine, and William Williams.²

Hugh Williams's marriage to Susannah Griffith took place in 1693.³ He was taxed for Radnor property through 1725 and died in 1727, his son William Williams inheriting.⁴ The son lived on this property for a generation. As administratrix of his intestate estate, the widow Eleanor (Foulke) was given permission by the Orphans Court in 1752 to sell 150 acres (reserving the mansion house) to John George, yeoman, for £220.⁵

The Williams's mortgage was foreclosed, nonetheless, by Mary Standley of Philadelphia for a £160 debt and the farm sold 1 September 1757 by Robert Fairlamb, Sheriff, as the property of William Williams, deceased.⁶ Rowland Evans and William Foulke paid £311, divided equally between them, for the plantation of 211 acres. Of the land, 111 acres came from the Longworthy purchase; the rest, called 50 acres when Thomas Wynne owned it,⁷ had proved to be 100 acres (33). William Williams was brother-in-law to both Evans and Foulke.

Four years later, 12 June 1761, Rowland Evans Esquire of Gwynedd and Susannah (Foulke), and William Foulke and Hannah (Jones) sold all of the Longworthy land, a small piece of lowland from the Wynne purchase, including the Williams's dwelling house, 118 acres all told, to Benjamin "Loozely" who paid £268, £134 to each seller.⁸ The remaining acres, vacant land, were sold separately (33).

Livesey and his wife Phebe (Roberts) moved to Radnor where he entered the tax lists in 1762. He wrote his will in Cheltenham, Montgomery County the 1st of the 9th 1793, dying a few weeks later.⁹ The plantation was left to two of his seven children; Hannah, wife of Isaac Jones, and Mary, wife of John Waterman (30). Their mother re-

ceived lifetime rights to the farm. The sisters divided the property 15 November 1797, Hannah taking a vacant tract of 73 acres¹⁰ and Mary the 45 acres which included both their father's house and responsibility for their mother.¹¹

Called a carpenter in these conveyances (Charles Harper Smith in *The Livesey Family* calls him a mason and contractor),¹² Isaac Jones erected the house described in 1798, the missing window glass reflecting the newness of construction.

1802
Isaac Jones
73 acres @ \$6.50
Stone house \$100
Log barn \$10
2 horses @ \$10
2 cattle @ \$9

1805
Isaac Jones
John Taylor
73 acres @ \$11.33
Stone house \$100
Log barn \$30
Log house \$50
1 horse @ \$15
3 cattle @ \$8
Carpenter .50

1823
Hannah Jones
73 acres @ \$40
House \$250
Barn \$50
House part stone \$100
Stone barn \$200
Shop \$10

1843
Eber James
80 acres @ \$42
(includes part of lot 30)
Stone house \$200
Tenement \$200
(improved 1838-1841)
Barn \$150
Pot house \$150
Milk house \$50

In 1811 Jones fell prey to occupational hazards, dying of exposure during construction of a bridge over the Schuylkill River.¹³ His widow erected a stone barn by 1814, bought 12 acres of her sister's land (30)¹⁴ and, in 1830, sold her then 85 acres to Eber James¹⁵ who operated a pottery kiln there from 1829 until his death in 1845.

James's heirs (the widow Sarah, née Garrett, and sons Marshall and Levi) sold to Peter Jaquett¹⁶ who owned in 1848. He sold to Joseph H. Childs who owned the property in 1870 save for the house itself and a small house lot.¹⁷ He lived in the former tenant house to the south of the road until, in 1878, he built his own house, Airy Hill, which stands at 475 Conestoga Road.

Of recent years the home of Mrs. T. Magill Patterson whose local history articles in the *Suburban and Wayne Times* preserved tradition and merit acclaim because all sources were identified, a stone house remains by the Conestoga Road. The western portion conforms to the 1798 description but interior alterations have made one room of two and have removed the stairs that once rose steeply against the

western wall. In the attic two chimneys meet in an inverted V to pass as one through the roof. Fifty years ago the house was enlarged to the east.

Although a hilltop, the house lot includes natural springs, a boon two centuries ago when Isaac Jones was staking out his cellar, but a near disaster for a recent builder.

1. Mentioned in Chester Co. Deed Bk. B-2-238, Penna Archives II-19-391
2. Phila. Will Bk. C-120 (Abstracts)
3. Radnor Friends Meeting Marriages
4. Phila. Will Bk. E-30
5. Chester Co. Orph. Ct. Docket 5-50
6. Chester Co. Deed Bk. K-496
7. Penna. Archives III-I-8
8. Delaware Co. Deed Bk. D-328
9. Montgomery Co. Will File 3800

10. Delaware Co. Deed Bk. D-329
11. Delaware Co. Deed Bk. D-332
12. Smith, Charles Harper, (*Livesey*) pp. 53ff
13. *Ibid.* p. 94
14. Delaware Co. Deed Bk. P-572
15. Delaware Co. Deed Bk. R-706
16. Delaware Co. Deed Bk. Y-10
17. Delaware Co. Deed Bk. H-2-516

Lot 30. Phebe Livesey (Loozely, Luzly, Levesey, etc.).

Acres: 45.

Description: Farm, Old Lancaster Road, occupied by John Waterman (her son-in-law).

By: Isaac Jones and others.

House: 33 feet by 18 feet, stone, 2 stories, 9 windows, 90 lights (2 at 15, 3 at 12, 2 at 8, 2 at 4).

Spring house: 12 feet by 12 feet, logs.

Assessment: 44 acres at \$602. House and 1 outbuilding on 1 acre at \$200, raised to \$225.

See lot 29 for the purchase of a house and land by Benjamin Livesey of Lower Dublin, saddler. This, the southerly portion of his plantation, held the dwelling house. His widow Phebe, daughter of John and Barbara (Shoemaker) Roberts, received life use of the property under her husband's will, their daughters Hannah Jones and Mary Waterman to have eventual ownership. In 1798 Hannah lived on lot 29 and Mary Waterman and her husband John (quite newly married) on lot 30.

1802

John Waterman
45 acres @ \$8
Stone house \$150
Spring house \$8
Log barn \$25
2 horses @ \$15
2 cattle @ \$9

1823

45 acres @ \$45
Estate of Mary
Peterman (sic)
George Brewer
Charged to John Livesey
House \$200
Spring house \$25
Barn \$25

1805

John Waterman
45 acres @ \$14
Stone house \$150
Log milch house \$8
Log barn \$25
2 horses @ \$15
2 cows @ \$9

1843

Ann and Samuel Edwards
(mother and son)
27 acres @ \$50
House \$200
Frame barn \$100
Spring house \$25
(some land is in lot 29)

On 3 November 1821 John and Mary Waterman turned the use of the property over to Edward Edwards the Elder of the Northern Liberties to administer for her.¹ She made her will in 1821 and died in 1822, childless.²

Edwards then transferred the property to her executor, John Livesey.³ She left 12 acres of land to her sister Esther who had married Gil (Gill) Pennington.⁴ The Penningtons, of Bethel Township, sold to her aunt Hannah Jones (29) for \$200 12 June 1825.⁵

John Livesey of Abington, brother of Mary Waterman, received

the rest of the farm. He and his wife Ann (Hampton) sold five acres 124 perches of land to Ann Siter (33) 6 December 1823,⁶ and the remaining 27 acres 30 perches and a dwelling 3 April 1824 for \$1200 to Ann (White) Edwards (40) whose family kept it for 50 years.⁷ The house, on the Conestoga Road near the Philadelphia and Western Railroad Company bridge, was owned later by John Joyce and then by Joseph H. Childs Jr. It was destroyed by the laying of the tracks.

1. Delaware Co. Deed Bk. O-452

2. Phila. Will Bk. 7-592

3. Delaware Co. Deed Bk. P-202

4. Radnor Friends Meeting Marriages

5. Delaware Co. Deed Bk. P-572

6. Delaware Co. Deed Bk. P-328

7. Delaware Co. Deed Bk. P-332

Lot 31. Simeon Matlack. (See also lot 6.)

Acres: 130 (combined in the return with lot 6 for a total of 180 acres).
Description: Farm.

By: John Brook, Levi Lewis, and others.

House: 20 Feet by 28 feet, stone, 2 stories, 7 windows, 89 lights (3 at 15, 3 at 12, 1 at 8).

Kitchen: 18 feet by 23 feet, stone, 2 stories.

Spring house: 18 feet by 15, 2 stories, stone.

Assessment: 179 acres (both lots) at \$3198. House and 2 outbuildings on 1 acre at \$525, raised to \$590.625.

This was Simeon Matlack's home site, separated from his other land by his brother George's lot 15. See lot 27 for Caleb Evans's inheritance of 200 acres of land formerly Thomas Wynne's, later resurveyed as 232 acres. See lot 28 for Caleb Evans's purchase of 100 acres, a narrow strip to the south of the land above, from the Lloyd family.

When the Darby-Paoli Road was laid out in 1710 it passed by Caleb Evans's house and between his orchard and his meadow, apparently a short way north of the Newtown Road.¹

By 1750 the Evans family had sold 140 acres of its 332 to David Cornog (28, 32, and part 27), 27 acres to John Jerman (35) and 14 acres to Evan Evans (34). The remainder piece was occupied by the widow and children of Caleb Evans, and was owned, undivided, in fee tail by Caleb and David Evans, sons of Caleb, deceased. On 1 April 1755 Catherine (Williams) Evans, widow and executrix of Caleb Evans, released her widow's rights to all 148 acres 127 perches of land containing one house, one barn, one stable, one garden, 50 acres of arable land, 27 of meadow and 71¼ of woodland.

There followed the apex of entail-breaking actions. The two brothers agreed to institute parallel suits at law each against the other to bar the entail. The separate suits, played out simultaneously, in proper panoply, resulted in separate decrees of 29 May 1755 vesting in each man full ownership of a ½ undivided interest in the property. By their actions, each man now owned the *other's* undivided half but he owned in full fee; the entail was gone.

Thomas Morgan sued Humphrey Wayne and Caleb Evans for a debt of £10 (and 72s damages) and recovered. The sheriff therefore sold Caleb's right and interest 2 December 1756 at a public sale to David Evans for £21-8-9.² The property was subject to a mortgage of £151-10-0 due Abraham Taylor Esquire.

Two months later Joseph Galloway recovered a debt of £40 (and 72s damages) against Catherine, Caleb, and David Evans. Again the

place was sold by the sheriff, this time to William Lewis for £88-4-0 and Lewis's promise to pay the mortgage and all other encumbrances on the property.³ Lewis bought 1 September 1757, paid the mortgage, and sold (with wife Ruth)* 8 May 1760 as William Lewis of Darby, carpenter, to Nathan Matlack, now or late of East Bradford, Chester County, blacksmith. Matlack paid £580.⁴

Nathan Matlack also bought land from Isaac Lewis (15) in 1762 and owned, in one contiguous piece, some 180 acres on which he settled, probably on the 148 acre tract on the site once occupied by David Evans (will 1710) and Caleb Evans (will 1745).

In 1782 Simeon, Nathan's son, married Elizabeth Yarnall, daughter of Enoch and Susannah.⁵ He was taxed as an inmate in 1783 and for operating a tanyard (newly established) on lot 15. Nathan Matlack paid the taxes on all 180 acres as well as two dwelling houses. One was probably new, on the Isaac Lewis purchase (15).

On the 8th of the 11th 1788 Nathan Matlack and Mary (Mercer) for £326 sold their son Simeon 36 acres of land with appurtenances, all the Isaac Lewis purchase and a little more besides,⁶ and on the 14th of the 9th 1792 Simeon bought 36 acres more, once William Lewis's land, for £199.⁷ On these 72 acres he lived until 6 June 1796 when he and his father swapped property, Simeon buying the remainder of his father's land (107 acres all from the William Lewis purchase and including the Evans house site) for £1250.⁸ He then conveyed the northerly 46½ acres 31 perches (15) with a dwelling house to his father for £800.⁹ This deed sets the boundary lines of 1798.

1802
Simeon Matlack
130 acres @ \$12
Stone house \$235
Stone spring house \$50
Stone barn \$120
4 horses @ 25
6 cattle @ \$10

1823
Benjamin Brown
113 acres @ \$65
Stone house \$400
Stone barn \$300
Spring house \$30

1805
Simeon Matlack
130 acres @ \$21
Stone house \$135 (sic)
Stone milch house \$35
Stone barn \$120
Log shop \$10
4 horses @ \$22
4 cattle @ \$15

1843
Richard M. Kelly
107 acres (part from lot 15)
Stone house \$400
Barn \$300
Cart house \$100
Spring house \$50
Smoke house \$50

Between 1805 and 1808 Matlack improved his buildings as he was

*Possibly Ruth Miles who married William Lewis in 1752 in Old Swedes Church.

taxed in 1808 for \$775 worth of buildings on this lot and lot 6, most of the improvements probably on lot 31.

Simeon and Elizabeth Matlack sent at least five children to the Westtown School and remained faithful to the Society of Friends. Both were buried from the Radnor Friends Meeting; at least 6 of their 12 children were married there and at least 6 grandchildren.

Elizabeth Matlack, Rebecca (wife of Isaac Leedom of lot 87) and Abner Lewis (husband of Susannah Matlack), as administrators of Simeon Matlack's estate, sold 113 acres 10 perches of land and a stone house 29 November 1813 to Benjamin Brown for \$12,605.84.¹⁰ George Phillips rented here at least from 1811 to 1814. Brown sold to William Sloanaker¹¹ and he to Richard M. Kelly who owned by 1838.¹²

This was later the home of Robert Paiste (he had married Mary Leedom,¹³ a granddaughter of Simeon and Elizabeth Matlack), later of Herman Wendell, and later still of Craig Biddle¹⁴ (1900-1911). Biddle erected the current mansion which crowns a hill on 68 of Simeon Matlack's 130 acres, calling it Laurento. His successor, Archibald Barklie, changed this to Inver House, from which a brand of whisky takes its name.

The oldest house on the property stands on the Darby-Paoli Road near its intersection with the Newtown Road, on the Evans's house site. Still rural in appearance, it has been enlarged since 1798. The massive barn nearby holds a datestone R and M P 1858, for Robert Paiste and wife.

The creekland was sold in 1910 by Craig Biddle to John Sinnott who built Rose Garland, designed by Charles Barton Keen. The house and 47 acres, enjoyed for 35 years by Alfred Zantzinger and his family (they called it Maral Brook), became the property of Radnor Township by purchase from would-be developers in 1973.¹⁵

1. Chester Co. Road Papers II-201
2. Chester Co. Deed Bk. L-130
3. Chester Co. Deed Bk. L-70
4. Delaware Co. Deed Bk. C-526
5. Goshen Friends Meeting Marriages
6. Delaware Co. Deed Bk. B-312
7. Delaware Co. Deed Bk. B-310
8. Delaware Co. Deed Bk. C-533

9. Delaware Co. Deed Bk. C-535
10. Delaware Co. Deed Bk. L-449
11. Delaware Co. Deed Bk. S-261
12. Delaware Co. Deed Bk. U-193
13. Radnor Friends Meeting Marriages
14. Delaware Co. Deed Bk. F-10-18
15. See Phyllis G. Maier's "The Willows."

Lot 32. Thomas Francis of Philadelphia. (See also lot 27.)

Acres: 50.

Description: Farm, occupied by Joseph Super.

By: Simeon Matlack, Levi Lewis, and others.

House: 18 feet by 22 feet, old saw'd logs, 1 story, or 1½ stories (lists differ), 6 windows 42 lights (2 windows at 9, and 4 at 6).

Assessment: 49 acres at \$716. House on 1 acre at \$125, raised to \$140.625.

This was the fourth piece of David Cornog's plantation left by will to his daughters, and consisted of two separate tracts. One, small, had been Lloyd family land sold to Caleb Evans (28). The other included both Lloyd and Wynne land (27). In the Cornog division these two tracts of 7 acres and 45¼ acres respectively were released to Mary, wife of John Davis of Lancaster, by her sisters in 1785.¹

After Mary Davis's death, her children David Davis (and Elizabeth), Thomas Davis (and Lydia), Alexander Cavin and Hannah (late Davis), John Davis the Younger, Daniel Davis, and George M. Davis quit-claimed the property to their father John Davis for \$1.² The record is dated 16 August 1799, in error for 1791.

John Davis the Elder, of Montgomery Township in Franklin County, yeoman, sold the two pieces to Thomas Francis³ of Radnor, yeoman, 12 October 1791 (again copied as 1799) for £522-10-0. Assessment and other land records show 1791 to be correct.

1802

Nathan Horton
50 acres @ \$8
Plank house \$50
Log barn \$30
2 horses @ \$10
1 cow @ \$8

1805

Nathan Horton
Fredk. Bittle
Enoch Abraham
50 acres @ \$15.75
House \$50
Barn \$30
Smith shop \$10
2 horses @ \$10
4 cattle @ \$9
Blacksmith \$.75

1823

Daniel Abraham
(Included in lot 28)
Small frame house \$50

1843

See lot 28

Elisha Gordon, executor for Thomas Francis, sold to Isaac Abraham of Radnor (28) 15 December 1810 for \$3814.25.⁴ This deed dated the Davis sales as in 1791. Although the 1798 Return describes an old log house, other records mention no buildings here until after 1782, a reminder that "appurtenances" can include substantial improvements and that "inmates" may have lived in houses otherwise unrecorded.

The house occupied by Joseph and Catherine Super (probably Catherine White who married a Joseph Super in 1791 in Old Swedes Church) no longer stands.

1. Chester Co. Deed Bk. W-257
2. Delaware Co. Deed Bk. K-29

3. Delaware Co. Deed Bk. K-27
4. Delaware Co. Deed Bk. K-24

Lot 33. Elizabeth Siter.

Acres: 100.

Description: Farm, Old Lancaster Road.

By: John Morgan, James Hunter, and others.

House: 24 feet by 30 feet, stone, 2 stories, 15 windows, 181 lights (5 windows at 15, 7 at 12, 2 at 9, 1 at 4).

Kitchen: 16 feet by 30 feet, 1 story, stone.

Spring house: 12 feet by 16 feet, 2 stories, stone.

Assessments: 99 acres at \$1794. House and 2 outbuildings at \$700, raised to \$787.50.

See lot 29 for the acquisition of a house and 211 acres by Rowland Evans and William Foulke. They sold 100 acres of land, apparently vacant, 8 May 1760 to Adam Siter, who had arrived in Philadelphia as a youngster in 1736 on the ship "Harle," and who, under all sorts of spellings, had been taxed in Radnor as occupying land since 1750.¹ By 1767 there was a house on the lot when Siter mortgaged it to Isabel Bailey of Radnor (17-19), widow, for £100, and, by 1783, a tannery.²

The will of "Adam Siders of Radnor, tanner, aged" was written 20 February 1790 and proved 30 April 1798.³ It provided that his real estate be sold for the benefit of his five sons Adam (2), George, John (33) William (8) and Jacob (35) equally. Of the proceeds, however, £400 were to be put out at interest (always 6%) that his widow Elizabeth might have £24 annually. His daughters Elizabeth, Mary (35) and Sarah received 5s each. The real estate included a 40 acre piece (35) which Adam had bought from Lewis Jerman and which he gave in 1792 to his son Jacob. Only the 100 acre Evans and Foulke land remained in his hands at his death.

The Return was compiled during the few months when Elizabeth Siter, widow, had charge of the property. Her identity has been questioned. The 1745 marriage of one Adam Syker to Elizabeth Pleo, recorded in the Pennsylvania Archives printed list of First Presbyterian Church (Philadelphia) marriages has been taken to refer to this couple. Syker is no more odd as a form of Siter than others of its erroneous transcriptions, but Pleo is unbelievable. "Pugh" has been suggested, or Rhea, or "Pew" or "Few." If the problem derives from improper reading of the handwritten form, the most likely name is "Lee," this example of honest misreading sufficient to send genealogists to the original, not secondary, records.* The reference may even be to

*A photostat of the church record has since been examined. The name does look like Pleo.

other people. Edward Siter's Bible indicates that both Adam and Elizabeth were born in Germany.

1802
John & William Siter
140 acres @ \$10
(includes lot 35)
2 stone houses \$370
2 stone barns and
spring houses \$295
1 horse @ \$15
3 cattle @ \$10

1823
Ann Siter
155 acres
(includes lots 35, 37, 76
and a woodlot on lot 64)
Stone house \$800 (33)
Stone house \$200 (35)
Stone house \$200 (37)
Stone house \$50 (35)
Log house \$50 (76)
Barn \$300 (33)
Barn \$200 (35)
Cart house \$100 (33)
Spring house \$40 (33)
Spring house \$10 (35)
Spring house \$10 (76)
Store house \$300 (76)
Smith shop \$60 (76)
Stable \$30 (76)

1805
John Siter
140 acres @ \$18
(includes lot 35)
Deduct \$3.68 rent
Charge to Casper
Kitzelman
3 stone houses \$420
2 stone barns \$270
2 stone milch houses \$55
1 log shop \$10
3 horses @ \$20
13 cattle @ \$12

1843
John F. Parke
G. W. DeHaven
87 acres
Stone house \$400
Barn \$250
2 spring houses \$100
Cart house \$100

Ann Siter
18 acres
Stone house \$500
Stone barn \$300
Spring house \$25
(includes lot 36 and
5 acres of lot 30)

The tanyard died with Adam Sr. who was taxed for it as late as 1794. George and John Siter, executors of his estate, sold the 100 acre property at auction 11 February 1799 for £1500 to their brother William Siter⁴ who turned a ½ interest over to executor John Siter six weeks later for half the cost (£750).⁵ At various times the two brothers jointly owned land in Tredyffrin as well as in Radnor, lots 8 and 35. Jointly they operated the Spread Eagle Tavern (2) for the benefit of nieces and nephews. They married sisters, daughters of John and Elizabeth Taylor of Goshen,⁶ William in 1788, and John in 1802* in Old Swedes Church, Philadelphia. Their nephew Edward Siter married a third Taylor daughter.

*The Penna. Archives list of Old Swedes Church marriages omits this one which is recorded in Brinton Jacobs's Bible (76).

The brothers finally settled, William on lot 8 and John here on 33, William selling his remaining half interest in lot 33 to John 13 April 1807 for \$3,000.⁷ John Siter became the first librarian of the Radnor Library Company whose meetings were held near his house.⁸ Always late for roll call, he avoided fines by appearing at all. He bought lots 37, 76 and a woodlot on lot 64.

By 1821, when he died intestate at 61,⁹ he and his wife controlled all the land surrounding the Friends Meeting House. After his three daughters had reached their majority, they divided their father's properties and assumed financial responsibility for their mother, paying her \$294.99 annually apportioned according to the value of the properties each inherited. Two sons had died young.

Their grandfather's 100 acres were divided between Sarah Jane Matlack (wife of Isaiah Matlack, M. D.) who received 13 acres east of the Conestoga Road (and other property (35)) and Eliza Parke (wife of John F. Parke) who received the remaining 88 acres and the duty of paying more than half their mother's annuity.¹⁰ As oldest heir, she received a double portion. Their sister Mary Ann Jacobs (wife of Brinton Jacobs) received still other land (76, 64).

Ann Siter lived until 1863, dying at 86, and was buried from the Friends Meeting. Her descendants lived in the center of Radnor until well after 1900. Parke's Run and Parke's Run Lane memorialize the Parke family. One wing of the stone house now known as 500 Cones-

S
toga Road, Villanova, bears a datestone A E. The dwelling,
1780

modernized by the Parkes and enlarged by Thomas Newhall in 1924 with the aid of R. Brognard Okie, still occupies the Siter homesite. A two-story spring house presides, even now, over the stream which widens into a small pond, perhaps a relic of the tannery days. The Siter-Parke orchard gave its name to Orchard Lane.

1. See *Bulletin of Radnor Hist. Soc.*, 1974, pp. 11-15 for talk on the Sitters by Conrad Wilson.
2. Chester Co. Deed Bk. P-86
3. Delaware Co. Will Bk. A-256
4. Delaware Co. Deed Bk. D-394
5. Delaware Co. Deed Bk. D-896
6. Chester Co. Will Bk. 11-363 (Bible

- records of John and William Siter are owned by a descendant.)
7. Delaware Co. Deed Bk. H-513
 8. Radnor Library Co. Minutes
 9. Radnor Friends Meeting Burials
 10. Delaware Co. Deed Bks. W-73, N-2-198

Lot 34. Paul Gerardin (Sherardin, Gerrardin, etc.)

Acres: 14½.

Not described on the Return, perhaps included in lot 3.

Robert Kennedy (3) was taxed for this piece of land as early as 1785 although he bought it later; he was probably in possession in 1798. Both Gerardin and Kennedy were innkeepers; perhaps they considered this a potential innsite. Perhaps it was a woodlot.

See lot 28 for Caleb Evans's acquisition of land from the Lloyd Family. Caleb Evans of Bryn Odyn, yeoman, and his wife Catherine sold Evan Evans 14½ acres 12 February 1744 for £14-10-0 (£1 per acre).¹

Evan Evans, writing his will 30 years later, made specific provisions for his son John who received this lot. Mary (Evans) Lewis (38), the principal heir, was required to furnish victuals, wearing apparel, washing, and lodging for her brother if he applied for them.²

Several months after the father's will was entered for probate, on 4 October 1779, John Evans sold his lot to Paul Gerardin for £625 (wartime inflation).³ Both Gerardin, owner of the Plow Tavern (83), and Kennedy, owner of the Unicorn (3), bought substitutes for army duty in 1781.⁴

1802
Robert Kennedy
14 acres
Included in lot 3

1823
Jacob Maule
Included in lot 41

1805
Robert Kennedy
Jacob Mawl
14 acres of land @ \$17.50

1843
Covered in lot 41

When Paul Gerardin (*sic*) and Nancy (possibly Hannah, née Tedders, whom a Paul Sheridan married in 1781)⁵ finally sold the land to Robert Kennedy 14 May 1804 for £90⁶ they were of Hampshire County, Virginia. Robert Kennedy of Easttown, yeoman, and Ellenor his wife, sold to Jacob Maule (41) the 4th of the 5th month 1805 for £350.⁷ Jacob Maule, who lived to the age of 90, owned the lot for the rest of his life. In 1851 it was sold by his executors with lot 41 and stayed with that lot until after 1920.⁸

There is no indication that the land held a house.

1. Chester Co. Deed Bk. K-443
2. Chester Co. Will Bk. 6-361
3. Chester Co. Deed Bk. W-308
4. Penna. Archives V-5-871

5. German Ref. Ch. (Phila.) Marriages
6. Delaware Co. Deed Bk. H-361
7. Delaware Co. Deed Bk. H-278
8. Delaware Co. Deed Bk. Z-391

Lot 35. Jacob Siter of Upper Providence.

Acres: 38½.

Description: Farm, occupied by William and Jonathan Field.

By: Elizabeth Siter and Robert Kennedy.

Dwelling House: 16 feet by 30 feet, stone, 2 stories, 12 windows, 128 lights (10 windows at 12, 2 at 4).

Spring house: 10 feet by 12 feet, stone, 1 story.

Assessment: 37 acres at \$648. House and 1 outbuilding on 1 acre at \$350, raised to \$393.75. And 1 house at \$60 on ½ acre occupied by Mary Pugh.

John Jerman Jr. (76) acquired this property in two separate transactions.

The northern portion:

See lot 28 for Caleb Evans's purchase from the Lloyd family. Caleb Evans sold the easternmost 27 acres of this purchase, bounded by Radnor Street, to John Jerman Jr. on the 18th of the 6th month 1726 for £27.¹

The southern portion: part of Richard Davies's purchase of a 5000 acre right (28), these 100 acres were bought by Richard Cooke of Langyull, weaver, by lease and release, 19 and 20 June 1682. The land was later laid out in Radnor. Elizabeth Cook (*sic*), daughter and sole heir to Richard, sold the 100 acres to Samuel Powell 13 and 14 June 1726.² Samuel and Agnes (Conrad) Powell,³ of Bristol Township, Philadelphia County, sold 26 acres 64 perches the following December to John Jerman Jr. for £26-5-0.⁴ The Radnor Historical Society owns the original of the lease.

Thanks to these two purchases John Jerman received a patent for 52 acres and 62 perches 11 June 1748 (the last patent issued for Radnor land).⁵ In his old age (14 March 1767) John Jerman Jr. gave the 52½ acres to his son Lewis "for natural and paternal love and affection" and £25,⁶ remarking that he had already sold 12 acres 64 perches of the Powell purchase to William George (41).

Needing cash, Lewis Jerman mortgaged the remaining acres for £60 to Benjamin Sharpless 13 June 1767.⁷ In 1769, Lewis and his wife Mary sold 3¼ acres to Margaret Dickenson (36), and the final acres, 6 February 1773, to Adam Siter (33), turner (*sic*), for £210.⁸ Adam and Elizabeth Siter gave c. 40 acres to their son Jacob, for love, 22 December 1792,⁹ the deed showing confusion as to John Jerman's sources for the land. Jacob already lived on the property.

In 1797 Adam Siter Jr. (2) bought a grist mill in Upper Providence on Crum Creek,¹⁰ giving its operation to his brother Jacob. There Jacob lived in a 20 by 20 foot timber house, tending a magnificent

stone mill, 60 by 35 feet in size, with three pairs of stones. William and Jonathan Field moved onto the Radnor property. (A William Field married Hannah Taylor at Falls Meeting in 1774. A Jonathan Field was married to Rosanna Doren by the Reverend William Rogers in 1805.)¹¹

Mary Pugh, who occupied the small house in 1798, was probably Mary Cyder who married Hugh Pugh in 1768 in St. Michael's and Zion Church. A Hugh Pugh was taxed in Radnor in 1761 as an inmate and in 1776 was tax exempt. The will of a Hugh Pugh of Uwchlan (1748) mentions a minor son Hugh who had but one hand.¹²

1802
See lot 33

1805
See lot 33

1808
John Sifers (sic)
Casper Kitselman (sic)
40 acres
Buildings \$350

1823
See lot 33

1843
Sarah Jane Matlack
40 acres
House \$100
Tenement \$100
Barn etc. \$200

Jacob Siter of Upper Providence and Ann (probably née Johnson)¹³ his wife, sold the plantation to his brothers John and William 31 March 1801 for \$2000.¹⁴ William (8) sold his half interest to John Siter (33) 12 March 1806 calling the property 37 acres, 2 roods, 10 perches.¹⁵

In the division of John Siter's estate, this tract came to his daughter Sarah Jane Siter, wife of Isaiah Matlack, M. D.¹⁶ On the part north of the Newtown Road she developed the area known familiarly as Banjotown,¹⁷ the northerly acres remaining in her ownership until this century.

In 1845 Ann (Nancy) Siter died, owning a one-acre property next to the Old Eagle School in Tredyffrin. She was survived by three children, Adam, Sarah, and Elizabeth Roney, as well as grandchildren named Gross, Dannehower, Pechin, and Blythe.¹⁸

On high land near the Friends Meeting House Barklie Henry erected a fine Georgian house in 1903. Known as the Peak, this was the home of Dr. Arthur V. Meigs and his descendants for 65 years. His son, Arthur I. Meigs of the architectural firm of Mellor, Meigs and Howe, made additions to the house¹⁹ which is recorded in the Historic American Buildings Survey.

1. Chester Co. Deed Bk. F-340

2. Chester Co. Deed Bk. F-342

3. Abington Friends Meeting Marriages
4. Chester Co. Deed Bk. F-344
5. Patent Bk. A-14-322
6. Delaware Co. Deed Bk. C-75
7. Chester Co. Deed Bk. P-102
8. Delaware Co. Deed Bk. C-73
9. Delaware Co. Deed Bk. C-71
10. Delaware Co. Deed Bk. E-375, 379
11. P. M. H. B Vol. XIX p. 268
12. Chester Co. Will Bk. 3-98
13. Swedes Church (Phila.) Marriages

14. Delaware Co. Deed Bk. E-407
15. Delaware Co. Deed Bk. H-513
16. Delaware Co. Deed Bks. T-488, 490, N-2-199
17. See Bertram Wolfson, "Banjotown," the *Bulletin of Radnor Hist. Soc.*, 1963
18. Chester Co. Orph. Ct. Docket 21-126
19. *Bulletin of Radnor Hist. Soc.*, 1963, p. 17

Lot 36. Margaret Dickenson.

Acres: 3¼.

Description: Old Lancaster Road.

By: James Hunter, Adam Siter and others.

House: 22 feet by 15 feet, stone, 1 story, 4 windows, 34 lights (2 at 12, 1 at 6, 1 at 4).

Assessment: Dwelling on 40 perches at \$110, raised to \$123.75. Dwelling occupied by Susannah Maul at \$30. Total value for the Maul house on 2 acres 80 perches, \$70.

See lot 35 for Lewis Jerman's acquisition of part of 52½ acres from his father John Jerman Jr. Lewis Jerman of Radnor (76) yeoman, and Mary sold ¾ acres of land (with improvements) to Margaret Dickenson of Radnor, widow, 16 October 1769 for £18.¹ Benjamin Sharpless, who held a mortgage on the whole tract, quitclaimed this portion to Margaret Dickenson the same day for 5s. She was exempt from taxes in 1772 "on account of her children."

Margaret Dickenson was Lewis Jerman's first cousin, daughter of his aunt Sarah Jerman and her husband Thomas Thomas of Newtown. Records of the Goshen Friends Meeting show her marrying out of Meeting in 1746 and being dismissed for this deed in 1747. Her father left Margaret and Joseph Dickenson 15s in his will of 1752. All other beneficiaries were identified as his sons or daughters. Two daughters, specifically identified and not married, received £10 and £18 respectively.²

Margaret and Joseph Dickenson were witnesses to the marriage of Hezekiah Thomas,³ son of the above Thomas Thomas. Hezekiah, charged with the care of his brother Solomon by his father's will, passed this responsibility on to his own son Thomas 50 years later.⁴

By 1798, her children grown, Margaret Dickenson was renting the larger part of the land (2½ acres) and the lesser of the two houses to Susannah Maul(e), probably Susannah, nee Midkiff, widow of John Maule of Tredyffrin, the brother of Daniel (13), Benjamin (12), and Jacob (41). Susannah was raising six children.

Margaret Dickenson died intestate leaving children Azariah, Jerman, Priscilla who married Thomas Lincoln, Margaret who married Joseph Taylor, and Elizabeth who married Joseph Lincoln. These heirs sold the small property to Joseph Lincoln 17 April 1801 for £100.⁶

Joseph Lincoln in turn died intestate leaving a widow Elizabeth and children Margaret (Mrs. John E. McVeagh), Mary (Mrs. Jeremiah Stevens), John Lincoln who had a wife Francina, and Abel Lincoln of Cecil County, Maryland. These heirs sold the property, still with two

1802
Joseph Lincoln
3 acres @ \$9
Stone house \$25
Log house \$10
Labourer .25

1823
Elizabeth Lincoln
3 acres @ \$100
Stone house \$80
Stable \$20
(the log house?)

1805
Joseph Lincoln
3 acres @ \$18
Stone house \$35
Log house \$15
1 cow @ \$8
Tanner .50

1843
Included in Ann Siter's
18 acres of lot 33.

dwellings, to Ann Siter [widow of John (33)] for \$555, the conveyance dated 18 June 1825.⁷ When Ann Siter made her will in December 1860, she left this piece to her daughter Sarah Jane Matlack who sold 49 perches of land to her sister Mary Ann Jacobs (76) in 1864.⁸

On the property now stand a wooden house, a small stone barn, and a fine stone house known as 569 Conestoga Road, probably built by Ann Siter. Originals of the Dickenson deeds are kept there. Workmen recently uncovered a penciled note on a moulding behind a fireplace reading "Reese Scott and Britton Evans December 7, 1830." Sarah Jane Matlack's daughter lived in this house until well into the twentieth century.

Both the log house and the small stone house are gone.

1. Chester Co. Deed Bk. R-11
2. Chester Co. Will Bk. 3-480
3. Goshen Friends Meeting Marriages
4. Delaware Co. Will Bk. D-315
5. Goshen Friends Meeting Marriages
6. Delaware Co. Deed Bk. E-660
7. Delaware Co. Deed Bk. P-562
8. Delaware Co. Deed Bk. N-2-538

Lot 37. The School House Lot (untaxed).

The small triangular lot northwest of the crossing of the Radnor-Chester and Conestoga Roads appears nowhere on the Return. As a school property it was exempt from taxation, but neither a description of its buildings nor even proof it held a school remains.

John Jerman Jr., who inherited 152 acres (76-81) and bought 27 acres from Caleb Evans (35), conveyed 55 perches of ground, with the Radnor Street running through them, to Mordecai Morgan Sr. (72) 10 April 1758.¹ The line ran 11.3 perches along the Conestoga Road, 11.9 perches across the land and 10.6 along the Radnor-Chester Road. In deeds to contiguous properties after 1758 this is consistently called the "School House Lot" or "a lot of ground granted for the use of a school."

Little is known of early schooling in Radnor although the records of both St. David's Church and the Radnor Friends Meeting refer to schools. John Morgan (72-75, 86), father of Mordecai Sr., left a £10 bequest in 1744 for "schooling the poorer children of the Radnor meeting." Until 1794 the Meeting owned only one acre of ground for all its purposes unless its operations had expanded without formal recognition. After 1794 the Meeting owned six acres (77). An addition to the original Meeting House, reportedly for school use, was made late in the 18th century. Perhaps between 1758 and the date of the addition the "School House Lot" was used for a school, or perhaps simply as a school woodlot. After 1799 several Quaker families (12, 31, 95, 103) sent children to Westtown for schooling. Seven Radnor boys and 23 girls attended the Westtown School before 1816.²

Lot 37 appears in assessment records first in 1808 under the name of Samuel Morgan, grandson of Mordecai Morgan Sr. (72), who was charged with (among other properties) a lot and buildings at \$100. A further note said: "Deduct lot and buildings. Charge Hannah Morgan."

The first recorded conveyance of the property was made on the 5th of the 3rd month 1808 when the grandchildren of Mordecai Morgan Sr. sold to their aunt Hannah Morgan for \$650 after the deaths of Mordecai Morgan Jr. and Mordecai Morgan Sr. who had held the property "by virtue of a deed or contract." The land was sold with appurtenances and with no reference to school or school house use, simply the notation that Mordecai Morgan had held it in peaceable possession ever since 1758.³ After 1811 the assessments appear under lot 33.

The Radnor Library Company minutes mention a meeting in the Radnor School House in 1809 (after Hannah Morgan had bought lot 37) but thereafter mention only the Radnor "schoolroom."

When Hannah Morgan of Radnor sold to John Siter 10 April 1811 for \$800, the property included a dwelling house.⁴ In the Siter division, the School House Lot, erroneously described as part of John Siter's purchase from Samuel Taylor (76), went to Mary Ann (Siter) Jacobs. St. Martin's Chapel, a small wooden structure erected on the Radnor-Chester Road frontage late in the last century, no longer stands; its successor, Christ Church, Ithan, presides over a small piece of lot 33.

Today one of Radnor's oldest-looking houses crowds the Newtown, Conestoga, and Radnor-Chester Road crossing. The "Crossed Hands" firemark, with its 1752 date (to do with the fire company, not the house) is taken now, for the wrong reasons, as proof of the date of construction. If the house existed before 1800, it was built for school or schoolmaster's use. The current house was probably built by the Siters before 1823. Between 1841 and 1843 a brick house, only the second in Radnor, was erected here by Brinton Jacobs (76). Enlarged and remodeled later by Arthur I. Meigs, the soft rose-colored brick was painted white and the window trim black 20 years ago.

1802
Exempt

1805
Exempt

1823
See lot 33

1843
See lot 76

1. Not recorded

2. *A Brief Hist. of the Westtown School*, pp. 79ff.

3. Delaware Co. Deed Bk. I-631

4. Delaware Co. Deed Bk. K-225

Lot 38. Levi Lewis. (See also lots 39 and 40.)

Acres: 150.

Description: Farm.

By: Samuel Kelly of Newtown, and Simeon Matlack and others.

House: 28 by 20 feet, stone, 2 stories, 7 windows, 24 lights (2 windows at 12 lights each, 5 leaden). One list calls the house 28 by 30 feet.

Kitchen: 20 by 20 feet, stone.

Spring house: 20 by 20 feet, stone.

Assessment: 149 acres at \$4288 (high for land). House and 2 outbuildings at \$400, raised to \$450.

In 1798, Levi Lewis owned 360 contiguous acres and the oldest local grist mill. He rented 210 acres to others (39, 40) and lived on 150 acres near the mill. Because the boundaries of the rented lands are elusive, the history of all these properties is carried here.

The land lay in narrow strips running from the Newtown line to Radnor Street. From north to south the history of the strips follows:

Strip 1 (northernmost): see lot 35 for Samuel Powell's purchase of 100 acres from Elizabeth Cook. By 1798 these acres were divided among lots 41, 35, and 38-40.

Samuel Powell sold 87 acres 96 perches of his land to Evan Jenkins by deeds of 11 and 12 December 1726.¹ Evan Jenkins of Radnor, weaver, and Sarah, his wife, sold 25 March 1727 to Evan Evans, yeoman, for £85-19-0. The price was £1 per acre but a new survey had shown only 85 acres 156 perches in all.² Evan Evans made his will 23 July 1774 and died in 1779 leaving this tract adjoining his plantation to his daughter Mary, wife of Levi Lewis.³

Strip 2: William Penn granted Richard Davies 1250 acres 16 June 1681. Davies sold 100 acres 16 and 17 June 1682 to Thomas Jones of Glascombe, Radnorshire, gentleman. Jones left the right to his nephew John Jones who in turn sold to William Davis (Davies) 20 October 1685. Davis sold 50 acres to David Thomas (41) 18 January 1702/3 and 100 acres (*sic*) to David Evans (31) who bought 50 acres of the next strip at the same time⁴ and, on resurvey, received a patent for 165 acres on the 14th of the 3rd 1705.⁵ Evans left the "plantation bought of William Davis" to his son Evan Evans⁶ who lived here and, eventually, left the plantation to his daughter Mary, Mrs. Levi Lewis.⁷

Evan Evans had married Rachel Roberts, daughter of Abel and Mary Roberts (60) and aunt of Evan Lewis (60). Evans's will provided for a son John (34), his son-in-law Nathan Taylor (whose wife Ruth had died), the Taylor children, Evans's daughter Rachel (wife of Joseph Roads), daughter Leah, wife of Joshua Thomas (79),⁸ and

the testator's brother David. Mary Lewis was his major beneficiary. Thus the two northern parts of Levi Lewis's land in truth belonged to his wife by inheritance.

Strip 3: On 19 and 20 June 1682 Richard Davies sold Evan Oliver of Glascombe, Radnorshire, 200 acres of his 1250 acre grant (see strip 2). Oliver settled in Philadelphia where he died the 31st of the 11th 1694/5, and his wife Jane the following year.⁹ Of at least nine Oliver children, three died in August of 1688 and three more before 1691.¹⁰ His surviving children, Joseph, Elizabeth, and Mary, sold William Davis the 200 acres (and 100 acres of rent land—strip 4) for £30 on 30 June 1697.¹¹

Of the Oliver land Davis sold 100 acres (part of each piece) to Edward David (42) and 50 to David Evans (see strip 2). On his remaining land, near the confluence of Darby and Little Darby Creeks, he erected a grist mill by 1706 (see strip 4).¹² A complicated water works, still visible, assured constant water power. Access to the mill was improved in 1710 when a road was laid beside it at the request of residents of Easttown, Whiteland, and Newtown, not of Radnor.¹³

On 9 April 1711 Davis sold one undivided half of the "new mill" and of 100 acres to Hugh Williams (29) for £118.¹⁴ The 1711 mill still needed work on the lower loft, even framing and weatherboarding, Williams to pay half the cost. On 2 October, 1714, preparing to travel to Great Britain, Davis put his local affairs in order by giving the rest of this mill and land to his son John Davis in return for an annuity to be paid his wife and, if he returned safely from his voyage, to Davis himself.¹⁵ The trip was successful, Davis caring for and transporting to Pennsylvania (by contract) a number of relatives of his son-in-law Nathan Evans of Edgmont, miller.¹⁶

Thomas Thomas bought John Davis's half and his parents' rights, 3 October 1719,¹⁷ and Hugh Williams's share¹⁸ (from Hugh and Susannah), 8 January 1719/20, paying £60 for each half. The two deeds were not recorded until 1761 when Thomas Thomas turned the mill over to his grandson Levi Lewis.

Strip 4: Early documentary history of the rentland Evan Oliver sold William Davis is missing, but James Moore apparently lived here in 1691¹⁹ and his widow Jean in 1694 when roads were ordered through the area.²⁰ William Davis acquired the property with strip 3, drew a new and irregular division line to assure both strips some high, flat ground, and sold 15 November 1706 to Richard Iddings (Hiddings), mentioning the mill on the adjoining tract.²¹ Iddings, who has shouldered latter-day fame as the grandfather of General Anthony Wayne, lived here for a decade, selling to Thomas Thomas in 1716 for £100.²² William Davis and Hugh Williams quitclaimed the proper-

ty at the same time.

Iddings, Constable for Radnor in 1706,²³ appears on no local tax list after 1715 (the 1716 roll has vanished), but he signed a road petition in 1724 as a resident of Radnor.²⁴ He also owned large acreage in Newtown.

John, Thomas, and Richard Penn issued a patent 4 December 1733 to Thomas Thomas for 92 acres of strip 4, the first public record of this tract.²⁵ The patent specifies "vacant land" a likely expression for land of which the Proprietorship had no record, not necessarily unused land. Thomas left most of strip 4 to his grandson, Levi Lewis. The rest is carried under lot 46.

Of the acres Lewis owned in 1798, all but the northernmost 84 (Cook land) were at some time among the large holdings of William Davis. At various times Davis also owned lot 58, parts of 41 and 42, and lots 3, 4, and 5. He should not be confused with William David who also owned land in Radnor in 1693 (lot 73). The latter married Gwenllian Phillips in 1692.²⁶ William Davis (of the mill) married Ann Miles, sister of Samuel (44-48) and Richard (50 and parts of 42 and 49) and aunt to Mrs. Thomas Thomas.

Where precisely did William Davis live? His house, tradition says, sheltered the first local Anglican meetings that led to the establishment of St. David's Church. In 1693 when he was taxed as a resident, he owned only strip 2 and probably lived there until he sold to David Evans. He later owned a house, his second, on strip 4. In 1704, he bought lot 58 and presumably moved there after selling the strip to Richard Iddings. The mill property deeds mention no house.

In 1702 one Lydia Harris or Maris (the records are politely difficult to read) accused William Davis of fathering her child, then five weeks old. Davis appeared in court with an impressive array of character witnesses (none named Miles). Lydia, his servant, failed to appear and the case was dropped.²⁷ Davis's "putative son William" was mentioned in his will, however.²⁸ The elder William was still (or again) of Radnor when he made his will in 1738, probably living with relatives. He also mentioned his wife Ann, sons Mirick, Gabriel and John, sons-in-law Evan Hughes, Hugh Hughes, and Nathan Evans, and grandchildren Mirick (58) and Alexander (children of Mirick), Peninah (daughter of John), William, Ann, Margaret, and Edward (children of Gabriel), Sarah (daughter of Evan Hughes) as well as granddaughter Mary Hughes, and other grandchildren unnamed. Identified as "yeoman" in 1697 and 1706, as "tailor" in 1702, he called himself "merchant" in 1711 and "gentleman" in 1716.

Where did Thomas Thomas live? The eldest son of William Thomas of Radnor (69), he married Tamar (Thamar) Miles,²⁹ eldest daughter

of Samuel Miles and Margaret James, in 1708 and probably lived on Miles property (44-48) until 1716 when he bought the Iddings land, and possibly even afterwards (46). Glenn consistently calls his wife James Miles, proof of the difficulty of reading early script.³⁰ Thomas Thomas probably built the Holly Tree House still standing on strip 3, and described in 1798.

Thomas Thomas and Thamar Miles were married for 62 years. They had sons Michael and Miles and one daughter Margaret who married Nathan Lewis, son of William of Newtown, in 1731.³¹ Both Miles and Michael predeceased their father. Miles Thomas, son of Michael, married his first cousin in 1774 and the Radnor Meeting disowned him. Both he and his brother Thomas were criticized by the Meeting for enjoying spirituous liquors and Thomas for having fathered a child by a single woman. It was not to them but to their cousin Levi Lewis, son of Margaret (Thomas) Lewis, that their grandfather Thomas Thomas entrusted his property.

Shortly after her marriage Margaret Lewis removed from the Radnor Meeting to the Goshen Meeting, bearing a letter which called her "Dutiful to her Parents of a Loving Behaviour in the Family well respected by her friends and Neighbors Being of an orderly conversation Diligently Attending the Meeting she belonged unto Being Preferred in Love and unity while among us."³²

Indeed she diligently attended the Meeting. In 1754 she visited Meetings in the British Isles as a series of reports in the Goshen records testifies. From Swansea, Glamorganshire, came a letter dated 5-2-1754 saying: ". . . she has visited most part of this Principality and That her visit and Labour of Love hath been acceptable unto us having good unity with her and her conduct hath been such as becomes the Gospel of her great Lord and Master."

On the 1st of the 7th month that year, a letter was written from Frenchay in Gloucestershire commenting that in the course of her voyaging she had been delivered of a son (apparently Peter) who had been placed in the care of a Friend while she continued to travel. She was in London the following month, again admired for her work as Friend if not as mother. There was praise for the people who were tending the child; strong-willed women are not confined to the Women's Liberation movement of the 1970's.

Her son Levi Lewis, b. 12 mo. 3 1734/5,³³ assisted his grandfather in the mill from early youth, although his parents lived in Newtown. Glenn states that in 1735 Margaret Lewis persuaded her son Levi to send cornmeal from the mill to England for display.³⁴ The tale may be true, but the date is in obvious error. In 1761 Thomas and Thamar Thomas gave "a certain water, corn, or grist mill" to their grandson

Levi Lewis³⁵ for love and affection and the promise to deliver to them annually—as long as either should live—½ the proceeds of the mill. A small piece of strip 4 (46) was reserved for Michael Thomas, uncle of Levi Lewis, as well as the use of water to irrigate his land called “Coomb Ellis’s Meadow” (45). In 1770, Levi Lewis married his next door neighbor Mary Evans,³⁶ daughter of Evan Evans of strips 1 and 2.

Thamar Thomas died the 27th of the 8th 1770 (she was born in 1687), her husband in 1774.³⁷ By his will, dated 14 February 1772, he confirmed the conveyance of mill and land to Levi Lewis and left books on Divinity, Physics, etc. to his son-in-law Nathan Lewis and grandson Levi. Levi Lewis had brothers Joseph, Didymus, Azariah, and Peter and a sister Debbie, married to William Garrett.³⁸

Levi Lewis and his wife spent the rest of their years in Radnor. Staunch member of the Radnor Meeting, he was listed as being of proper age for military service during the Revolution but avoided confrontation with authority and conscience as he was lame.³⁹ His account books, recording the credit transactions of the mill, belong to the Historical Society of Pennsylvania and have been used as a

1802
Levi Lewis
150 acres @ \$12
1 stone house \$225
1 stone spring house \$35
1 log barn \$75
3 log stables \$51
1 saw mill \$100
3 horses @ \$20
4 cattle @ \$10
Jacob Taylor (singleman)
1 grist mill \$1000

1805
Levi Lewis
160 acres @ \$21
1 stone house \$200
1 stone milch house \$35
1 frame barn \$75
3 log stables \$45
1 grist & 1 saw mill \$1100
2 horses @ \$20
5 cattle @ \$12

1823
Levi Lewis (grandson)
210 acres (includes
lot 39) @ \$70
Stone house \$500
Spring house \$30
Frame barn \$200
3 stables \$75
Saw mill \$500
Grist mill \$2500
Wheelwright shop \$50

1841
Levi Lewis
263 acres @ \$32
New mansion \$300
Old house \$200
Stone tenement \$150
Stone tenement \$150
Log tenement \$50
Grist mill } \$2000
Saw mill }
Stone barn \$500
Sheds and cart
house \$40
Wheelwright shop \$30
Smith shop \$30
Spring house \$40
Other outbuildings \$100

1843
Levi Lewis
263 acres
Old dwelling \$200
New dwelling \$800
3-story tenement \$350
2-story tenement \$250
Log tenement \$100
Grist mill \$300(0)
Saw mill \$700
Stone barn \$600 (built 1834)
Carriage house \$100
Shop \$100
Spring house \$100
Other buildings \$50

source for the price of flour. The British requisitioned two horses from him in 1777. Washington’s outpost guarding Radnor’s many roads took over a part of his property. His kitchen house is said to have sheltered soldiers during the bleak 1777-8 winter.⁴⁰

A saw mill, constructed near the grist mill c. 1800, was rented to Evan Lewis on shares (Levi Lewis to receive half the proceeds) in September of 1809.⁴¹

Levi Lewis made his will⁴² on the 21st of the 10th 1810 and died in 1812. His only son Jesse, who had married Hannah Davis, daughter of Dr. John Davis and granddaughter of Elizabeth Evans (48),⁴³ predeceased both father and wife. Hannah received 1/3 the profit of the mill from her father-in-law and her son Levi Lewis II, the remainder. Minor boundary changes to conform to convenience and terrain have slightly altered the lines of the Lewis land.⁴⁴ During the ownership of Levi Lewis II Hickory Hall, a large federal style house (still standing) was erected on the hill northwest of the Holly Tree House, and the Grange (standing) was built near the Newtown Road, one of them finished by the end of 1837, the other by 1841.

In the flood of 1843 Darby Creek, like all streams in Eastern Pennsylvania, burst across its floodplain and carried out the bridges.⁴⁵ The Lewises rebuilt the retaining walls near Saw Mill Road, eventually settling in place a stone labeled Levi Lewis, Lydia T. Lewis, Tryon Lewis, U. S. 79 (1855). This keystone remained in place until 1970 when real estate development caused rebuilding of the roads. The stone, itself, now belongs to the Radnor Historical Society. Near the saw mill a narrow stone house was erected c. 1840 (possibly after the flood, the first floor stands well above ground level). Painted white, it was recently offered for sale by an unperceptive real estate man as “this New England Colonial.” Dillwyn Steele, Tryon Lewis’s miller, lived here in the 1870’s.

Levi Lewis II married Lydia T. Evans, daughter of William and Ann (Hibberd) Evans, after signing a long premarital agreement involving 203 acres of his land (but not the mills).⁴⁶ He made his will 10 April 1855 leaving his real property to his son Tryon Lewis.⁴⁷ The mills, saw and grist, continued to grind and Tryon Lewis and his mother enjoyed the property for a number of decades. Eventually bought by Robert Leaming Montgomery,⁴⁸ the Lewis lands form the major part of Ardrossan Farms, the largest open area in Radnor. The Montgomery heirs sold 100 acres of Darby Creek frontage to Radnor Township for an Open Space Park in 1968; the busiest area of early Radnor had become the most empty.

Of the 1798 buildings on lots 38-40 only the Holly Tree House stands. The wheelwright shop of 1823 still shows one vine-covered wall.

1. Recited in following deed
2. Chester Co. Deed Bk. H-51
3. Chester Co. Will Bk. 6-361
4. Chester Co. Ct. II-99 (Lapp) records delivery of 150 acres to David Evans. Deeds are also recited in the Montgomery papers.
5. Patent Bk. A-3-57
6. Phila. Will Bk. C-206
7. Chester Co. Will Bk. 6-361
8. Evans and his three daughters were all married in the Radnor Friends Meeting.
9. Phila. Friends Meeting Deaths
10. McCracken (Welcome), p. 300
11. Not recorded
12. See Lucile Lewis Simler, "Sources of Radnor History," *Bulletin of Radnor Hist. Soc.*, 1971, p. 9ff.
13. Chester Co. Road Docket 1-200
14. Not recorded.
15. Not recorded.
16. P. M. H. B. Vol. XXIII (1899) pp. 535, 536
17. Chester Co. Deed Bk. M-144
18. Chester Co. Deed Bk. M-146
19. Moore requested 100 acres in the Welsh Tract on the 30th day of the 4th 1692; the Proprietor owed him money for, among other things, work on the Proprietor's mill. Penna. Archives II-19-89, 92
20. Chester Co. Ct. Records I-238, 335
21. Not recorded.
22. Not recorded.
23. Chester Co. Ct. Records II-146 (Lapp)
24. Chester Co. Road Docket I-179
25. Patent Bk. A-6-196
26. Radnor Friends Meeting Marriages
27. Chester Co. Ct. Records II-95, 96 (Lapp)
28. Phila. Will Bk. F-137
29. Radnor Friends Meeting Marriages
30. Glenn (Merion) pp. 361, 362
31. Radnor Friends Meeting Marriages
32. Goshen Friends Meeting Records
33. *Ibid.*
34. Glenn (Merion) p. 362
35. Chester Co. Deed Bk. M-159
36. Radnor Friends Meeting Marriages
37. Evans-Miles Bible Records, copy in the Radnor Hist. Soc.
38. Chester Co. Will Bk. 6-45
39. Penna. Archives V-5-614, 635
40. See Francis James Dallett "The War of the Revolution in Radnor," pp. 5-7.
41. Lewis Mill Records
42. Delaware Co. Will Bk. B-193
43. Christ Church (Phila.) Marriages
44. Delaware Co. Deed Bk. P-216, 345
45. Ashmead, p. 100
46. Delaware Co. Deed Bk. U-153
47. Delaware Co. Will Bk. D-485
48. Delaware Co. Deed Bk. R-14-280

Lot 39. Levi Lewis. (See also lots 38 and 40.)

Acres: 60.

Description: Occupied by Philip Thomas.

House: 1 house assessed at \$50.

Assessment: House at \$50 on 60 acres at \$1095.

Precisely where this small plank house stood is not known. From the neighbors listed, it appears that lot 38 occupied the Darby Creek frontage of the Lewis lands, lot 40, the Newtown Road frontage. Lot 39 represents what was left.

Philip Thomas, the tenant, married Hannah, daughter of Amos and Jane (Hibberd) Yarnall, in 1784¹ and fathered six children. Enos Miles lived here before Philip Thomas.² Miles was a distant cousin of Levi Lewis (second cousin once removed) and apparently a close friend as Lewis made a number of loans to him, including one of \$200 to buy a horse in 1779. Ten years earlier Miles had made a desk for Lewis for £4-10-0. After 1785 Ann Thomas paid Enos Miles's debts.³

1802
Levi Lewis 60 acres @ \$12
occupied by Philip Thomas
Plank house \$20
Barn \$20
Shop \$15
2 horses @ \$15
3 cattle @ \$10

1805
Philip Thomas
60 acres @ \$20
Charles Hyselman
Frame house \$20
Frame barn \$20
Log shop \$15
2 horses @ \$12
4 cattle @ \$9

1811
Charles Hyselman
60 acres @ \$56
Log house \$75
Barn \$30
Spring house \$10

1823
Levi Lewis
(listed with lot 38 as 210 acres)
Plank house \$50
Log barn \$25
Small shop \$50
Small spring house \$10

1843
(See lot 38)

Early in this century Tryon Lewis sold 50 acres of this lot to Jean G. Willcox.⁴ Here James M. Willcox erected the house known as Camp Woods for the Revolutionary outpost which occupied these meadows. Here Elliott Roosevelt married Elizabeth Donner in 1932 and Radnor received more publicity than ever before or since. The Willcox house stands; the surrounding acres have been developed with substantial houses. The old buildings have not been found.

1. Goshen Friends Meeting Marriages
2. Delaware Co. Assessment List, 1790

3. Levi Lewis Mill Rec.
4. Delaware Co. Deed Bk. E-13-62

Lot 40. Levi Lewis. (See also lots 38 and 39.)

Acres: 150.

Description: Farm occupied by George White (27).

By: Levi Lewis and Isaac Abraham and others.

House: 15 by 24 feet, stone, 2 stories, 7 windows, 87 lights (3 windows at 15 panes each, 3 at 12, 1 at 6).

Kitchen: 24 by 18 feet, 1 story, log "saw'd logs 100 years old."

Spring house: 12 feet by 12 feet, 1 story, part log, part stone.

Assessment: 149 acres at \$2424. House and 2 outbuildings on 1 acre at \$200, raised to \$225.

This farm house stood on land once Evan Evans's plantation and was perhaps his own house. The kitchen of "saw'd logs 100 years old," dating back to the first Welsh settlement, was perhaps the earliest dwelling on the property, later converted to kitchen use when the more substantial stone house was erected. Both probably stood on or near the site of the 20th century house known as Ardrossan.

1802
George White
150 acres @ \$9
Stone house \$140
Stone spring house \$10
Log barn and cart house \$60
3 horses @ \$15
5 cattle @ \$10

1805
George White
150 acres @ \$16
House \$180
Stone milch house \$15
Log barn \$55
Frame cart house \$5
3 horses @ \$20
6 cattle @ \$11

1823
(Levi) Lewis
Davis
150 acres @ \$70
House \$200
Barn \$700
(built 1814-1823)
Spring house \$20

1841
Levi Lewis
George Dunn
190 acres @ \$32
Stone house \$450
Old stone house
Stone barn \$450
Spring house \$20

1843
Levi Lewis (owner)
James Burdsall (tenant)
190 acres
House \$600
Old house \$25
Spring house \$50
Barn \$550

George White, the tenant, later bought lot 27. His will, proved in 1819, showed him the father of Isaac and Jacob White, of Hannah Gyger (92) and of Nancy Edwards (30).¹

The 1870 map of Radnor shows a spring house in the meadow southeast of where Ardrossan stands. A spring house there today bears a plaque declaring (with only slight inaccuracy) that on this property was born Elizabeth Iddings, mother of General Anthony Wayne (see lot 38, strip 4).

The 1798 house and kitchen have disappeared.

1. Delaware Co. Will Bk. B-442

Lot 41. Jacob Maul.

Acres: 69 acres 120 perches.

Description: Farm.

By: David Phillips, Jacob Siter and others.

House: 40 feet by 17 feet, part stone, part log, 2 stories, 8 windows, 80 lights (5 windows at 8 panes of glass, 2 at 12, 1 at 16).

Kitchen: 10 feet by 20 feet, 1 story, stone.

Milk house: 12 feet by 12 feet, stone.

Assessment: 69 acres at \$1209. House and 2 outbuildings on 120 perches, at \$425, raised to \$478.125.

This property consisted of two contiguous pieces, a northerly piece of 12 acres and a southerly piece of 57. Both pieces had been part of Richard Davies's purchase (28). The smaller piece, part of his 5000 acres, was sold by Samuel Powell and his wife Agnes to John Jerman (35). John Jerman sold 12 acres to William George who was taxed in 1758 for using property in Radnor.¹

For the southerly piece see lot 38 (strip 2) for William Davis's acquisition of 100 acres from John Jones. In 1703 William Davis sold 50 acres to David Thomas who sold to John David 31 May 1712.² John David (42, 43), by will of 11 January 1749/50 bequeathed the land to his eldest son Joshua who was already living on it.³ Joshua mortgaged the property to William Lewis in September of 1756, made his will 1 December 1757 and died a few days later.⁴ The 70 (*sic*) acres where he lived in Radnor, devised to him by his father John, were to be sold to provide for his wife Elizabeth, his two sons and one daughter (unnamed) to be remaindermen. He also mentioned his kinsman Mordecai Morgan (72).

The sale of Joshua David's property is not of record, but Owen Thomas was taxed for the land after 1758. Actual ownership vested in Thomas's father-in-law William George who had bought the northerly 12 acres and who conveyed both lots to Owen Thomas in September, 1760.⁵ William George of Upper Merion made his will 8 May 1763,⁶ died the same year and is buried in the yard of the Baptist Church in the Great Valley. He remembered his sister Margaret Bowen, children Thomas, George, James Davis, Elizabeth, Mary, and Ann and sons-in-law Owen Thomas and John Rowland. He left legacies to the Congregation of Christians at Vincent and for the Congregation of Christians at Tredyffrin, and named as trustees the Reverends John and James Davis, the ministers in Tredyffrin. He owned the Upper Merion property that now contains both the Martin's Dam and Colonial Village swimming clubs.

Elizabeth George, his daughter, married Owen Thomas. She and her husband mortgaged the property to George George of Upper Merion in 1772 and then transferred a messuage and two tracts of land, one of 12 acres, one of 57, to John Thomas, their son, 16 February, 1773.⁷ John Thomas, smith, died six years later in Radnor. His heirs, Daniel Cornog (for Mary Phillips and David by power of attorney), Elizabeth Haiers, Thomas Thomas and his wife Ann, Robert McClellan and wife Ann, John Thomas, Margaret Phillips and David (43), Owen Thomas, and Jacob Thomas all of Delaware County or of Chester County, sold 16 May 1791 for £420 to Levi Evans of West Whiteland.⁸ Jacob Maule of Radnor, wheelwright, bought from Levi Evans and Susannah (possibly Burton or Barton) 2 April 1794 for £700.⁹

1802
Jacob Maule
69 acres @ \$11
Stone house \$120
Stone house \$120
Stone spring house \$15
Stone barn \$90
Stone shop \$30
3 horses @ \$15
6 cattle @ \$10
Wheelwright .50

1823
Jacob Maule
87 acres @ \$70
Stone house \$600
Spring house \$20
Stone barn \$350
Stone barn \$150
Shop \$20
(includes 4 acres of lot 72)

1805
Jacob Maule
69 acres @ \$19.50
Stone house \$100
Stone and log house \$100
Stone milch house \$10
2 stone barns \$200
Stone shop \$30
3 horses @ \$18
6 cattle @ \$10
Wheelwright .25 "add \$1.10"

1843
Jacob Maule
Mansion house \$400
Barn \$250
Tenement \$150
Barn \$100
Spring house and shop \$100

On this property (perhaps improved by Levi Evans) Maule established a girls' boarding school, adding to the house in 1813 for the purpose.¹⁰ He outlived his brothers, Benjamin (12) and Daniel (13), died in 1849 at 90, and was buried from the Friends Meeting. His wife Jane, daughter of Joshua Baldwin of East Caln and sister of Mrs. Benjamin Maule (12),¹¹ died at 88 in 1851. After her death the property was sold, as directed by his will of the 12th of the 5th 1835, for the benefit of his children Rachel, Jacob and Joshua.¹² Daniel B. Smith, executor for Jacob Maule, sold a messuage and 84 acres 3 roods and 4 perches of land to Van Leer Eachus,¹³ who was County Commissioner in 1860, for \$8481.56 on the 1st of the 4th 1851. Maule descendants moved to Ohio.¹⁴

By 1881 Daniel Hagy owned this property. The house and 50 acres (some from lot 35) were sold to J. Gardner Cassatt, brother of the Impressionist painter Mary Cassatt. Theophilus P. Chandler, who left his name on Chandler Lane, bought the rest. W. W. Atterbury later bought the Cassatt portion.

The house still stands in the valley near Ithan Creek, bearing the address 615 Newtown Road. The section of the Radnor-Chester Road which once ran through the property is used only as a driveway. The higher ground was divided into residential streets in the 1960's.

1. Not recorded, mentioned in Chester Co. Deed Bk. P-102
2. Recited in Chester Co. Deed Bk. K-265
3. Chester Co. Will Bk. 3-204
4. Chester Co. Deed Bk. K-265, Phila. Will Bk. L-52
5. Recited in Chester Co. Deed Bk. S-96
6. Phila. Will Bk. N-11 (Abstracts)

7. Chester Co. Deed Bk. S-96
8. Delaware Co. Deed Bk. A-305
9. Delaware Co. Deed Bk. B-365
10. *Bulletin of Radnor Hist. Soc.*, 1957, last page
11. Chester Co. Will Bk. 11-170
12. Delaware Co. Will Bk. D-210
13. Delaware Co. Deed Bk. Z-391
14. Streets (Walker Family), p. 89

Lot 42. Benjamin Davis.

Acres: 161.

Description: Farm.

By: Nathan Evans, Thomas Paul, and others.

House: 1 assessed at \$40. Main house: 18 feet by 40 feet, logs, 1 story, 9 windows, 64 lights (1 window at 18, 2 at 6, 2 at 9, 4 at 4).

Spring house: 12 by 14 feet, 1 story, stone.

Granary: 22 by 15 feet, 1 story, stone.

Assessment: 160 acres and 1 house at \$40, at \$2790. House and 2 outbuildings on 1 acre at \$175, raised to \$196.875.

This property was acquired by Benjamin Davis in two pieces.

Northern portion, west of Radnor Street: see lot 38, strip 3, for Edward David's acquisition of 100 acres of land once Evan Oliver's.¹

East of Radnor Street: part of Richard Davies's 5000 acre grant (28), 50 acres were bought 19 July 1697 by Edward David from John Evans, his father-in-law (83). On the 2nd of the 9th 1703 Edward David received a patent for the two pieces of ground, called in all 155 acres.² Edward David and Phebe and Edward David Jr. and Jennie (she was Jennis Williams, daughter of David of Plymouth)³ conveyed the 155 acres to John David, son of Edward Sr., 1 February 1747/8.⁴ John already owned lot 41.

By will, John David divided his land specifically among his sons, the eldest, Joshua, receiving lot 41 (c. 50 acres), Samuel, lot 43 (c. 60 acres), and son Edward, the remainder of the land when he became 21.⁵ John also mentioned a daughter Mary by his first wife (said to be née Hibberd),⁶ the sisters of Edward [who included Ruth Davis and Rebecca Ellis (82)], kinsman Evan Evans, and wife Bridget, née Ellis, whom he had married in the Radnor Friends Meeting in 1724. His will was dated 10 January 1749/50.

Samuel and Edward divided the property 13 April 1767 with a new survey, Samuel owning 71 acres and Edward 85 on which he lived.⁷ On 25 January 1797 Edward Davis (so the name evolved sometime after 1757) of Radnor, yeoman, conveyed 84 of his 85 acres to Benjamin Davis, "taylor,"⁸ for £650 although ten acres had already been sold to Bridget Ellis (82). Benjamin, son of Edward's brother Samuel, received all the portion east of Radnor Street and a part of the other tract. Where the missing acre lay and what happened to it has not been established. Edward may have lived on it himself (in the \$40 house?)

Southerly portion: Richard Davies sold Richard Miles 19 and 20 June 1682 100 acres of the 5000 acre right sold him by William Penn

(28). Miles also bought 70½ acres from his brother Samuel (part once belonged to Ellis Jones); this was resurveyed as 92 acres and the whole remeasured as 233 acres and patented⁹ to Miles 6 July 1705 (50 and parts of 49 and 42).

Richard Miles, a founder of the Baptist Church in the Great Valley, wrote his will 29 August 1713, mentioning his sons Richard, James, Evan, and John, and daughters Jane, Hannah, Sarah, and Abigail, niece Sarah, daughter of David Miles (she received an oak chest), grandson Edward Powell, son-in-law Joseph Powell, nephew Mirick Davis, and his daughter's father-in-law John Powell.¹⁰ To his widow Sarah (Evans) whom he married in 1688,¹¹ he left the plantation in Radnor which, after her death, was to belong to their son Richard. The will was proved 23 December 1713. The testator's brother Griffith lived either on his southern acres when the county court laid out a road from John Longworthy's house in 1694, or on James James's land (49, 52). James James and Griffith Miles had both married daughters of Alexander Edwards (86).

Richard Miles II lived on the property but predeceased his mother who lived until 1756 when her will of 6 October 1750 was proved.¹² She mentioned her sons James and Evan, deceased sons Richard and John, deceased daughter Abigail, daughters Jane, Sarah, and Hannah, and sons-in-law Joseph Powell, John Davis of Plymouth, Jonathan Pugh (3) and Benjamin Griffith, and granddaughter Abigail Davis. Of Plymouth when she made her will, she left £5 to the Congregation of the Baptist Church.

Richard Miles II made his will the 20th of the 2nd month 1734/5, leaving his Radnor property to his eldest son Joseph [the widow Phebe, daughter of Edward David (42), had 1/3 of all his estate for life] and providing for his daughters Sarah, Mary, and Ruth, and any unborn children.¹³ He named as trustees Thomas Thomas and brother-in-law Edward David.

Joseph Miles in turn made his will 18 September 1768 dividing the holding specifically among his three underage sons, Manasseh (parts of 49 and 50) the eldest, Richard (50), and James (42), the youngest.¹⁴ He left £60 for his daughter Mary and provided for his widow Susannah.* He specified that son Richard should have the grist mill and saw mill, 1/3 of his lands to be laid out by the executors, and "all that part of the Dam and Race that shall lie on both or either of his brothers' shares together with one pole or perch on each side of said Dam and Race for his use." The mills lay on lot 50.

*A Joseph Miles married Susannah Moore in 1754 in Old Swedes Church.

The property was duly divided into three lots, James Miles inheriting a regular oblong piece to the north. This he and his wife Rachel* (he was a cordwainer) sold 24 July 1794 to Adam Siter Jr. (2) of Philadelphia, innkeeper, for £550 and a £250 mortgage.¹⁵ There were 84¾ acres of land, a house, barn, and spring house. Richard Miles's 233 acres proved to be 252¼ when divided. Adam Siter Jr. paid off the mortgage due Edward Hunter but held the Miles property less than a year, selling (with wife Sarah) 2 April 1795 to Jacob Benner of "German Township," mason, for £930.¹⁶ The privilege of the dam and race for the mill insofar as they encroached upon this property was reserved to Richard Miles. Benner settled on the plantation, which he mortgaged to "Samuel Bidds" of Germantown for £250. The mortgage was not officially cleared until 15 September 1890 when Samuel Bidds failed to appear in court to answer a petition (1).¹⁷

Jacob Benner, mason, and his wife, Hannah (Detwyler)¹⁸ sold to Benjamin Davis 20 April 1797 for £1200.¹⁹ Davis assumed the mortgage due Samuel "Bettis." It was noted that Jesse Brooke was now the assignee of dam and race (50). Benjamin Davis thus acquired 84 acres from Edward Davis and 84¾ from Jacob Benner. He also, at various times, owned lots 21, 82, 95, 96, and part of lot 50. He sold a small piece to James Elliott (83) and, in 1812, bought five acres from Isaac Leedom (87).

Ashmead recounts the tale of a Benjamin Davis who arrived in Radnor during the Valley Forge winter claiming he was the proprietor of the Rising Sun Tavern in Frankford, had been imprisoned by the British, and wanted now to visit with his mother in Radnor. He was interrogated but eventually freed although some thought him a British spy. Ashmead suggests that the man was the owner of the mills on lot 50. There is nothing in the land records to connect this Benjamin Davis with innkeeping.²⁰

Benjamin's mother was Mary Lewis, sister of Evan Lewis (60), whose grandmother's will mentioned her granddaughter "Mary Lewis, alias David."²¹ Benjamin married Frances Dunn, daughter of Ralph and Anna, on the 5th of the 9th month 1780 in the Buckingham Meeting. In 1781 her membership was transferred to Radnor.

Of the two log houses on the property in 1798, one was probably built by James Miles during his ownership of the southern tract, and the other probably stood on the northern piece. The larger, described house, more generous in size than most log houses, holding an 18 pane window, gave way to a stone house between 1802 and 1805.

*A James Miles married a Rachel Adams in St. Paul's church, Philadelphia in 1788.

1802
Benjamin Davis
160 acres @ \$9.33
1 log house \$50
1 stone spring house \$20
1 stone barn \$143
1 stone barn \$40
1 stone cart house \$20
1 log house \$20
1 stone granary \$30
2 horses @ \$12
6 cattle @ \$10

1823
Benjamin Davis
165 acres @ \$65
1 stone house \$750
1 spring house \$30
1 barn \$400
1 cart house \$40
1 granary \$50
Log buildings & sheds \$30

1805
Benjamin Davis
160 acres @ \$17
1 stone house \$240
1 stone milch house \$15
1 stone barn \$143
1 stone & frame barn \$40
1 stone cart house \$20
1 log house \$20
1 stone granary \$30
1 log smith shop \$10
3 horses @ \$18
14 cattle @ \$10

1843
Ralph Davis
137 acres @ \$68
stone house \$500
Stone barn \$300
Cart & grain house \$100
Spring house \$50
Frame stable \$50

Frances Davis died in 1828 at 75 and her husband in 1833 at 74. Both were buried from the Friends Meeting. In his will of 9 December 1830, Davis mentioned his daughters Anna Crawford, Lydia Davis (82), Mary Davis (82), and Tacy Garrigues, his daughter-in-law Hannah,* widow of David J. Davis, and left his Radnor property to his son Ralph.²²

The son was responsible for paying the legacies and protecting the principal of his married sisters. William Crawford, his brother-in-law, protested the terms of the will but withdrew his protest probably because Davis had specified that any child contesting the will should have no legacy at all.²³

Mary and Lydia Lewis who received the Dearborn Wagon, a cow, and lot 82, also received the lifetime right to occupy the east end of the testator's dwelling house "lately built. . . together with the room in the second story of the old house that opens into the new" and sufficient room in the spring house for the milk of the one cow.

Ralph Davis and his wife Elizabeth (Owen)²⁴ sold two small pieces of land, 13¾ acres and 4¾ acres, to George Stacker, house carpenter, the 2nd of the 4th 1840. A deed of 10 September 1853 corrects the record by noting that John Stacker had furnished the money for the transaction (he was then of Montgomery County, Tennessee, iron

*Futhey and Cope (p. 694) call her Hannah Price, daughter of Philip and Rachel (Kirk) Price.

manufacturer) and that the use of George's name was inadvertent. Since Ralph Davis had died intestate, the deed to John Stacker was signed by the widow Elizabeth of West Chester and by the children, Benjamin Davis of West Philadelphia and his wife Mary Ann, Owen Davis of West Chester, gentleman, and Elwood B. Davis of Philadelphia, dry goods merchant.²⁵

Owned in 1870 by Joseph Worrell, the Davis farm later became part of the extensive McFadden holdings; much of it now belongs to the Radnor Valley Country Club. On what was Miles property to the west of Sproul Road the Academy of Notre Dame de Namur occupies the mansion constructed for Lincoln Godfrey c. 1895 from plans of T. P. Chandler, the architect of both St. Martin's Church in Radnor (68) and Christ Church, Ithan (33). The house was later rebuilt for Clarence Geist by architect Paul Cret and, according to the Sisters who run the school, "all the wrong statues" set in the formal gardens which were planned by Jacques Gréber, designer of the Parkway in Philadelphia.

The houses of 1798-1823 do not stand. Until 1966 a fine stone house (c. 1805), with additions, surrounded by barn and other buildings, stood just below the sharp curve on South Ithan Avenue. The Pennsylvania Department of Highways bought the house in the course of constructing the Mid-County Expressway. It was auctioned (for removal) and the house so vandalized while the bids were in that one bidder employed a night watchman to protect it, although it was not his. The house is gone but various of its elements still exist in early buildings restored by H. Richard Dietrich in Chester County. The barn stands, lonely, on the western side of the yet unopened highway.

When Sproul Road was being planned, so the story goes, the then owner refused to cede ground for it. The Department of Highways laid the new road through a neighbor's land instead, forcing the owner of lot 42 to buy his own access to the highway.

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| 1. Browning, p. 224, dates this
19 July 1697 | 11. Radnor Friends Meeting Marriages |
| 2. Patent Bk. A-2-597, Penna. Archives II-19-391 | 12. Phila. Will Bk. K-445 |
| 3. Radnor Friends Meeting Marriages | 13. Phila. Will Bk. E-277 |
| 4. Delaware Co. Deed Bk. E-425 | 14. Phila. Will Bk. O-525 |
| 5. Chester Co. Will Bk. 3-204 | 15. Delaware Co. Deed Bk. B-332 |
| 6. Jordan's <i>History of Delaware Co.</i>
p. 845 | 16. Delaware Co. Deed Bk. D-149 |
| 7. Delaware Co. Deed Bk. E-428 | 17. Delaware Co. Deed Bk. C-63 |
| 8. Delaware Co. Deed Bk. D-416 | 18. See Hannah Benner Roach, "De-
tective Work Among the Benners,"
<i>Bulletin of the Hist. Soc. of Mont-
gomery Co.</i> , Vol. VIII |
| 9. Patent Bk. A-3-68 | 19. Delaware Co. Deed Bk. D-151 |
| 10. Phila. Will Bk. C-361 | 20. Ashmead, p. 681 |

21. Chester Co. Will Bk. 3-251
22. Delaware Co. Will Bk. C-296
23. Delaware Co. Will File 261

24. Darby Friends Meeting Marriages
25. Delaware Co. Deed Bk. B-2-44,
531

Lot 43. David Phillips.

Acres: 65.

Description: Farm.

By: Jacob Maul and Levi Lewis and others.

House: 24 feet by 28 feet, stone, 2 stories, 10 windows, 116 lights (4 windows at 15, 4 at 12, 2 at 4).

Spring house: 10 feet by 12 feet, 1 story, stone.

Assessment: 64 acres at \$1101. House and 1 outbuilding on 1 acre at \$350, raised to \$393.75.

See lot 42 for Samuel Davis's acquisition of 60 acres of land on which he lived in 1749/50. Described specifically in the father's will, the land was completely fenced.

Samuel Davis, yeoman, and Mary (Lewis) Davis sold the property 14 April 1767 (as 70 acres bequeathed him by his father) to Maurice Phillips of Radnor, yeoman, who paid £380 for it.¹ Samuel Davis then went south with wife and children. Their membership was transferred to the Fairfax (Virginia) Meeting in 1768. Two years later his children Abiatha, Abraham, Ruth, Benjamin, Tacy, Sarah and Samuel Jr. returned to Haverford. His daughter Hannah probably never left Pennsylvania. Abiatha and Abraham returned south only to move after 1800 to Ohio, their migrations clearly shown in the records of the Fairfax, Redstone, Westland, Wrightstown, and Miami Meetings. Through Abiatha's descendants, Samuel and Mary Davis of Radnor became the forebears of President Herbert Hoover.

Maurice Phillips paid taxes in Radnor from 1768 through 1778, and died intestate, leaving one son David, who inherited the farm.

David Phillips married his next-door neighbor, Margaret Thomas, daughter of John Thomas (41). They attended the Baptist Church in the Great Valley.

In writing his will 30 August 1825, Phillips directed that his real estate should be sold,² mentioning his wife Margaret and children John, Margaret, Thomas, David, George, and Ann Cawley (*sic*) and son-in-law Samuel Cawley (44). Phillips died the same year at 73.³ After his widow's death in 1843 at 85,⁴ his executors George Phillips and Samuel Caley (*sic*) sold 69¾ acres and seven perches of land to John Stacker of St. Louis, Missouri, for \$7837.90. The deed was dated 5 March 1844.⁵

Owned for a number of years by Lawrence Ramey⁶ (buried in St. David's churchyard in 1895), nephew-in-law of John Stacker,⁷ the property to the west of Sproul Road became part of Lincoln Godfrey's Crystal Spring Farm at the end of the century.

1802

David Phillips

65 acres @ \$9

1 stone house \$240

1 stone spring house \$20

1 stone barn \$60

1 cart house \$5

3 horses @ \$18

5 cattle @ \$10

1823

David Phillips

65 acres @ \$70

1 stone house \$550

1 stone barn \$550

1 spring house \$60

1805

David Phillips

65 acres @ \$18

1 stone house \$240

1 stone milch house \$20

1 stone barn \$80

1 log shop \$5

3 horses @ \$20

4 cattle @ \$10

1843

Samuel Caley Jr.

65 acres @ \$60

Stone house \$300

Barn \$400

Spring house \$100

A large stone barn at the sharp curve on Sproul Road probably dates from David Phillips's ownership. Across the street a house (part spring house), recently enlarged and restored, may date in part from the 18th century, but is more elaborate than the Phillips's spring house of 1798. Another house, by the driveway of the Radnor Valley Country Club, seems old and stone but is actually frame, plastered over, and dates from after 1843.

1. Delaware Co. Deed Bk. E-425

2. Delaware Co. Will File 655

3. Tombstone, Baptist Church in the Great Valley

4. *Ibid.*

5. Delaware Co. Deed Bk. W-324

6. Delaware Co. Deed Bk. R-2-543

7. Ashmead, p. 701

Lot 44. Samuel Kelly of Newtown (Caley, Calley, Celley, even Cawley).

Acres: 26 acres 120 perches.

Description: None given.

House: 1 house assessed at \$75.

Assessment: 26 acres 120 perches and 1 house at \$75, at \$573.

Samuel Kelly owned three properties in Radnor (44-46) and a large adjacent farm in Newtown where Caley Road still commemorates his family. Lot 44 was the westernmost of his Radnor tracts, contiguous to Newtown, and, like all of his Radnor holdings, had once belonged to his first wife's family.

Margaret James, spinster, of Newchurch, bought rights to 200 acres of land 19 and 20 June 1682 from Richard Davies (28). She married Samuel Miles within the week (25 June)¹ and removed to Pennsylvania with him. The land was laid out the 18th of the 5th month 1683.

Samuel Miles took up 100 acres of rentland the 29th of the 5th 1684 and acquired 50 more on the 16th of the 9th 1693 from Ellis Jones, servant to William Penn. He sold 70½ acres (resurveyed as 92 acres) to his brother Richard² but, when his own property was resurveyed, Samuel Miles was credited with and received a patent for 352 acres of land,³ including his wife's property. Later deeds refer to this patent of 6 July 1705, not to the purchases that made it possible.

Samuel and Margaret Miles settled in Radnor, establishing and operating Radnor's first-known still.⁴ He made his will on the 24th of the 4th month 1707 and died in 1708. The will divided the land specifically among his daughters⁵ after making provision for the widow Margaret, who was to have his house, 100 acres of land (parts of 45 and 46) and the use of the still for life or until remarriage. He named as eventual heir his daughter Tamar (Thamar). The land on the southwest side of Darby Creek between the creek and Newtown Township he left to his daughter Phebe (44 and part of 47), and the remainder to his third child Ruth (part of 48). Any daughter wishing to sell her land was required first to offer to sell it to her sisters.

The division so carefully drawn by Samuel Miles was overridden by his heirs when his younger daughters married. Phebe Miles released her patrimony of land beyond Darby Creek (85 acres) to her mother 20 March 1715⁶ and married Evan Evans, son of Owen Evans of Gwynedd, 13 April 1715.⁷ Ruth Miles released her inheritance⁸ 10 November 1715 three months before her marriage.

Margaret Miles, who then held all of the land covered by her hus-

band's patent, divided it along different lines for the benefit of her descendants. To her grandson Miles Thomas, son of Thamar Miles and her husband Thomas Thomas (38), she gave (for love) the westerly 20 acres of what had been Phebe Miles's land (44), bounded by Thomas Thomas's land, by Newtown Township, by other land of Margaret Miles, and by Darby Creek.⁹ The conveyance, dated 27 December 1715, and recorded in 1760, specified that the land remain in Thomas Thomas's possession until Miles came of age. She also conveyed land to her daughter Ruth and her descendants (47, 48) retaining for herself the property set out to her as widow in her husband's will and destined, under that will, for Thamar Thomas. The effect of those deeds was to divide the Radnor property between daughters Thamar and Ruth. Presumably the unrecorded conveyance of Phebe Miles specifies the compensation paid her for relinquishing her patrimony. Widowed in 1728, she married Job Pugh in 1731.¹⁰

As Miles Thomas died in his majority, intestate, and without issue, the 20 acres given him by his grandmother passed to his only brother Michael Thomas. Michael married Esther David, daughter of Edward David of Easttown, granddaughter of Edward David I (42), on the 2nd of the 11th 1734/5.¹¹ He made his will 26 January 1772 and died six days later, at 62. He left Thamar Miles's Bible (never to be sold) and the 20 acres on the southwest side of Darby Creek to his son Miles Thomas, the land to be sold to pay debts of Upper Merion mill property also left to Miles.¹² Miles Thomas of Upper Merion, miller, sold the piece as 26¼ acres to his brother Thomas Thomas Jr., yeoman, 11 April 1774 for £269. The deed was recorded in 1856.¹³ Miles, disowned by the Radnor Meeting in 1775 for marrying his first cousin Abigail Worrall, vanishes from the Radnor records. The Goshen Meeting disowned his wife for the same offense. Chester County Deed Book E-2-212, unclearly worded, implies wrongly that her name was Abigail Williams.

Thomas Thomas Jr. sold the land to his brother-in-law, Samuel Caley, 16 May 1783 for £200.¹⁴ Caley had married Jennis Thomas on the 28th of the 11th 1765.¹⁵ She was daughter of Michael, granddaughter of Thomas and Thamar Thomas, sister of Miles and Thomas Thomas Jr., each of whom had owned the piece in turn.

Nathan Heacock, who had married Michael Thomas's daughter Priscilla, waited until 1789 to sue Miles Thomas, as executor of Michael's estate, for money due his deceased wife. The court issued the usual documents bidding the sheriff to attach Miles Thomas's property, i. e. this lot which Michael had left to Miles. Miles's sale to his brother was unrecorded.

No one bothered to tell Samuel Caley about this process. In 1799

Heacock protested to the court that although he had been awarded the profits of this land for a seven year period, he had not received a cent. Caley, hearing of the action by accident, wrote a strong protest and the matter was dropped.¹⁶

In 1790 and 1791 Caley was taxed in Radnor simply for land. In 1794 he was taxed for a \$50 sawmill on the 26 acre property. There is no record to show for sure the occupant of the small house. Samuel Caley, the owner, lived on the Newtown plantation which his father, the first Samuel, joiner, had left him.¹⁷

1802	1805	1823	1843
Samuel Caley	Samuel Kelly	Samuel Caley	Samuel Caley
26 acres @ \$12	26 acres @ \$21	40 acres (re-	42 acres @ \$75
Saw mill \$100	Saw mill \$100	division) @ \$70	(includes some
Log house \$30	Log house \$30	Log house \$40	from lot 45)

When Samuel Caley II wrote his will 26 April 1820 he was married not to Jennis Thomas but to Hannah, daughter of David Reese of Newtown. Caley failed to mention his daughter of exotic name, Onorina or Honoriah, who was remembered in the wills of her grandmother Esther (David) Thomas¹⁸ and grandfather Samuel Caley, written in 1775 and 1776 respectively; presumably she died young.

Samuel Caley (who owned lots 44-46) divided his properties along new lines,¹⁹ leaving his son Samuel III the plantation the father lived on in Newtown (subject to an annuity to Ann Thomas, sister of the testator and wife of Jonathan Thomas) and the "sawmill tract" in Radnor, some 42 acres and 80 perches spanning Darby Creek. Young Samuel's sisters Ann Caley and Mary, wife of Phineas Lewis, received the rest of their father's property, the dividing line between the parcels specifically drawn in his will. The sawmill operation stopped with the death of Samuel Caley II in 1821 at 76. He is buried in the Newtown Friends yard; his widow Hannah was buried there in 1841 at 83. Their son Samuel married Ann Phillips (43).

The log house of 1798 is gone. By 1838 the total assessed valuation of all buildings on the 42 acres was \$10. After 1841 the tenement disappears.

1. Glenn (Founders) p. 179. Brown-ing, p. 223, dates the marriage as 24 June
2. Penna. Archives III-1-14, II-19-141, 277, 450, *Penn's Colony* I-170
3. Patent Bk. A-3-67
4. See Lucile Lewis Simler, "Sources of Radnor History," *Bulletin of Radnor Hist. Soc.*, 1971, p. 9ff.
5. Phila. Will Bk. C-94
6. Not recorded.
7. Radnor Friends Meeting Marriages
8. Not recorded
9. Chester Co. Deed Bk. L-544
10. Radnor Friends Meeting Marriages
11. *Ibid.*
12. Phila. Will Bk. P-211
13. Delaware Co. Deed Bk. C-2-694

14. Delaware Co. Deed Bk. C-2-696
15. Radnor Friends Meeting Marriages
16. Ct. of Quarter Sessions Papers, Delaware Co. Misc. File, Chester

- Co. Hist. Soc.
17. Chester Co. Will Bk. 7-105
18. Chester Co. Will Bk. 6-450
19. Delaware Co. Will Bk. B-494

Lot 45. Samuel Kelly of Newtown. (See also lots 44 and 46.)

Acres: 16 acres, 40 perches.

Description: Farm, occupied by Peter Steel.

By: Levi Lewis and Samuel Kelly.

House: 23 by 22 feet, part stone, part wood, 2 stories, 5 windows, no lights.

Assessment: 16 acres at \$336; 1 house on 40 perches at \$125, raised to \$140.62.

The precise location of these 26 acres is unknown. Since they adjoined Levi Lewis, they lay in the northerly tier of Kelly lands and probably touched the Darby-Paoli Road. If so, this property bears the same history as the major portion of lot 46 until the division of 1821 at which time this fell to Ann Caley as part of her 74 acres 113 perches.¹ Peter Steel was taxed through 1808. Isaac Pennell then occupied the property. A stone house was built between 1805 and 1814.

1802
Peter Steel
15 acres @ \$9
Stone house \$50
Log shop \$5
Spring house \$15
Frame barn \$50
1 cow @ \$9
Weaver .50

1823
Philip Conner
73 acres @ \$70
(includes some of lot 46)
House \$200
Barn \$50

1805
Peter Steel
15 acres @ \$17.67
Log house \$50
Stone milch house \$15
Frame barn \$50
2 cows @ \$9
Weaver .50

1843
Ann Conner
James Dougherty
70 acres @ \$60
(some from lot 46)
Dwelling \$150
Frame barn \$250
Spring house \$20

1. Delaware Co. Deed Bk. O-631

Lot 46. Samuel Kelly of Newtown. (See lots 44 and 45.)

Acres: 140.

Description: Farm, occupied by John Horton.

By: Elizabeth Evans, Nathan Evans, and others.

House: 37 feet by 26 feet, stone, 2 stories, 6 windows, 64 lights (4 windows at 12 panes each, 2 at 8).

Spring house: 15 feet by 15 feet, stone, 1 story.

Assessment: 139 acres at \$2388. House and 1 outbuilding on 1 acre at \$275, raised to \$309.37.

Tenant John Horton, his wife Elizabeth (Thomas) Horton, and their four children later lived in Newtown.

Most of lot 46, like lots 44 and 45, once belonged to Samuel Miles by virtue of his patent of 6 July 1705. See lot 44 for Margaret Miles's title to the property.

In her older years, Margaret Miles, widow, made provision for her descendants in a deed which took the place of a will.¹ She gave her grandson Miles Thomas, son of Thomas Thomas and his wife Thamar Miles, 10 and 11 January 1726/7 ½ of the premises she then had, ½ of 123 acres, for his "better preferment in the world" (45, 46). Thomas Thomas was to have the use of his son's half until the son reached the age of 21. The remaining half she also conveyed to Miles with the provision that she, herself, have lifetime use, that Thomas Thomas have the use until his son came of age should the grandmother die before that time, that in any event Thamar and Thomas Thomas were to have life use of ½ of this half. The deed also provided that Miles's one brother Michael should have the property if Miles died without lawful issue, that if Michael also died without lawful issue their sister Margaret should inherit. If she too failed of lawful descendants, then the property must stay in Margaret (James) Miles's family by falling to her (Margaret Thomas's) next lawful heirs on her mother's side.

To Thomas Thomas and Thamar she gave lifetime use of "the ffire (sic) room in the North Easternmost Division of the New Mansion House upon the premises and the room over the same. . . with free ingress egress and regress to and from. . . by the common ways and passages of the said House. . ." If Margaret Miles had had her way, the property would still belong to her descendants. Miles Thomas died intestate and without issue, but his brother Michael had sons Thomas and Miles and daughters Ruth Walker (50), Thamar Rees, and Jennis Caley (44) when their mother made her will in 1777. Another daughter, Priscilla (Thomas) Heacock, died in 1772.² Miles's sister Margaret, wife of Nathan Lewis of Newtown, also had children.

The property descended from Miles Thomas to his brother Michael, to Michael's elder son Thomas, all in accord with the deed of 1726/7 (and confirmed by Michael's will of 1772).³ In 1786, John Free, son of the first Samuel Caley's widow (née Ann Bevan),⁴ instituted a fictitious suit to bar the entail. At its close Thomas Thomas Jr. was able to give clear title to the property to Samuel Caley who paid £900 for the 123 acres and for another tract of 26¼ acres 28 February 1786.⁵

The tract of 26¼ acres was part of the 92 acres patented to the first Thomas Thomas 4 December 1733 (38, Strip 4) and once occupied by Richard Iddings. Thomas Thomas and his wife Thamar gave the easternmost section of that grant for love and 5s to their son Michael 25 September 1769.⁶ The deed was recorded—at long last—in 1856. Michael Thomas bequeathed the piece to his son Thomas who sold to Samuel Caley with the 123 acres traced above.

1802
Jonathan Rich (sic)
George Dunn
150 acres @ \$10.50
Stone house \$150
Stone spring house \$30
Frame barn \$75
3 horses @ \$18
9 cattle @ \$10

1823
Phineas Lewis
George Dunn
99 acres @ \$70
Stone house \$300
Stone barn \$500 (Built after 1814)
Spring house and stone kitch (sic)
\$150

1805
George Dunn
150 acres @ \$18.33
Stone house \$150
Stone milch house \$30
Barn \$75
2 horses @ \$20
8 cattle @ \$10

1843
Phineas Lewis
111 acres @ \$65
Stone house \$300
Barn \$450
Spring house \$150

In the division decreed by the will of Samuel Caley II, the 26¼ acre tract and part of the 123 acres, 99 acres in all, descended to Caley's daughter Mary⁷ who had married Phineas Lewis 19 December 1805 in Christ Church, Philadelphia. The central 74 acres of Caley's property and a house occupied in 1820 by John Cheyney fell to Ann Caley, spinster, whose children (named Caley) were mentioned in her father's will. The widow Hannah Caley had the right to live in Ann's house, described under lot 45. The actual division was made 14 May 1821, and deeds drawn for each of the three heirs.⁸ Mary's farm, part of the "plantation... in the tenure of the widow Mary Dunn," was divided from Ann's by a line to begin "at a poplar tree in George Brooke's line near a springhead." All told 217 acres were counted, 37 more than the assessors of 1798 (or Caley, himself, prob-

ably) thought he had.

Ann Caley, 16 September 1822, gave her inheritance to her children, Jacob and Ann Caley,⁹ reserving only lifetime use for herself. She married Philip Conner in October, 1822.¹⁰ Her descendants owned until this century, one of them, John Ramsey Conner, recording the area on canvas.

Phineas and Mary Lewis owned their land for a generation. He died in 1855 at 81 and is buried in the Newtown Friends yard. Later held by William Supplee, and later still by Lincoln Godfrey, part of lot 46 belongs to the Overbrook Golf Club and part to Ardrossan Farms.

When Margaret Miles gave 123 acres to her grandson Miles Thomas, she described it as part of the 200 acres she had personally bought from Richard Davies. The land (or part of it) was called "Coomb Ellis's Meadow" and belonged to Michael Thomas in 1761 when Thomas Thomas conveyed adjoining property to Levi Lewis (38). Why Coomb Ellis? In 1693 Samuel Miles acquired 50 acres of rentland from Ellis Jones, the only other appearance of the name Ellis in the chain of title or known occupancy. Why Coomb? The Oxford English Dictionary gives a variety of definitions, including rounded hill, valley, plain, soot, a dry measure of corn or fruit, a coffin lid, and a brewing tub or vat. The last suggests the possibility that Ellis Jones had operated the still later owned by Samuel Miles, and that only part of the land given Miles Thomas by his grandmother came from her own purchase. The simpler explanation that Coomb Ellis designated Ellis of the Valley (as opposed to Ellis of the hill, for instance) is always possible, although this implies contemporary Ellises.*

Samuel and Margaret Miles settled on lot 46, by the sharp bend in Godfrey Road adjoining the springhead later in the use of John Horton and of George Dunn and his widow. A commercial map of 1908 notes "S M M 1689" by this spot implying the existence of an ancient datestone at that time. The initials (for Samuel and Margaret Miles) and the date are credible. The oldest structure now in the area is a vine-covered spring house defended by a field of nettles. Built in two sections, one probably the spring house of 1798 and the other the addition made by 1823, the small building projects from the hillside. The newer, kitchen end, stands a full two stories high.

*Ellis Jones sold in 1693. An Ellis Jones held rights to 100 acres of lot 73 from 1682 to 1687 and was the "reputed" owner of lots 6-9 in 1703. Ellis Pugh occupied lot 58 from 1735 to 1740; Rowland Ellis was taxed from 1756 through 1763. A John David, Coom, appears in later records (on 40 acres, 1764-1770) when several John Davises lived in Radnor simultaneously.

The "New Mansion House" of the 1726/7 deed, built on Margaret Miles's land, remains only in the description on the 1798 Return and in the body of a datestone embedded in the towering barn now standing near the spring. Four stories tall on one side, two on the other, supported by steel beams, this barn is no very early structure. Preserved for posterity in its wall is a stone incised T T probably

T
1724

removed from the "Mansion House" when it was demolished. In its stead stands a large house, built by William Supplee. Stone and square, sheltering several families, it holds a datestone of 1861.

In 1885 the School District built a stone school house, still existing, on the Darby-Paoli Road.¹¹ These buildings stand on Ardrossan Farms.¹²

1. Chester Co. Deed Bk. L-546
2. Radnor Friends Meeting Burials
3. Phila. Will Bk. P-211
4. Radnor Friends Meeting Records
5. Chester Co. Deed Bk. B-2-275, 276
6. Delaware Co. Deed Bk. C-2-692

7. Delaware Co. Will Bk. B-494
8. Delaware Co. Deed Bk. O-631, 635, 638
9. Delaware Co. Deed Bk. P-121
10. P. G. M. XII-11
11. Delaware Co. Deed Bk. E-5-143
12. Delaware Co. Deed Bk. R-13-282

Lot 47. Lewis Lewis ("Major"—to differentiate him from Lewis Lewis of Lot 53).

Acres: 70.

Description: Farm.

By: Elizabeth Evans, Evan Lewis of Newtown and others.

House: 22 feet by 28 feet, stone, 2 stories, 13 windows, 164 lights (1 window at 20 lights, 8 at 16, 4 at 4).

Kitchen: 22 by 28 feet, 1 story, stone.

Spring house: 14 feet by 14, 1 story, stone.

Assessment: 69 acres at \$1467. House and 2 outbuildings on 1 acre \$600, raised to \$675.

These 70 acres were originally parts of two separate grants. For the northerly part see lot 44 for Margaret Miles's acquisition of land from her daughters. The southerly portion was carved from 50 acres sold to Margaret Miles, widow, 14 May 1715 by John Meredith of Newtown and his mother Jane Meredith, widow of Rees Meredith. Once part of James James's 200 acres of rentland (49), the 50 acres turned out to be 60 and were patented to Margaret Miles 2 December 1715.¹ When her daughter Ruth Miles married Owen Evans, son of Thomas Evans of Gwynedd, Margaret Miles by unrecorded agreement dated 11 November 1715 gave her daughter 240 acres of land (parts of the two above tracts). The conveyance was dated 30 December 1715, the marriage the 13th of the 11th month 1715/6.²

Ruth Evans predeceased her husband. The land, by the terms of the agreement, became the property of her sons Amos and Samuel. Samuel released his share of what proved to be 263 acres to Amos 31 December 1750, a few months after Samuel came of age.

Amos Evans, yeoman, and Elizabeth, 12 May 1759 sold Lewis Lewis of Newtown, yeoman, 70 $\frac{1}{4}$ acres for £266-6-0, retaining the rest of the property (48).³

James Chattin (51) held a mortgage on part of Amos Evans's land including three acres of lot 47. This piece he released to Lewis Lewis 16 February 1760.⁴

Lewis Lewis, born in 1710, was a brother of Elizabeth Evans, wife of Amos. Their father, an earlier Lewis Lewis of Newtown, had left his son Lewis the family plantation of 320 acres in Newtown; it adjoined lot 47. The father's will, written in 1747 and proved a decade later, also mentioned sons Jabez, Phineas, and David (53) as well as daughters Ann (wife of James Massey), Lydia (wife of William Garrett), Deborah (late wife of John Hibberd), Agnes Lewis (who married Isaac Garrett after the will was written),⁵ Mary (wife of Jasher Roberts of lots 68 and 76), and Elizabeth Evans (48). The Friends of

the Newtown Meeting received 50s for the improvement of the poor.⁶ The testator's wife, Mary Powell, daughter of David (not David of Philadelphia, surveyor) had predeceased him.

Lewis Lewis, the purchaser, married Rose Pratt,⁷ daughter of Joseph and Sarah of Edgmont, in 1740. After her death he married Mary, sister of Edward Jones II (1). He made his will in 1787, the old paper broken now and hard to read, leaving 118 acres (only part in Radnor) to his son Lewis Lewis and 5s to son Evan Lewis who already occupied some of the father's Newtown land. The personal estate, including 2 wine glasses in the "Beaufett" and six blue chairs in the back room downstairs, totaled £493-6-0. In August of 1790 his widow reported that it did not "suit her age or inclination" to serve as his executrix.⁸ His son Major Lewis Lewis (who attended St. David's Church) was the 1798 owner. In 1800 his household included 4 non-whites.

1802
Lewis Lewis
70 acres @ \$12
1 stone house \$250
1 shop \$15
1 stone spring house \$20
1 stone barn @ \$175
2 horses @ \$20
9 cattle @ \$10

1823
Estate of Lewis Lewis &
Evan Evans
Charge to Mordecai Lewis
70 acres @ \$70
1 stone house \$600
1 spring house \$20
1 stone barn \$300
1 log house \$10
1 ice house \$10

1805
Lewis Lewis, Evan Evans
70 acres @ \$21
1 stone house \$25 (sic)
1 log shop \$15
1 stone milk house \$20
1 barn \$175
1 ice house \$10
2 horses @ \$20
8 cattle @ \$12

1843
Lewis Worrall
Enos Thomas
118 acres
1 stone house \$300
1 barn \$350
1 cart house \$150
1 spring house \$50
Ice and smoke house \$50

In 1803 Mary Lewis, step-mother of Major Lewis Lewis, died. She remembered her stepson Lewis and his son Mordecai as well as her cousin Mary Vault (*sic*), niece Sarah Siter, three daughters of Evan Lewis (her stepson) and three daughters of Adam Siter (2).⁹ Major Lewis Lewis made his will in 1806, calling himself of Philadelphia County, providing for his wife Catherine (Evans), and leaving the Delaware County real estate to his son Mordecai, then young.¹⁰ The widow soon married Maris Worrall.¹¹

Mordecai Lewis left Radnor. George Brooke Jr. (48) wrote to Lewis Brooke 23 December 1825 commenting on Owen Brooke's

plan to rent the Lewis farm, "so rough a farm."¹² The owner was of Norwegian Township, Schuylkill County, 4 May 1827 when for \$1 he conveyed 113 perches of land to the Committee for the Union School "for the use and benefit of the people residing in Radnor and Newtown to erect a house or houses for the better accommodation of the inhabitants of said townships with a school which school should be called the Union School and for no other purpose." The committee consisted of Jacob Horton, John Horton, and Alban H. Lewis of Newtown and Jonathan Hood (54) and Owen Brooke (58) of Radnor.¹³ The school lot lay on the Goshen Road by the township line.

By will, Mordecai Lewis left his plantation to his half brother Lewis L. Worrall, and all personal property to Mary Bartleson (wife of Mark of lot 85) and Catherine Dunn (wife of George). He also mentioned his uncle Evan Evans and Aunts Abigail Evans and Sarah Sanders.¹⁴ Lewis Worrall and Rebecca (said to be *née* Pyle) of Willistown sold to George W. and Phineas Hyselman, grandsons of James Miller (114), 26 March 1855. The Hyselmans paid \$12,652.75 for 115 acres, some of which lay in Newtown.¹⁵ In 1886 the Hyselman family sold at a slight loss to Anna Holland.¹⁶

George H. Earle Jr. bought not only this property, but also adjoining land both in Radnor and Newtown, until he owned nearly 1000 acres.¹⁷ Commercial maps have noted that his house (or part thereof) was built in 1767. He erected a neo-Georgian fieldstone dwelling near the old house, connecting the two by a passage, making one large rambling building. His son, another George H. Earle, not born in Radnor, became Governor of Pennsylvania. The Earle family owned this property some 70 years.

Vandals and fire destroyed the house a decade ago. The land, now subdivided, contains attractive suburban housing.

1. Patent Bk. A-5-153, Penna. Archives II-19-600
2. Radnor Friends Meeting Marriages
3. Delaware Co Deed Bk. O-495
4. Delaware Co. Deed Bk. O-500
5. Goshen Friends Meeting Marriages
6. Chester Co. Will Bk. 4-89
7. Goshen Friends Meeting Marriages
8. Delaware Co. Will 14½
9. Delaware Co. Will Bk. A-394
10. Phila. Will 1-531 (Abstracts)
11. Delaware Co. Orph. Ct. File 423

12. Lucile Lewis Simler, "Documents of Radnor History," *Bulletin of Radnor Hist. Soc.*, 1972, p. 4
13. Delaware Co. Deed Bk. R-198
14. Delaware Co. Will Bk. C-145
15. Delaware Co. Deed Bk. C-2-194
16. Delaware Co. Deed Bks. V-2-642, Z-5-420
17. Delaware Co. Deed Bks. H-7-477, M-9-550, M-10-41, U-9-104, W-8-312

Lot 48. Elizabeth Evans.

Acres: 150.

Description: Farm.

By: Nathan Evans and Levi Lewis and others.

House: 26 feet by 14 feet, stone, 2 stories, 7 windows, 115 lights (2 windows at 20, 5 at 15).

Spring house: 10 feet by 12 feet, stone, 1 story.

Assessment: 149 acres at \$2747. House and 1 outbuilding on 1 acre at \$350, raised to \$393.75.

See lot 47 for Amos Evans's acquisition of 263 acres. His father Owen Evans was taxed for the land through 1727. Amos, born on the 25th of the 4th 1722, married Elizabeth Lewis the 8th of the 6th 1745 at Newtown.¹ His father, as a widower, married Mary Nicholas and moved to Gwynedd.² There he made his will in 1754 mentioning his wife Mary and children Amos, Samuel and Margaret.³ The Bible of Ruth Evans, mother of Amos, still exists in the hands of a descendant.

After selling lot 47 the Evans family kept the remaining land for another century and a half. Amos Evans died intestate in the spring of 1764; his inventory included books (£1-0-0), and tea equipage (£0-13-1). Bisected by Darby Creek, the Evans plantation was always among the more valuable of Radnor's farms.⁴

1802
Elizabeth Evans
150 acres @ \$12
1 stone house \$180
1 stone spring house \$20
1 stone barn \$30
4 horses @ \$18
6 cattle @ \$10

1805
Elizabeth Evans
George Brookes (sic)
150 acres @ \$21
1 stone house \$160
1 stone milch house \$20
1 stone barn \$80
3 horses @ \$20
8 cattle @ \$12

1814
George Brooke
196 acres @ \$70
Stone house \$400
Stone barn \$900
Other bldgs. \$140

1823
George Brooke
197 acres @ \$70
1 stone house \$900
1 stone barn \$600
1 spring house \$20
1 old stone barn \$50
1 hog house \$40

1843
Estate of Lewis Brooke
George Brooke
190 acres @ \$70
1 stone house \$500
1 barn \$500
1 spring house \$25
1 hog house \$25

Elizabeth Evans died on the 27th of the 12th 1806 in her 84th year and was buried from the Radnor Friends Meeting. Of her eight children, the first three died young. The last five (all girls) received bequests from Evan Evans of Radnor⁵ in 1772 as well as from their aunt Mary Roberts (68).⁶ The children, Hannah (who married George

Brooke), Rosalinda (who married Charles Willing), Lydia, and Rebecca sold the farm to Dr. John Davis (husband of their sister Ann) 20 January 1807 for \$9846. The property was surveyed as 197 acres and contained a stone house.⁷

In January two years later John Davis of Tredyffrin, physician, and Ann sold to her brother-in-law George Brooke for \$13,133.35.⁸ Dr. Davis and his wife were members of the Baptist Church in the Great Valley; both Hannah and Rosalinda Evans also married out of meeting. When Elijah Brooke resurveyed the boundary line between George Brooke and Samuel Caley (44-6) in 1819 to settle a dispute, the line began "at a poplar tree near the widow Dunn's watering place,"⁹ the widow being Caley's tenant on lot 46.

George Brooke added to (or replaced) the farm house before 1823. His son Owen Brooke occupied the property in 1848, and in 1870 Owen's sister, Rebecca Brooke, lived there. In the only family burying ground in Radnor, a small walled square near the Darby-Paoli Road, lie George Brooke and five members of his family. In 1913 the property was still owned by descendants of Margaret Miles, of Ruth Evans, Amos Evans, and Hannah Brooke, through her daughter Rosalinda Evans Brooke. Rosalinda became the second wife of Isaac Warner Roberts of Pencoyd and the mother of George Brooke Roberts (1833-1897), president of the Pennsylvania Railroad Company. Before selling, it is said, the Roberts family removed some of the Brooke woodwork to decorate its family house, Pencoyd, in Bala.

The house taxed in 1823 still stands as a private dwelling, although much of the land belongs to the Overbrook Golf Club. A datestone, G. Brooke 1812, embedded in the chimney of a 20th century barn now used as a house, probably indicates the date of the valuable stone barn first taxed in 1814.

1. Goshen Friends Meeting Marriages
2. Phila. Friends Meeting Marriages
3. Phila. Will Bk. K-530
4. Simler Collection
5. Chester Co. Will II-437 (Abstracts)

6. Chester Co. Will Bk. 7-269
7. Recited in the following deed.
8. Delaware Co. Deed Bk. I-356
9. Delaware Co. Deed Bk. C-2-746

Lot 49. Nathan Evans.

Acres: 109.

Description: Farm.

By: Moses Palmer, Elizabeth Evans, and others.

House: 18 feet by 30 feet, stone, 2 stories, 12 windows, 130 lights (4 windows at 15, 4 at 12, 3 at 6, 1 at 4).

Kitchen: 18 by 17 feet, 1 story, logs.

Spring and Wash house: 21 by 18, stone, 1 story.

Granary: 17 by 13, old logs.

Assessment: 108 acres at \$1886. House and 3 outbuildings on 1 acre at \$525, raised to \$590.625.

Nathan Evans acquired the property in two sections.

The northern piece: Nathan Evans bought 36 acres, 107 perches of land west of the Chester Road from Samuel Caley (Celly) 5 April 1794 for £315-17-0.¹ Manasseh Miles had sold to Caley (50).

The southern piece: Richard Davies sold 100 acres of his 5000 acre grant (28) to David Kinsey 16 and 17 June 1682.² Kinsey's widow Manlon (Delaware County Deed Book R-176 calls her Magdalen) and his son John sold the 100 acres with 200 acres of rentland (51, 52, parts of 47, 48, 49, 53) to James James of Bristol,³ Philadelphia County, 14 November 1690. The widow immediately married Howell James (94), widower.⁴ The sale was acknowledged in the Philadelphia County Court on the 3rd of the 1st 1691. Griffith Miles occupied all or part in 1694.

James James sold 100 acres of rentland which became parts of lots 47, 48, and 53, and, 2 May 1698, conveyed the rest to Lewis Walker.⁵ When Walker sold to David Powell of Philadelphia, yeoman, 10 years later (23 April 1708),⁶ the property contained a house. Walker then moved to the Great Valley where he founded the Valley Friends Meeting. Powell, who had just married Mary Havard, widow,⁷ paid £150. He mortgaged the property 18 December 1708 for £100 to Richard Hill of Philadelphia, merchant, who [with his wife Hannah (Lloyd)] gave the mortgage for goodwill, affection, and 5s to his cousin Peter Lloyd, another merchant, 1 January 1727.⁸

David Powell of Radnor, who was both gentleman and surveyor, sold James and Richard Miles of Radnor, yeomen, 200 acres (51, 52, part of 49) and a house with the encumbrance of the lifetime right of Thomas and Mary Griffith to use 20 acres of the plantation.⁹ Powell agreed to pay off the mortgage (which cost £6 a year anyway) and the Miles brothers to pay Powell £100 before 10 September 1731 and £120 more after the mortgage was satisfied. The deed was signed

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28 February 1731 and recorded in 1804.

James Miles occupied the land but David Powell died soon after the signing and without paying off the mortgage (he was buried 6-6-1732).¹⁰ Richard Miles died. Powell's two children Elizabeth and Sarah (Mrs. Matthew Robinson) died. The title was not cleared until 28 May 1751 after James Miles had paid the mortgage, after David and Richard Robinson, as heirs of Sarah, had signed releases to half the property, and after David Robinson, as heir to his aunt Elizabeth, had released the other half.¹¹ The Robinsons were members of the Philadelphia Friends Meeting.

Samuel Miles, son of James and Hannah (Pugh) Miles, was born while his parents owned here. A Colonel during the Revolution, Miles became both Brigadier General and Mayor of Philadelphia (1790), the best-known 18th century son of Radnor.

James Miles sold his house and 200 acres 20 October 1752 to John Evans¹² who took title despite an agreement with his father, Griffith Evans, that they would buy the land jointly. When the father appealed to the authorities in 1754, a committee decided that the son must convey his father one half the property,¹³ the piece of land actually in the tenure of Griffith Evans and Samuel Roberts. The father was directed to pay the son the final £15 he owed for his half and to pay the annuity due Mary Griffith. In consequence, John Evans of Radnor, shopkeeper, and Sarah (daughter of David and Ruth Jones of lot 107)¹⁴ conveyed 105 acres of rentland to Griffith Evans, yeoman, 4 January 1755.¹⁵ John Evans retained the rest of the plantation (52).

Griffith Evans and his wife Mary* had at least four other children, Elizabeth (married to Samuel Roberts, Licence, 1751), Daniel (112), Mark (111) and Griffith Jr. who married Hannah Jones, the other daughter of David and Ruth (107).¹⁶ Griffith Jr., like his brother (and brother-in-law) John Evans, was occasionally listed as a storekeeper. His parents gave him 74 of their 105 acres 3 December 1759, about the time of his marriage. These became the southern portion of lot 49, and must have held a house, possibly the granary of 1798. After the death of Griffith Evans Jr. in 1774, his widow Hannah received permission from time to time to sell spirituous liquors by the quart and by the gallon, a shopkeeper's, not a taverner's, prerogative.¹⁷ Nathan, their only child, inherited the land and continued in the business.¹⁸

No marriage record has been found for Nathan Evans.

In 1802 Nathan Evans bought lot 51. Remembered in the will of

*Widow Mary Jones of Tredyffrin mentioned a daughter Mary, wife of Griffith Evans, in her will of 1745.

1802
Nathan Evans
109 acres @ \$11
1 stone house \$200
1 stone spring house \$35
1 stone shop \$20
1 log barn \$70
4 horses @ \$10
7 cattle @ \$10

1823
James Bailey
145 acres @ \$70
(includes lot 51)
1 stone house \$800
1 stone spring house \$40
1 frame shop \$20
1 stone barn \$600

1805
Nathan Evans
139 acres (includes lot 51)
@ \$21
2 stone houses \$360
2 stone spring houses \$55
1 shop \$20
1 log barn \$70
4 horses @ \$15
11 cattle @ \$12

1843
Estate Hannah Jones
Samuel White (includes lot 51)
143 acres @ \$66
1 stone house \$450
1 stone barn \$450
1 spring house \$50
1 shop \$25

his uncle David Jones (107), he made his own will 21 March 1814 and died soon after.¹⁹ He remembered various children of his cousin David Evans (52), the closest relative at least geographically, and left all his real estate to his cousin Hannah Bailey, wife of James Bailey, and then to her children. He reserved for Lydia Brooke and Hannah Thornbury the use of one room at the western end of his house for the term of their natural lives. The house had been enlarged by 1814.

The full ancestry of Hannah Bailey has not been found. Nathan's father mentioned "cousins" Hannah, John and Evan Roberts in his will without specifying how they achieved the relationship. Nathan's cousin Hannah Bailey was probably the granddaughter of Samuel and Elizabeth (Evans) Roberts and certainly the daughter of John Roberts of Radnor, blacksmith, who appointed as executors of his will his daughter Hannah Roberts and Nathan Evans of Radnor.²⁰ Nathan died before he could officiate and Hannah married James Bailey between the writing and the execution of the will.

James Bailey died in 1823 at 36 and was buried in St. David's church yard. His widow, Pleasants says, married Hugh Jones.²¹ The Elijah Brooke surveys of adjacent property call "Hannah Jones or Bailey" owner of lot 51. Hugh Jones was assessed for it in 1841 when Jesse White occupied the property. Hannah was buried at St. David's in 1841 in her 55th year. Her children, the eventual heirs, executed a series of deeds 16 May 1844 giving Perry Litzenburg, (*sic*) of West Philadelphia (married to Hannah's daughter Hannah Bailey) title to all the purchase from Caley and approximately half of the rest of Evans's land.²² Paul Burdsall of Southampton in Bucks County (married to Eliza Bailey) acquired the rest. Nathan E. Bailey and Charles

Woodworth (married to Susannah Bailey), all of New Orleans, sold their rights to their brothers-in-law. George W. Bailey, son of Hannah, died at 29 in 1841, before his mother. He and his sister Eliza Burdsall (died 1865) are also buried at St. David's.

In 1892 B. F. Clyde, of the Clyde Steamship Company, bought the Litzenburg (Litzenberg) land to live near the Radnor Hunt. Calling his estate Goughacres, he altered and enlarged the house which stands today at 700 Sproul Road on what was the Caley purchase. Henry Breyer of ice cream fame later owned it. The remains of the 1798 house, arch-supported chimney, the current front hall and den, are almost concealed by attractive additions which include an indoor swimming pool of Olympic size, product of the profits from the "slinky" toy whose inventor, Richard James, was yet another owner.

How old is the house? When Nathan Evans bought the house site in 1794 no house as such was mentioned. The current house and spring house both flaunt the date 1770 (the date Manasseh Miles inherited this land), but the inscriptions were patently made long after that time. No old datestone is known to exist. The window pattern conforms to late 18th century construction, most likely by Nathan Evans himself.

The spring house has been enlarged since 1798 and a fine stone barn (part from 1814?) stands nearby.

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| 1. Delaware Co. Deed Bk. B-205 | 11. Phila. Admin. Bk. C-269 |
| 2. Phila. Deed Book C-2-vol. 3-85, recited in Chester Co. Deed Bk. L-394. | 12. Chester Co. Deed Bk. L-394 |
| 3. Recited in Chester Co. Deed Bk. L-394 | 13. Chester Co. Deed Bk. L-391, L-392 |
| 4. Radnor Friends Meeting Marriages | 14. Radnor Friends Meeting Marriages |
| 5. Recited in Chester Co. Deed Bk. L-394 | 15. Recited in Delaware Co. Deed Bk. S-8-36 |
| 6. Chester Co. Deed Bk. B-178 | 16. Radnor Friends Meeting Marriages |
| 7. Radnor Friends Meeting Marriages | 17. Chester Co. Licences |
| 8. Chester Co. Deed Bks. C-49, C-52, D-393 | 18. Phila. Will Bk. Q-75 |
| 9. Delaware Co. Deed Bk. G-173 | 19. Delaware Co. Will Bk. B-280 |
| 10. Phila. Friends Meeting Burials | 20. Delaware Co. Will Bk. B-301 |
| | 21. Pleasants (St. David's) p. 262 |
| | 22. Delaware Co. Deed Bk. W-293, 294, 295, 335, 396 |

Lot 50. Jesse Brook (Brooke). (See also lot 21.)

Acres: 138 (includes the 6 acres of lot 21).

Description: Farm.

By: Robert Mather, David Evans, and others.

House: 32 feet by 23, log and plank, 1 story, 8 windows, 69 lights (1 at 12, 5 at 9, 2 at 6).

Smoke house: 10 by 10 feet, 1 story, log and plank.

Assessment: 137 acres at \$3399. House and 1 outbuilding on 1 acre at \$125, raised to \$140.625.

Jesse Brooke acquired lot 50 in two pieces, both tracts having been owned by Richard Miles, his son Richard, and his grandson Joseph (42).

On Ithan Creek Joseph Miles built a saw mill first taxed in 1766. In 1767, he was excused from taxes because of "loss by fire" but what burned the records fail to state. He was taxed again for a saw mill in 1768 and, by the time he wrote his will 18 September of that year,¹ he owned a grist mill also. The will divided his property into three portions equal in area and to be so mapped that son Richard received the mills and son Manasseh (the eldest) the "mansion house." This accounts for the irregular boundary between the properties of the two brothers; the course changed seven times in 49 perches as it divided the house from mills and carefully outlined a spring head. Joseph Miles died in 1770.

The northerly portion of the Brooke land was that piece of the family plantation left to Richard Miles, 84¾ acres complete with mills. George Fetterman ran the mills from 1770 until Jacob Walker of Tredyffrin bought them 1 November 1783 from Richard Miles, singleman.² Walker, who was married to Ruth Thomas, daughter of Michael and granddaughter of Thomas Thomas (38-40, 44-46), sold land and mills and dwelling 3 February 1786 to Benjamin Davis "taylor" (42) for £900.³

Benjamin Davis and Samuel Brooke (16) exchanged plantations 1 February 1793, Brooke paying £1200 for the mill part of lot 50⁴ and Davis £1100 for lot 95.⁵ Samuel's son Jesse who had lived on 95 moved to Ithan Creek. He inherited this part of lot 50 by virtue of his father's will of 2 January 1797;⁶ Jesse had paid the taxes on it since 1794.

The southern portion consisted of a part of the tract Joseph Miles left to his son Manasseh who sold his inheritance, 84¾ acres, 1 April 1782 to Samuel Caley of Newtown for £678.⁷ Caley (as Samuel Celly) conveyed the property west of Sproul Road to Nathan Evans 5 April 1794 (49) and on the same day sold the remaining 48 acres,

13 perches and dwelling to Jesse Brooke of Radnor,⁸ miller, for £414-3-0. Thus Jesse Brooke owned both parts of lot 50 in 1798. Father and son between them had bought two dwelling houses but only one stood.

1802

Jesse Brooke
138 acres @ \$9.33
1 stone house \$200
1 stone barn \$110
1 stone spring house \$20
1 stone grist mill
1 stone saw mill
1 stone plaster (sic) mill } \$870
1 plank house \$10
1 plank shop \$10
1 cart house \$5
4 horses @ \$10
8 cattle @ \$10
Miller .50

1823

Jesse Brooke
(and a woodlot on 66,
includes lot 21)
140 acres @ \$70
1 stone house \$650
1 stone barn \$400
1 stone grist
1 frame saw mill } \$2500
1 cart & chair house \$40
1 plank house \$20
1 spring house \$30

1805

Jesse Brooke
138 acres @ \$17.50
1 house \$200
1 barn \$110
1 milch house \$20
1 grist mill
1 saw mill } \$870
1 plaster mill
1 shop, cart & hay house \$25
4 horses @ \$18
13 cattle @ \$10
Occupation \$1

1843

Jesse Brooke (Miller)
23 acres @ \$60
Stone house \$300
Carriage House \$75
Stable \$50
Tenement and stable \$150
Grist and saw mill \$4500

Enoch Matlack

107 acres
Stone house \$400
Barn \$450
Cart house

A stone house was erected between 1798 and 1802, possibly the nucleus of the large stone house, painted white, which stood at the junction of Clyde Road and South Ithan Avenue until the Department of Highways demolished it eight years ago. The house sported two dates, 1790 (a fabrication) and 1830 with the initials J. B. and E. B., both dates fashioned of plaster well after those years. Jesse and Elizabeth Brooke [said to be Elizabeth Clay, daughter of Alexander Clay, sometime proprietor of the Spread Eagle Tavern (2)] could have built or added to a stone house in 1830, however.

On 3 April 1832 Jesse Brooke, miller, (and Elizabeth) sold Jesse Brooke Jr. 23 acres of land, a strip along Ithan Creek including the site of the white house and containing mill and dam and a dwelling house.⁹ There Jesse Brooke Jr. and his wife Catherine (Bootes) lived until after the Civil War. The plaster mill was taxed through 1841.

The 23 acre property was later owned in turn by James Horton (1867),¹⁰ Elwood M. Worrell (1869),¹¹ and Joseph W. Worrell (1870)¹² all of whom operated the mills. Joseph Worrell eventually divided the holding into a number of pieces, selling the final 2¼ acres, containing the white house, 24 March 1897 to William E. Carter of Philadelphia¹³ who added to the house, paneled the interior, and (perhaps) added the dates. With some unpleasant publicity he survived the sinking of the "Titanic."

When Jesse Brooke Sr. made his will¹⁴ the 9th of the 11th 1837 (his wife had just died at the age of 70),¹⁵ he lived elsewhere on lot 50. He left a 17-acre piece of land to Jesse Jr., giving him access to the Radnor-Chester (Sproul) Road, and the rest of his plantation to his son-in-law Enoch Matlack (married to Elizabeth Brooke) subject to payments of \$9300 to other heirs. The testator named children Davis, Samuel, Alexander, Anna, Margaret (probably deceased),¹⁶ Mary, Elinor, Elizabeth, and Jesse. Elinor had married Joseph Dunwoody. Jesse Brooke died at 79 in 1839.¹⁷

Enoch Matlack (son of Simeon of lot 31) paid the required sum,¹⁸ settled on Jesse Brooke's plantation, bought Jesse Jr.'s 17 acres (with improvements) 9 April 1840 for \$2550 and lived by Ithan Creek for some half century.¹⁹ On his property is a stone house now owned by Bryn Mawr College as a bequest from Mr. & Mrs. Charles J. Rhoads who called the place Ithan Mill Farm.²⁰ Near it stand both barn and spring house.

The mansion house of Joseph Miles has long been gone, also the house of Richard Miles (one of these was the log and plank dwelling of 1798), as well as the white house of Jesse and Jesse Jr. Although Clyde Road has been rerouted more than once, Ithan Creek rechanneled, and South Ithan Avenue moved to accommodate the Mid-County Expressway, the Matlack buildings temporarily command the valley with a sense of permanence.

1. Chester Co. Deed Bk. P-126, Phila. Will Bk. O-525
2. Delaware Co. Deed Bk. B-66
3. Chester Co. Deed Bk. B-2-58
4. Delaware Co. Deed Bk. B-64
5. Delaware Co. Deed Bk. B-400
6. Delaware Co. Will Bk. A-219
7. Chester Co. Deed Bk. X-180
8. Delaware Co. Deed Bk. B-319
9. Delaware Co. Deed Bk. U-261
10. Delaware Co. Deed Bk. V-2-133
11. Delaware Co. Deed Bk. X-2-385

12. Delaware Co. Deed Bk. Z-2-320
13. Delaware Co. Deed Bk. N-4-240
14. Delaware Co. Will Bk. C-447
15. Radnor Friends Meeting Burials
16. The account book (1830-1832) of her son Jesse Brooke Jones belongs to the Hist. Soc. of Montgomery Co.
17. Radnor Friends Meeting Burials
18. Delaware Co. Deed Bk. V-245
19. Delaware Co. Deed Bk. V-10
20. See E. Digby Baltzell, *Philadelphia Gentlemen*, p. 272

Lot 51. Moses Palmer.

Acres: 30.

Description: Farm.

By: Nathan Evans, John Jones and others.

House: 28 by 18, stone, 2 stories, 8 windows, 88 lights (7 windows at 12, 1 at 4).

Spring house and kitchen: 9 feet by 18, stone, 1 story.

Assessment: 20 acres at \$573. House and 1 outbuilding on 1 acre at \$350, raised to \$393.75.

See lot 49 for Griffith Evans's acquisition of land to the west of the Radnor-Chester (Sproul) Road, 4 January 1755. For £100 Griffith Evans and Mary conveyed the westerly 30 acres 3 February 1759 to James Chattin of Radnor, gentleman,¹ who had been dismissed from the Philadelphia Friends Meeting in 1756 for printing seditious papers. Since Sarah Chattin (formerly the Widow Cox) occupied the 30 acres in 1764 (and maintained one cow), the property probably then contained a house. In 1760 Chattin, planning a voyage, gave his wife power of attorney to deal with the division of a swamp in Passayunk. He mentioned holding large properties in Pennsylvania, New York, New Jersey and New England.²

In July of 1763 John Fairlamb, High Sheriff, sold the Chattin property for debt of £260 due Elisha Jones, receiving £388 from Jacob Shoemaker Jr. of Philadelphia, apothecary.³ Jacob and Rebecca Shoemaker sold the tract and buildings 17 March 1767 (again for £388) to John Evans (52)⁴ who immediately mortgaged the land and dwelling to Bernard Van Leer of Marple,⁵ "practitioner in the physick" for £200. The last three deeds were recorded in 1892 with the Radnor Hunt deeds.

Evans conveyed the plantation to his son Aquilla⁶ for £160 7 January 1783. The piece was almost square, with a thin strip of land connecting it with the road to Chester. Aquilla Evans, weaver, and his wife Ann sold their holding to Elizabeth Grover of Lower Merion,⁷ widow, 28 April 1791 (*sic*) for £395.

In 1790 Elizabeth Grover (probably widow of Christopher Grover) made her will which was proved in 1793.⁸ It provided for the sale of "the plantation and premises whereon I now live in Radnor" for the benefit of her seven children John, Robert, Elizabeth, Margaret, George, Hugh, and Mary Derrau. John, Hugh, George, and Mary already had children of their own.

John Grover of Passayunk and Robert T. Grover of Tredyffrin, executors of the will of Elizabeth Grover, conveyed their mother's house and land 27 December 1794 to their sister Elizabeth Grover⁹ for £440. Six weeks later (5 February 1795) she married Moses Palmer,¹⁰ son

of John and Mary (Hibberd) Palmer.¹¹ They lived in Radnor six years, selling to Mordecai Lawrence of Marple, joiner,¹² for £650 23 March 1801. Their last years were spent in Darby where Moses made his will in 1837¹³ and Elizabeth, as widow, made hers in 1850,¹⁴ naming as heirs her children John G. Palmer, Christopher G. Palmer, and Elizabeth Owen. Three more children, Mary, Margaret and Moses, were mentioned by her husband.

Mordecai Lawrence held the property for a year, selling to Nathan Evans (49) 28 October 1802 for £675.¹⁵

1802
Nathan Evans
30 acres @ \$11
1 stone house \$190
1 stone spring house \$20
Deduct \$1.13 rent charged
Peter Gilchrist who
probably lived here.

1823
James Bailey
30 of the 145 acres listed
under lot 49
1 stone house \$150
1 stone spring house \$10

1805
Nathan Evans
1 of the 2 houses listed
under lot 49 at \$360 total.
1 of 2 stone milch houses
totaling \$55

1843
Estate Hannah Jones
Samuel White
(30 of the 143 acres listed
under lot 49)
1 tenement \$150
1 small spring house \$50

Evans left his real estate (49 and 51) to his cousin Hannah Bailey¹⁶ whose sons-in-law Perry Litzenburg and Paul Burdsall owned lot 51 in 1848. By 1870, George Yarnall had bought the Burdsall house and farm (51). Here the Radnor Hunt was born, the house converted to club house use, altered and much enlarged. Vacant for some years after the Hunt moved to Willistown Township, the house was revived by Lewis Wood Easby and is once more a private dwelling. The 30 acres of Moses Palmer now hold at least 12 house lots. A spring house of the 1798 dimensions, complete with chimney, still stands.

1. Delaware Co. Deed Bk. S-8-36
2. Chester Co. Deed Bk. M-352
3. Delaware Co. Deed Bk. S-8-38
4. Delaware Co. Deed Bk. S-8-40
5. Chester Co. Deed Bk. P-120
6. Chester Co. Deed Bk. X-71
7. Delaware Co. Deed Bk. S-8-42
8. Delaware Co. Will Bk. A-113
9. Delaware Co. Deed Bk. C-1
10. St. James Church, Perkiomen,

- Marriages
11. See *The American Genealogist*,
July 1969 for more on the Palmer
family.
 12. Delaware Co. Deed Bk. E-461
 13. Delaware Co. Will Bk. D-23
 14. Delaware Co. Will Bk. D-398
 15. Delaware Co. Deed Bk. F-301
 16. Delaware Co. Will Bk. B-280

Lot 52. David Evans.

Acres: 139.
Description: Farm.
By: Nathan Evans, John Jones, and others.
House: 1 dwelling at \$30. 1 house 20 feet by 30 feet, not finished, stone, 2 stories, 11 windows, 114 lights (3 windows at 18, 4 at 15, 4 not glass) "not finished."
Spring house: 10 by 12 feet, stone "part fell down."
Kitchen: 17 by 20 feet, stone, 1 story.
Assessment: 138 acres and house at \$30 at \$2900. House and 2 outbuildings on 1 acre at \$400, raised to \$450.

David Evans acquired this property in two parcels.

See lot 49 for John Evans's acquisition of 200 acres from James Miles in 1752. The portion to the west of Sproul Road, 105 acres, he sold to his father Griffith Evans (49, 51), the rest stayed in his own hands until 7 January 1783 when he sold 100 acres with appurtenances to his son David¹ for £265 subject to a mortgage of £150 due Henry Clymer Jr. On the same day he sold other land to his son Aquilla (51).

David Evans also owned 39 acres adjoining the above property. It contained a section of Ithan Creek improved with both grist and saw mills. The history of this piece is unclear, as much a problem to the residents of the 1700's as it has been to the author. It was certainly a part of the 200 acres sold by James James to Lewis Walker in 1698 (see lot 49) and of the land covered in Peter Lloyd's mortgage of 1727. When David Powell sold to James and Richard Miles in 1731, however, although the dimensions of all lines remained the same, the eastern boundary was no longer Radnor Street but a line beginning not at Joseph Jones's corner (by Radnor Street) but at a black oak in his line, a corner "made for Samuel Harry and Daniel Rees." One infers that Powell discovered he owned more acres than were counted in previous deeds and proceeded to sell the streamland as overplus to Rees and Harry.* Because owners failed to record their deeds, the first instrument dealing specifically with this mill tract was dated 4 August 1795; the title can be traced only through the words of the grantors of that deed,² the heirs of Musgrove Evans, who sold whatever rights they had for £290.

According to this quitclaim deed, Samuel Harry sold Musgrove Evans (90-93), his son-in-law, 39 acres 87 perches of land with a saw

*If the original 200 acres had been surveyed in 18 foot rods the extra could be accounted for.

mill 21 November 1757. (No saw mill at all appears in Radnor tax records until 1766 and none on this property until 1771.) Whatever happened to Daniel Rees's interest is not explained, nor the circumstances of Samuel Harry's acquisition. John Evans and Adam Siter both sued Harry for Debt, the court attaching this 39 acre property in the summer of 1757.³

When, ten years later (1 July 1767), Samuel Harry made an agreement with George Fetterman to sell to him, Musgrove Evans (naturally) demurred. Why Harry still thought he controlled the property is not explained. Fetterman pressed Harry until he received a performance bond signed both by Harry and by Evans, dated 12 September 1767 and promising to furnish good title. The deadline came and went and no deed was executed; no reason is produced for the delay.

John Evans, meanwhile, showed interest in the property. (Perhaps he simply read and interpreted his own deed.) Fetterman sold his rights to John Evans 8 March 1770 and went upstream to run mills for the Miles family (50). John Evans described this land as his in the 1783 conveyance of his westerly 100 acres⁴ and, after 1770, either he or his son David was taxed annually for operating a saw mill on the tract. The mill burned and was rebuilt in 1773. Still the title remained unclear.

John Evans's will of 1784 (he died in 1794) specified that David should have a saw mill and 47 (*sic*) acres of land bought in two pieces from George Fetterman and Samuel Harry.⁵ These deeds are not recorded. The testator, who had married Sarah Jones, daughter of David and Ruth (107),⁶ in 1746, left other children; Amy (who married Ezekiel Hoopes in 1794),⁷ Margaret, Aquilla, and Ruth (who married Abraham Free 28 January 1773)⁸ to all of whom David, as chief heir, was required to pay legacies.

Sarah (Jones) Evans died in 1760. A second wife, Hannah, petitioned the Orphans Court for her widow's "thirds" as Evans had failed to make a new will after this new marriage.⁹ Musgrove Evans's tenacious heirs, his widow Lydia (91), son Samuel (and Hannah) of Lower Merion, daughters Ann Haworth [and Mahlon (110)] and Martha Taylor (and Mordecai), finally sold his putative rights to David Evans in 1795, thus ending the matter.¹⁰

David Evans erected the grist mill between 1790 and 1795 when a committee valued 47 acres, grist mill and saw mill at £625.¹¹ His wife Adah (Dickenson), a second cousin whom he married in 1789,¹² died in 1800.¹³

In 1798 he owned an unfinished stone house, taxed as an existing dwelling, not as one built in 1798; residential construction still is slow. The state Department of Highways recently leveled house and

1802
David Evans
139 acres @ \$7.33
1 stone house \$220
1 stone barn \$140
1 stone spring house \$5
(falling?)
1 grist mill and
1 saw mill \$700
1 log house \$5
4 horses @ \$10
4 cattle @ \$10
Miller .37

1823
Job Remington & Pugh Davis
115 acres @ \$65
1 stone house \$550
1 stone barn \$400
1 spring house \$20

John & David Evans
30 acres @ \$50
1 stone house \$400
1 grist mill } \$1500
1 saw mill }

1805
David Evans & Evan Roberts
139 acres @ \$14
1 stone house \$200
1 stone barn \$140
1 stone milch house \$5
1 grist mill } \$580
1 saw mill }
1 log house @ \$5
4 horses @ \$18
4 cattle @ \$10

1843
Daniel Abraham
Pugh Davis
110 acres @ \$68
Stone house \$550
2 spring houses \$50
Carriage house \$50

John Evans
30 acres @ \$45
Stone house \$350
Barn \$200
Grist & saw mills \$3250
Spring & cart house \$100
Frame tenement

barn; they stood between the Mid-County Expressway and Ithan Creek. A second house, probably built between 1814 and 1823, stands in a meadow near the Ithan School.

David Evans made his will 12 September 1806¹⁴ and died within the month. He left his two plantations in Radnor to be divided among his children, Mary (possibly the daughter of a first wife Eleanor), Hannah (who married Joseph Blackfan of lot 24), John, David, and Cadwalader, the last four minors.¹⁵ In 1815 (after Cadwalader's death),¹⁶ the property of 147 acres, valued at \$16,005 was held in common by David and John Evans who agreed to pay Hannah Evans (probably Hannah, their step-mother) her due.¹⁷ The Blackfans conveyed the younger Hannah's rights to her brothers in 1821 for \$2600.¹⁸

The two brothers retained the mill property but sold 116 acres by the road to Chester for \$7826.43 to Job Remington.¹⁹ Ten years later Remington, of Philadelphia, gentleman, and his then wife Hannah sold to Daniel Abraham,²⁰ son of Isaac Abraham of lot 5, for \$9351.50. Abraham's son, Daniel Cornog Abraham, succeeded to ownership.²¹ In 1893, William P. Clyde bought what the Abrahams called Meadowbrook to use the farm for the breeding of thorough-

bred horses.²²

David Evans and his wife Sarah moved to Tredyffrin, selling his half of the mill property to his brother John 17 April 1830 for \$1500.²³ John Evans established his sand garden on flatland below the waterfall. Here, too, he planted his arboretum, near the spring, stocking it with plants, trees in particular, from all climates. These he collected through correspondence with naturalists throughout the world.²⁴

David Paxson, Evans's son-in-law, later ran the mills.²⁵ In 1875 his wife became Radnor's first woman School Director.²⁶ James M. Harrison²⁷ and William H. Ramsey followed Paxson in ownership.

W. Hinckle Smith bought both parts of lot 52. In 1909 he erected an Italianate mansion on what had been the Evans farm. He and his son preserved the older plantings. In 1963 and 1964 a census was made of large and unusual trees in Delaware County.²⁸ Of the 28 listed as standing in Radnor, 16 stood on the mill portion of lot 52. Among them were record samples of the Oriental spruce (4'9" in circumference), Himalayan Pine (7'2"), Canadian Hemlock (8'), Siberian Fir (7'10"), Cilician Fir (7'4"), Amur Corktree (4'8" and 4'1"), as well as a 17'4" White Ash, an 11'10" Oak Willow, 16'6" Norway Maple and Box Elders 13' and 8'4" around.

The Smith (once Evans) property has been invaded of recent years by the Radnor Township School District which took almost 50 acres for the Ithan Elementary School (on the 115 acre Remington-Abraham piece) and by the Pennsylvania Department of Highways which, because the land was relatively open, requisitioned a wide swath through it for the Mid-County Expressway. That any of the trees remain is unlikely.

Highway construction was blocked, but only briefly, when a Smith employee reported traditions of an Indian cemetery in the proposed roadbed. With proper protocol, one misty dawn, the necessary officials gathered near the "graveyard." In the presence of the lawyer for the Smith family, of a Germantown mortician, of representatives of the Highway Department and of the contractor, an accredited archaeologist trenched the land in question but found no remains. The new road has been finished through lot 52. Land along the stream has been given Radnor township by Robert Bruce Balburnie who is developing the rest of the property. The Smith mansion has been destroyed by vandals and by fire.

1. Chester Co. Deed Bk. X-129
2. Delaware Co. Deed Bk. C-124
3. Delaware Co. Misc. File, Chester

- Co. Hist. Soc.
4. Chester Co. Deed Bk. X-179
5. Delaware Co. Will Bk. A-147

6. Radnor Friends Meeting Marriages
7. Radnor Friends Meeting Marriages
8. P. M. H. B., XIX-106
9. Delaware Co. Orphans Ct. File 45
10. Delaware Co. Deed Bk. C-124
11. Delaware Co. Orphans Ct. File 45
12. Gwynedd Friends Meeting Marriages
13. Radnor Friends Meeting Burials
14. Delaware Co. Will Bk. B-33
15. Delaware Co. Orphans Ct. File 508
16. Radnor Friends Meeting Burials
17. Delaware Co. Deed Bk. M-318
18. Delaware Co. Deed Bk. O-474
19. Delaware Co. Deed Bk. O-476
20. Delaware Co. Deed Bk. S-128
21. Ashmead, p. 200, contains a biography of D. C. Abraham.
22. Delaware Co. Deed Bk. G-8-230
23. Delaware Co. Deed Bk. R-686
24. Smith's *History of Delaware County* describes this venture and John W. Harshberger's *Botanists of Philadelphia and Their Work* covers John Evans. (F. J. Dallett brought Harshberger to my attention.)
25. Delaware Co. Deed Bk. P-2-419
26. *Suburban and Wayne Times*, 22 Jan. 1976, p. 7
27. Delaware Co. Deed Bk. N-6-32
28. *Proceedings of the Delaware County Institute of Science*, Vol. XII, Jan., 1965

Lot 53. Lewis Lewis.

Acres: 140.

Description: Farm.

By: Elizabeth Evans, Henry Lewis, and others.

House: 27 feet by 21 feet, stone, 2 stories, 8 windows, 88 lights (6 windows at 12, 2 at 8).

Kitchen: 21 by 21 feet, stone, 1 story.

Spring and wash house: 20 by 15, 1 story, stone.

Assessment: 139 acres at \$2572. House and 2 outbuildings on 1 acre at \$500, raised to \$562.50.

William Penn sold Thomas John Evans (Thomas Sion Evans) 250 acres of land surveyed in Radnor the 24th of the 5th month 1683.¹ Probably the first man to settle in Radnor, Evans's experiences were described by his son John Jones c. 1725 in a letter to Wales, the full text of which is reprinted by Glenn.² En route to Pennsylvania 30 weeks (the passengers improved the hours learning English), he arrived at harbor in the Delaware River 16 April 1682,³ was befriended by a Swedish settler, bought his land, married Lowry, widow of Thomas Lloyd, in 1686 (he was called Thomas Johnes of Radnor),⁴ and settled on the part of his property that became lot 54. They had eight children (five died young),⁵ farmed diligently and prospered, the proof in his herd of 12 "good milch cows," a large herd for Radnor any time before 1800.

From James James (49) he bought another 50 acres⁶ on the 8th of the 4th 1695 (recorded in 1827) for £4-0-0. Resurveyed as 340 acres, his plantation was patented to him 1 November 1703.⁷ In accordance with his will of the 31st of the 1st 1707 the property was divided equally between his two sons,⁸ John the elder to have first choice of lots when he reached 21. The widow received £6 a year and the daughter Elizabeth, who later married Richard Thomas of Merion,⁹ a bequest of £50.

John Jones chose the unimproved tract lying beside the Newtown line. His brother Joseph (54) quitclaimed the property 10 October 1728 (this deed calls the father's patent of 8 October 1701).¹⁰ A month later, 16 November 1728 Lewis Lewis of Newtown, yeoman, paid £250 for John's 170 acres.¹¹ The deed was recorded only after the death of Hannah Lewis, granddaughter of this Lewis Lewis and sister of the 1798 owner.

The new owner, Lewis Lewis, son of William Lewis of Newtown and married to Mary, daughter of David Powell,¹² transferred the property to his second son David Lewis 30 September 1735 for love, affection, and 5s, probably as a wedding present.¹³ The father owned

large acreage in Newtown. David's brother Lewis Lewis later owned lot 47, his sister, Mary Roberts, lots 68 and 76; his sister Elizabeth still lived on lot 48 when the houses were measured.

David Lewis (born in 1705) also bought lot 56. He and his wife, Jane Lawrence, daughter of Henry of Haverford,¹⁴ lived in Radnor some 60 years. When he made his will¹⁵ the 20th of the 5th 1788 he left lot 56 and 22 acres of lot 53 to his son Henry, and the rest of lot 53 (150 acres where the testator lived) to his son Lewis, the 1798 owner.

With the land went the requirement that Lewis house his two sisters while they remained unmarried, as well as his mother who received the full use of the house including all rooms below stairs, cellar, kitchen, spring house, and two back rooms upstairs (and two cows). David also remembered his widowed daughter Rachel Davis (106) and grandchildren David, Alexander, Sisala, and Mary Lewis who were the children of his deceased son Abner. David lived until 1795,¹⁶ his wife until after 1800.

Lewis Lewis, unmarried, died in the summer of 1800. He left the property¹⁷ to his sisters Mary (106) and Hannah who were to provide for their mother and, after her death, to pay his brother Henry £1000.

1802
Mary & Hannah Lewis
145 acres @ \$12
1 stone house \$200
1 spring house \$30
1 frame barn \$80
5 horses @ \$15
5 cattle @ \$10

1823
Hannah Lewis
Richard Griffiths
Enos Lewis
191 acres @ \$70
1 stone house \$450
1 stone spring house \$20
1 stone barn \$350
1 frame house \$150
1 cart house \$40

1805
Mary & Hannah Lewis
145 acres @ \$21
1 stone house \$175
1 stone milch house \$30
Barn and stables \$80
1 frame house \$75
7 horses @ \$20
8 cattle @ \$12

1843
Lewis Garrett
182 acres @ \$64
1 stone house \$350
1 stone barn \$450
Frame tenement \$100
Spring house & dwelling \$150
Cart and cattle house \$100

In 1802 Mary and Hannah sold lot 106, raising £1475, paid off their brother, and lived on lot 53. Among the founders of the Radnor Library Company, they were the beneficiaries of chivalry accorded to sex; only females were exempted from fines for non-attendance at meetings. They replaced the barn between 1805 and 1814.

Mary Lewis died c. 1814 leaving her estate to her sister Hannah¹⁸ and remembering one David Lewis of West Bradford. Hannah Lewis, mortally ill in 1822, directed the disposition of her estate¹⁹ in conversation with her cousin Rebecca Evans (48). Her non-cupative will, mentioning more than 20 people (few of them Radnor residents), provided for the sale of the plantation for the benefit of her nieces and nephews Enos Lewis (who also received a desk), Henry Lewis (cups and saucers), Mary Pratt, William Davis, Deborah Windal (sheets), Cecily Mendenhall, and Mary Thomas (three silver dessert spoons).

Enos Lewis, son of Henry (56), acquired the property. The administrators of his estate sold the plantation (now 191 acres)²⁰ at public vendue in 1835 to Eli Pierce for \$15,387. As Eli Pierce of Nether Providence, yeoman, he and his wife Martha sold the land and two dwellings to Joseph Garrett²¹ of East Goshen on the 3rd of the 4th 1838 for \$17,250.

Joseph Garrett and his wife Margaret [she was a descendant of Thomas Thomas (38-40) and Nathan Matlack (15, 31)] gave it to their son Lewis Garrett²² of Radnor for the same price on the 8th of the 3rd 1849. In 1837 Lewis Garrett married his second cousin Elizabeth Leedom, daughter of Isaac (87) and Rebecca.²³ They built the commanding stone house which stands between Goshen and Hunt Roads and bears a datestone of 1850, called their estate Glencoe, and lived there until the 1890's when George H. Earle bought part of lot 53 and Isaac Norris the rest. Norris erected his mansion on the other side of the Goshen Road and consistently refused to let the Radnor Hunt cross his property.

It is possible that one room of the Garrett house, or at least its chimney, remains from an older structure. The farm buildings were demolished recently for new development. An old frame house (built 1802-5?) stands, stucco covered, on the Darby-Paoli Road on this property.

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| 1. Rolls Office A-3-160 | 7. Patent Bk. A-2-604 |
| 2. Glenn (Merion) pp. 41-44 | 8. Phila. Will Bk. C-59 |
| 3. Marion Balderston believes the son's memory faulty, that his father probably sailed to the West Indies in one vessel and from there to Philadelphia in another (<i>Penn's Colony</i> no. 1, pp. 55, 56). | 9. Radnor Friends Meeting Marriages |
| 4. Radnor Friends Meeting Marriages | 10. Delaware Co. Deed Bk. R-177 |
| 5. Radnor Friends Meeting Burials | 11. Delaware Co. Deed Bk. R-178 |
| 6. Delaware Co. Deed Bk. R-176 | 12. Radnor Friends Meeting Marriages |
| | 13. Delaware Co. Deed Bk. R-180 |
| | 14. Radnor Friends Meeting Marriages |
| | 15. Delaware Co. Will Bk. A-166 |
| | 16. Radnor Friends Meeting Burials |
| | 17. Delaware Co. Will Bk. A-318 |

- 18. Delaware Co. Will Bk. B-218
- 19. Delaware Co. Will Bk. C-22
- 20. Delaware Co. Deed Bk. U-150

- 21. Delaware Co. Deed Bk. U-241
- 22. Delaware Co. Deed Bk. Y-373
- 23. Radnor Friends Meeting Marriages

Lot 54. John Jones.

Acres: 170.

Description: Farm.

By: Thomas Read, David Evans, and others.

House: 20 feet by 30 feet, stone, 2 stories, 9 windows, 101 lights (3 windows at 15, 4 at 12, 2 at 4).

Spring and wash house: 15 feet by 24 feet, stone, 1 story.

Kitchen: 20 feet by 20, stone, 2 stories.

Assessment: 169 acres at \$3167. House and 2 outbuildings on 1 acre at \$600, raised to \$675.

See lot 53 for Joseph Jones's acquisition of 170 acres, the improved portion of his father's plantation. He married Sarah Morgan, daughter of John Morgan (72, 73, 75, 86) and granddaughter of John Evans (83-86), in 1727.¹ When Joseph Jones died intestate in 1759 his son John received letters of administration on his estate and inherited the farm. His grandfather Morgan had bequeathed him and his brother Thomas the mortgage on their father's property. In 1765 (Licence) John Jones married Alice Hunter, not a member of the Society of Friends. She was a first cousin of James Hunter who lived on lot 75.

Cornwallis's raiders of 11 December 1777 concentrated on John Jones's property. His claim for £305-2-6 in personal damages outweighed all others. The long list of losses included livestock (cattle, sheep, fowl, a hog), bedding (8 blankets, 10 pairs of sheets, 4 pillows, 6 pairs of pillow cases, 4 coverlids, and more), tableware (6 diaper linen table cloths, 10 napkins, 6 towels, 11 pewter plates, 4 pewter "basons," 8 knives and forks, and 12 spoons, among other objects), pots, china (2 coffee cups and saucers), a looking glass, razor and stone, food (400 lbs. of flour, cyder, 200 lbs. of cheese, 250 lbs. of dried beef, 2 lbs. coffee, nutmeg and pepper, sugar, honey, whiskey, and their containers), curtains, trunk, candles, ropes, cloth, sewing thread, flax and linen, saddle, bridle, one silver watch (£9-0-0), £5 in cash, and clothing (2 greatcoats, 4 jackets, 8 pairs of trousers, 7 shirts, 8 pairs of stockings, 8 pairs of shoes, stocks, handkerchiefs, a beaver hat—all for men; a bonnet, 7 gowns, 4 cloaks, 4 petticoats, 11 shirts and aprons, 8 handkerchiefs, 6 capes, mitts, gloves, stays, 7 pairs of stockings—all for women; 6 shirts and shifts, a hat, stockings, coat, shirts and shoes for children, as well as "sundry old clothes").

After listing the whiskey (and other objects) Jones put in a claim for "Breaking the Case of Drawers and Desk" (£7-15-0).

He died childless but maintained a fair-sized household of 5 people in 1783, 9 in 1790, 7 in 1800. Because he had in his keeping in 1777 certain possessions of his niece Sarah "Mills" (Miles) daughter of his

sister Hannah, he put in a claim in her name for articles of clothing taken by the British (£13-0-0) and another claim (£59-3-9) for the possessions of the Stadelman heirs (87).

1802

John Jones

170 acres @ \$12

1 stone house \$255

1 stone spring house \$35

1 stone barn \$130

3 horses @ \$15

5 cattle @ \$10

1823

Susannah Steele

130 acres @ \$70

1 stone house \$450

1 barn \$325

1 spring house \$35

1 chair house \$20

1 hog house \$10

1843

Susannah Steele

Chas. Barr

124 acres

House \$350

Barn \$300

Spring house \$50

Cart & spring house \$50

1805

William McClure

170 acres @ \$21

1 stone house \$220

1 stone milch house \$35

1 stone barn \$130

4 horses @ \$15

10 cattle @ \$10

1823

Jonathan Hood

67 acres @ \$55

1 stone house \$450

1 milk house \$20

1 stone barn \$400

1843

Jonathan Hood

65 acres @ \$63

1 stone house \$300

1 stone barn \$300

Milk house \$25

Smith shop \$50

In 1799 Jones sold his plantation to Philip Sheaff² (110) for 5s to bar the entail. Four days later Sheaff returned it to him for the same price.³ The source of this entail has not been found.

Jones's will of 19 November 1801 left life use of his property to his widow Alice and provided for its eventual sale for the benefit of his other heirs.⁴ In 1758 his sister Jane had married Lavellin Barry (Berry),⁵ son of Richard Barry of Radnor [a Richard Barry ran the Plough Tavern (83) for many years]. Jones remembered their children John, Standish, Richard, Lavellin, and Mary.⁶ In 1759, his sister Elizabeth had married Abel Lewis,⁷ brother of Evan Lewis (60, 61, 76); he remembered her children Joseph and Abel. His sister Hannah (deceased) had married (out of meeting) Nathaniel Miles; he remembered her children Nathan and Sarah, who lost her wardrobe to the British. She married George Siders (*sic*) in 1783 in Swedes Church, Philadelphia. Siders (son of Adam of lot 33) wrote his will⁸ in 1801 (proved in 1802) to provide for his widow Sarah and their children John, Hannah, Adam, Nathaniel, Joseph, Clerica and George. John Jones, thereupon, gave his niece her inheritance and wrote a codicil to his will to that effect. Alice Jones died in 1811, with a will mentioning at least 25 people including a number of Hunter relatives (not

Radnor residents), the children of John Berry of Baltimore, Nathaniel Miles and Abel Lewis (nephews of her husband), and Tabitha Dennis and Sarah Yarnall whom her husband also mentioned.⁹

John Jones's executor sold the property 1 April 1812 in two pieces, the easterly portion of 132 acres and a stone dwelling to Andrew Steele of Westtown for \$10,593.¹⁰ Steele farmed the Westtown School property from 1804 until he moved to Radnor. The westerly 67¼ acres went to Jonathan Hood of Newtown, house carpenter, for \$3424.43.¹¹ Both families owned for at least a generation. Hood built a house (unfinished in 1814); Steele's heirs owned a mill seat on Ithan Creek in 1826.¹²

Until after 1958 a stone mansard roof house and stone barn stood close to and south of Roberts Road, possibly the Victorianized house of John Jones and Susannah Steele. In 1870 Enoch J. Davis lived here.

Lot 54 is still relatively open, much having been incorporated into Rudolph Ellis's estate. His house, Fox Hill, designed by T. P. Chandler, built in 1881, is pictured in Ashmead.¹³ The Mid-County Expressway runs through John Jones's land; new development is imminent.

1. Radnor Friends Meeting Marriages
2. Delaware Co. Deed Bk. D-458
3. Delaware Co. Deed Bk. D-459
4. Delaware Co. Will Bk. A-397
5. Radnor Friends Meeting Marriages
6. See Beal, Mrs. James H., *Jacob Eichholtz 1776-1842* for portraits of the Berry Family.

7. Radnor Friends Meeting Marriages
8. Delaware Co. Will Bk. A-362
9. Delaware Co. Will Bk. B-168
10. Delaware Co. Deed Bk. K-442
11. Delaware Co. Deed Bk. K-445
12. Page 685
13. Page 684

Lot 55. David Morris.

Acres: 20.

Description: None given.

House: 1 assessed at \$50.

Assessment: House at \$50 on 20 acres at \$290.

This lot is the "Barrens," consistently so-called, perched on a knob of serpentine. The land itself remained unsurveyed until 1762. On 11 August 1758 the Proprietors sold John Read rights to 580 acres of unsurveyed and unlocated land in Pennsylvania, "such land as is agreed for and purchased of the Indians." Read and his wife Margaret sold Joseph Rawlings the rights to 152 acres¹ 16 September 1758; Rawlings and Ann, in turn, sold to Joseph Richardson 5 December 1760.² Joseph Richardson and Mary 20 September 1762 sold Francis Yarnall rights to 24 of the 152 acres.³ Five days later the land was surveyed by Benjamin Pervin. David Lewis (53, 56) objected to the survey but withdrew the objection three years later.⁴ Francis Yarnall of Willistown, yeoman, and his wife Mary (56) sold the 24 acres (now in Radnor) the 16th of the 5th 1772 for £30 to David Morris of Radnor, weaver.⁵ Mary Yarnall, née Phillips, granddaughter of Stephen ap Evan (109), was the mother of David Morris. Morris built the \$50 house and attempted to wrest a living from his poor soil and a livelihood from his weaving.

1802	1805	1823	1843
David Morris	George Morris	24 acres of lot 56	See lot 56
20 acres @ \$2	John Morris	1 small house \$100	
1 log house \$30	20 acres @ \$9	1 cart house \$30	
1 log stable \$5	1 log house \$30		
Weaver .25	1 log barn \$5		
(the .25 crossed out)	1 horse @ \$12		
	1 cow @ \$8		
	Weaver .50		

David Morris wrote his will⁶ in 1799, leaving the plantation to his son George, with life use reserved for the widow Mary (probably née Sill). He also mentioned son John, and daughters Ann, and Phebe who had married John Rutherford. The will was proved in 1804.

George Morris died in 1806 leaving all his possessions to his wife Sarah⁷ with the provision that if she died childless the plantation should descend to his brother John. John inherited and died intestate.

Henry Lewis (56) bought the farm (24½ acres, 38 perches)⁸ from John Morris's estate 19 October 1818 for \$1360.56 with the approval of Adam Litzenburg (*sic*) who had married John Morris's daughter

Hannah. Thereafter its history for a number of years coincided with that of lot 56.

Barren it was, and the assessed valuation consistently low. Outcroppings of antholite, asbestos, serpentine, retinolite, chlorite, kammererite, sepiolite, Deweylite, chromite, magnetite, limonite, quartz and jasper excite the geologists,⁹ but lower fertility. In its Radnor days the Hunt rode through the "Barrens," now a suburban development. Barren Road runs through the property now and Johnson grass, which likes poor soil, flourishes by its side. The log house does not stand.

1. Phila. Bk. H-15-557, recited in Delaware Co. Deed Bk. M-661
2. Phila Bk. H-15-75, recited in Delaware Co. Deed Bk. M-661
3. Recited in Delaware Co. Deed Bk. M-661
4. Penna. Arch. III-1-267
5. Delaware Co. Deed Bk. M-661

6. Delaware Co. Will Bk. A-437
7. Delaware Co. Will File 273
8. Delaware Co. Deed Bk. N-208
9. Gordon, Samuel G., *The Mineralogy of Pennsylvania*, reprinted as Special Publication no. 1 of the Academy of Natural Sciences, Phila., 1959, p. 195

Lot 56. Henry Lewis.

Acres: 55.

Description: Farm.

By: Lewis Lewis, Thomas Read, and others.

House: 24 feet by 16 feet, part log, part stone, 1 story, 5 windows, 33 lights (4 windows at 6, 1 at 9).

Spring and wash house: 26 feet by 16 feet, 1 story, stone.

Assessment: 54 acres at \$1197. House and 1 outbuilding on 1 acre at \$125, raised to \$140.625.

David Morris bought 50 acres from Penn's Commissioners in 1689,¹ receiving a patent for 50 acres in Radnor Township 10 September 1713.² He also owned some 400 acres in Marple Township adjoining the Radnor land. By will of 25 November 1720 he left half this property to his eldest son David.³ The second David Morris died intestate leaving a widow Mary [daughter of Phebe Stephens (94) and Philip Phillips], who remarried in 1734 (55).⁴ He also left three children: John, David, and Elizabeth who had married Thomas Pearson. Elizabeth and Thomas Pearson conveyed their rights to her brother David.⁵

John and David Morris divided the property the 28th of the 4th 1746, each receiving 113½ acres. David acquired the portion containing house, buildings and orchards. John's land was undeveloped.

John Morris of Newtown, yeoman, and Elizabeth sold 61 of the 113½ acres 23 May 1751 to David Lewis (53) of Newtown⁶ for £166-12-0. Lewis made an agreement with Richard Fawkes of Newtown allowing him to build a watercourse through Lewis land.⁷

David Lewis, by will of the 20th of the 5th 1788, left his son Henry the "60 acres I bought of John Morris" as well as a 22 acre strip of land from lot 53, and 54 acres in Newtown.⁸ In 1783 Henry Lewis married Mary Davis, daughter of Jonathan Davis, deceased.⁹

1802

Henry Lewis
55 acres @ \$8.50
1 stone house \$100
1 log kitchen \$20
1 stone spring house \$60
1 stone barn \$160
2 horses @ \$15
7 cattle @ \$10

1823

Henry Lewis
94 acres (includes lot 55) @ \$60
1 stone house \$500
1 spring house \$30
1 stone barn \$400

1805

Henry Lewis
55 acres @ \$15
1 stone house \$140
1 milch house \$60
1 barn \$160
4 horses @ \$20
6 cattle @ \$12

1843

George Maris
House \$300
Barn \$400
Spring house \$50
Tenement \$100 (on lot 55)

In 1798 Henry Lewis owned a one-story stone and log house at a fairly low assessment, a larger spring and wash house, and no kitchen. The 1802 assessment implies either a new stone house or improvements. The 1802 log kitchen, (the only kitchen listed in 1802) may have been the previous house. Henry Lewis made his will 17 February 1813¹⁰ and died that year. His widow Mary received his riding chair, the use of back rooms in his house, and a lifetime supply of apples. Son Enos received Newtown property, and son Henry received the Radnor plantation, where the testator lived, and another 54 acres in Newtown. Daughters Hester, and Mary (who had married Joseph Pratt) were also mentioned. The widow's will¹¹ was probated in 1824. After the intestate death of the second Henry the property came to his sister Esther (*sic*) the brother Enos having refused the legacy.

Esther Lewis sold to George Owen Maris¹² of Brandywine Township 12 March 1831 for \$6200.

A two-story stone house stands on the site of the Lewis house. Embedded in one wall is a 1767 datestone and under the roof a stone clearly marked G. O. M. 1842. A worn stone on the opposite eave seems to read H. L. 1801. Built into the hillside, the house was constructed in several parts at different times. No log appears. Later owned by Moro Phillips, the house was occupied during this century by the Countess Tolstoy who retired to Radnor, raised pigs (local children called her the "Pig Woman"), housed other Russian refugees, and here wrote the biography of her father. Vacant and vandalized thereafter, the house was refurbished by Walter Opp and Richard L. Hull. An old spring house, complete with chimney, guards the spring.

1. Penna. Archives II-19-565

2. Patent Bk. A-5-98

3. Recited in Delaware Co. Deed Bk. F-37

4. Radnor Friends Meeting Marriages

5. Recited in Delaware Co. Deed Bk. F-37

6. Delaware Co. Deed Bk. F-37

7. Delaware Co. Deed Bk. A-407

8. Delaware Co. Will Bk. A-166

9. Goshen Friends Meeting Marriages

10. Delaware Co. Will Bk. B-258

11. Delaware Co. Will Bk. C-50

12. Delaware Co. Deed Bk. S-64

Lot 57. Isaac Burn.

Acres: 10.

Assessment: 10 acres at \$180.

This small meadow had the same history as lot 56 until 31 May 1751, when David Lewis sold to Richard Fawkes,¹ whose main interests lay in Marple and Newtown Townships. In 1758 he petitioned the county court² because his meadow was "Rendered almost useless and Unbeneficial" for want of a road, and because, in his opinion, such a road would be "of little Ingercy" to his neighbors. He suggested prolonging such a road to join the "Public Road that leads from Darby to Newtown and thence to the Great Valley." A committee duly laid out access for him, a strip 84 perches long on the lands of David Lewis (56), to connect Fawkes's other lands with the Radnor meadow, but refused to extend it to the public road. The new cartway ran on the line between Marple and Radnor Townships.

In 1767 William Burn, who owned Haverford land bought of David Llewellyn,³ bought the meadow from Fawkes as it adjoined his Marple farm.⁴ His son Joseph, carpenter, built a house and erected a saw mill on ten acres outside Radnor before 1776. John Jones of Lower Merion later bought the mill.⁵

Thomas Read (58) sold Burn 26 March 1776 83 perches of adjoining land on the East side of Darby Creek for the "use and conveniency of a mill dam or pond."⁶ In return Burn sold Read a thin strip of land, also 83 perches, adjoining the Read farm and running from the Creek to the Chester Road, 73 perches long in Haverford Township. Burn built no mill in Radnor.

Member of the Radnor Friends Meeting where his children's births were recorded, William Burn saw his son Joseph marry out of meeting in 1768, his son Isaac in 1777, and daughter Rachel in 1779. The Meeting dissociated itself from William Burn Jr. during the Revolution because he took up arms, and after that they all attended St. David's Church.

In 1788 Evan Roberts had use of the 10 acres.

In May of 1791 William Burn made his will,⁷ proved the following December. He left his son Isaac life use of the plantation bought of Richard Fawkes, some 50 acres in Marple and in Radnor, and 10 acres more "of my other land adjoining a Line to run straight across the Uperent of the Grannery field from the line between me and David Lewis to the line between me and Elizabeth Morris, Widow." After Isaac's death the land was to be sold for the benefit of Isaac's children. If no child survived, the tract would descend to William's

daughter Rachel (wife of James Dunwoody) who also received other property. He provided for his wife Jane (Craig), son Joseph, the children of his deceased son William Jr., and for Samuel McClenan "if he can be found." Burn's library of books, not to be sold, was to remain in the family "for the purasal (*sic*) of my children and grandchildren and their offspring forever."

Isaac Burn's life estate in the 60 acres was sold at auction by the sheriff 14 January 1792 for a debt of £51-12-3 owed Edward and Susannah Richards,⁸ executors of Jacob Richards. His mother, Jane Burn, paid his debt (in effect) when she bid in the interest for £50-0-2. In her will of 1 December 1798⁹ she returned the property to him in a legacy which lapsed because, a year later, she conveyed her interest to his children Isaac Jr., Peter, Henry, and Joseph as tenants in common.¹⁰

1802 Isaac Burn 10 acres @ \$12	1805 Isaac Burns (<i>sic</i>) 10 acres @ \$21	1823 William Burns 10 acres of meadow @ \$80	1843 William Burns 13 acres
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Jane Burn's will, proved in 1803, disposed of personal possessions quite specifically. She left (among other things) to son Joseph her desk and bookcase, to son Isaac her clock (for life only, then to his son William), to her daughter Rachel a walnut "closepress" and to her grandchildren by deceased son William, bedding (to be sold and the money put to use), a large Bible, case of drawers, the best saddle, a walnut dressing box, silver spoons and china ware.

In 1811 Isaac Burn decided that he owned a medicinal spring on the Marple property. He built a bath house near it and petitioned for a licence to run a house of public entertainment there. Although the court refused the petition, his son William tried again in 1817 in vain.¹¹ The spring was of some renown, however, as it appears on the Ash map of 1848 as a "Mineral Spring" a few rods south of the Radnor line. Burn's wife Margaret (Green) died in 1815, he in 1831 at 78.¹²

Owen Brooke later owned lot 57 as well as 58.

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| 1. Delaware Co. Deed Bk. A-407 | 7. Delaware Co. Will Bk. A-75 |
| 2. Chester Co. Road Docket A-258, papers 8-7 | 8. Delaware Co. Deed Bk. F-543 |
| 3. Delaware Co. Deed Bk. A-391 | 9. Delaware Co. Will Bk. A-391 |
| 4. Delaware Co. Deed Bk. C-128 | 10. Delaware Co. Deed Bk. F-545 |
| 5. Delaware Co. Deed Bk. C-141 | 11. Ashmead, p. 584 |
| 6. Delaware Co. Deed Bk. A-406 | 12. St. David's Church Burials |

Lot 58. Thomas Read.

Acres: 96.

Description: Farm.

By: John Jones, William Brook of Haverford and others.

House: 27 feet by 20 feet, stone, 2 stories, 7 windows, 92 lights (6 windows at 12 panes, 1 at 20).

Kitchen: 16 feet by 16 feet, part stone, part wood, 2 stories.

Spring house: 12 by 12 feet, 1 story, stone.

Assessment: 95 acres at \$1750. House and 2 outbuildings on 1 acre at \$400, raised to \$450.

See lot 59 for William Davis's (38) acquisition of 122 acres, in 1704. He disposed of 30 acres (59) before he made his will 4 August 1738 leaving his grandson Mirick, son of Mirick, "the plantation in Radnor where Ellis Pugh now lives" with the condition that Mirick pay several legacies, and with reversion to Mirick's brother Alexander.¹

In the spring of 1755, by means of a fictitious suit, the entail was barred on the 92 acre tract which was resurveyed at that time and found to contain 96 acres. Mirick Davis of Radnor, yeoman, sold the messuage and plantation² 1 December 1755 to Thomas Read of Radnor, cordwainer, for £288. In 1776 Read sold his neighbor William Burn (57) half an acre by Darby Creek in return for a similar amount of other land.³

William Read, son of Thomas, was a Lieutenant under Captain Mordecai Morgan during the Revolution.

1802
Thomas Read
96 acres @ \$12
1 stone house \$200
1 stone spring house \$20
1 frame barn \$75
5 horses @ \$6
5 cattle @ \$10

1805
John Read
96 acres @ \$21
1 stone house \$160
1 stone milch house \$20
1 frame barn \$75
3 horses @ \$18
5 cattle @ \$12

1823
James Quin
96 acres @ \$70
1 stone house \$300
1 spring house \$30
1 barn \$150

1843
Owen Brooke
92 acres @ \$64
1 stone house \$450
1 spring house \$50
1 tenement \$100
1 barn \$450 (built 1823-1837)

Thomas Read, by will dated 6 October 1799, proved 26 March 1804, left the plantation he lived on in Radnor to his son John,⁴ who also inherited his father's "utensils of husbandry," the feather bed

and bedding he was using, a gun, a clock, the largest look-glass, and the responsibility for feeding his mother. She* inherited life use of the back room below stairs in the dwelling house. Read also provided for children Mary, James, Davis, and Ann, and grandchildren Margaret Scrimger (a John "Seringar" and Elizabeth Read received a marriage licence in 1775), and Martha Quin (Martha Read married William Quin in 1798 in Philadelphia's Second Presbyterian Church). Read died at the age of 78, his widow in 1818 at 92, remembering children John, Mary Black, James, Davis, and Ann Grover [she married Robert Grover (51) in 1793 at St. Michael's and Zion Church, Philadelphia].⁵ Thomas and Margaret Read are both buried in St. David's Churchyard.

John Read's will,⁶ written in 1818 and proved the next year with his mother's, listed siblings James, Ann Grover, and William, who had married Susannah Clay. All three wills mentioned the Quin family, John mentioning William, Davis, and John Quin, and leaving the Radnor farm to James Quin, son of William.

Two years later, the sheriff sold 96 acres with appurtenances, the property of James Quin, to Joseph Bishop of Upper Providence for \$3750.⁷ Quin lost them for a debt due the heirs of David, Jeremiah, and Henry Pratt. In 1827 Bishop sold to Owen Brooke (47) whose parents owned lot 48.⁸ Polish-born Moro Phillips, a later owner, used this as stud farm.⁹ He eventually placed it in the care of his son-in-law, painter and illustrator A. B. Frost. P. S. P. Randolph followed Phillips in running a stable here.

To the east of Sproul Road, the Mid-County Expressway has replaced the Black Angus cattle on land Thomas Read once owned. The remaining land awaits development. To the west of Sproul Road, some 40 acres remain open except for house, barn, spring house, carriage house, and (new) lake. The rear portion of the house at 1000 Sproul Road is that of 1798. The larger (front) section was built in two parts and contains a datestone carrying the name Brooke 1834 (Owen Brooke?) and the initials A. F. P. 1885 (Phillips?).

A stone barn stands, flanked by a later carriage house. The spring house, larger than that of 1798, probably stands on the old foundation.

*Probably Margaret Davis who received a licence to marry Thomas Read in 1748. Read was administrator of Mirick Davis's estate in 1760. From scant printed accounts of the ancestry of Thomas Buchanan Read, it seems likely that Thomas and Margaret Read of lot 58 were his great grandparents.

1. Phila. Will Bk. F-137
2. Chester Co. Deed Bk. M-455
3. Delaware Co. Deed Bk. A-406
4. Delaware Co. Will Bk. A-426
5. Delaware Co. Will Bk. B-436

6. Delaware Co. Will Bk. B-431
7. Delaware Co. Deed Bk. R-29
8. Delaware Co. Deed Bk. R-99
9. A previous Phillips house is an early landmark in Galveston, Texas.

Lot 59. Abraham Cornog.

Acres: 30.

Description: None given.

Assessment: 30 acres at \$540.

This was vacant land adjoining land Cornog owned in Haverford.

David Powell had 111 acres surveyed on the 8th of the 12th month 1685 and patented the 14th of the 3rd 1686.¹ Evan Protheroh held the same land, resurveyed as 122 acres, 34 perches, by patent dated 30 September 1701.² Protheroh and his wife Elizabeth both died in January 1710.³

William Davis bought the 122 acres from Protheroh (called "Evan Brodro") 24 February 1704.⁴ Part of this land became lot 58. The remaining 30 acres still belonged to William Davis in 1725,⁵ but by 1755 belonged to David Davis.⁶

David Davis of Radnor and his wife Jane sold 30 acres in Radnor to David Cornog 26 May 1757.⁷ David Cornog, of Radnor, yeoman, and Catherine his wife gave 118½ acres of land including the 30 acres in Radnor to their son Abraham 4 April 1776 for love.⁸ Abraham Cornog had married Dinah Abraham, sister of Isaac Abraham (5).

1802	1805	1823	1841
Abraham Cornog	Widdow Cornog	Isaac Cornog	James Moore
30 acres at \$10	30 acres at \$17.50	30 acres at \$50	30 acres at \$30

Abraham Cornog held the land until his death. His children Abner, David, and Catherine Lobb, wife of Asher Lobb,* sold the property 13 June 1809 to Isaac Cornog,⁹ another son of Abraham who paid \$1500 to each of the grantors for the whole 118½ acres.

James A. Moore bought the Cornog farm in Radnor and Haverford. (He was first cousin once removed of Isaac Cornog, as well as his brother-in-law.) It is now a part of the Rudolph Ellis estate.

1. Patent Bk. A-1-154
2. Patent Bk. A-2-90
3. Phila. Friends Meeting Burials
4. Chester Co. Ct. II (Lapp) p. 116
5. Chester Co. Deed Bk. X-329

6. Chester Co. Deed Bk. M-455
7. Recited in Chester Co. Deed Bk. B-2-241
8. Chester Co. Deed Bk. B-2-241
9. Delaware Co. Deed Bk. P-707

Lot 60. Evan Lewis. (See also lot 61.)

Acres: 210.

Description: Farm.

By: Daniel Maul, Isaac Abraham, and others.

House: 25 feet by 17 feet, part stone, part log, 1 story, 5 windows, 30 lights (1 at 11 panes, 3 at 5, 1 at 4). He owned a second house built in 1798 described as being 20 feet by 34 feet.

Spring house: 13 feet by 15 feet, stone, 1 story.

Assessment: 209 acres @ \$2276. House and 1 outbuilding on 1 acre at \$175, raised to \$196.875. New house, built in 1798, @ \$500.

The Return credits Lewis with 245 acres in Radnor, but he had inherited 260 acres, in two pieces, from his parents.

The northern portion (160 acres): John Fisher, who acquired 300 acres in 1684,¹ lived in Philadelphia where he glazed the Blue Anchor Tavern and served on the Grand Jury which indicted Margaret Matson for witchcraft. He, himself, was indicted for contempt of court and later dealt with by the Friends Meeting for a verbal bout with Barnabas Willcox, after which he moved to Delaware where his will was proved in 1686. The land was patented to his executors, the widow Margaret and son Thomas, on the 24th of the 3rd month 1688. Two days later Charles Pickering bought the land (together with Philadelphia property) for £45.² The Philadelphia property became the subject of John Frederick Lewis's *History of an Old Philadelphia Land Title*.

Litigious and ingenious, Pickering was lawyer, merchant, prospector, and convicted counterfeiter by the time he bought in Radnor.³ He died in 1694 having left his name to Pickering Creek (not in Radnor) and his lands to his executors to sell. One of the executors, Joseph Willcox, son of the Barnabas so ill-treated by John Fisher, and once Philadelphia's mayor, appears on the Radnor tax rolls through 1722 as one of few non-resident tax payers.

Evan Lloyd, who acquired the tract, sold 160 acres to Thomas Lloyd 4 September 1730. Thomas Lloyd of "Redyssryn," yeoman, sold to John Lewis of Radnor, "maison," for £100 on the 15th of the 12th 1736.⁴ The deed included appurtenances (if any) and was not recorded until 1795. The buyer and his descendants remained here for a century.

John Lewis, who was blind by 1767, wrote his will 22 October 1775 giving the land bought of Thomas Lloyd to his son, Evan, and mentioning sons Samuel, John and Abel, and daughters Elizabeth Tucker, Rachel (wife of James McCulloh), and Mary, and various

*Lobb was reported for marrying out of the Darby Meeting 27/2/1806.

grandchildren unnamed.⁵

The southern portion (100 acres): David Powell of Philadelphia, surveyor, owned 100 acres which were surveyed the 4th of the 3rd month 1686, and patented the 9th of the 7th 1687.⁶ He sold to Abel Roberts the 1st of the 6th 1693, the sale confirmed the 9th of the 6th 1703.⁷ Roberts, brother of Aaron Roberts (14-16) and Evan (68), married Mary Price, sister of David Pugh's wife (3, 4).⁸ In 1715, after his death, she received deeds in her own name from Powell dated 8 and 9 June, and married Roger Roberts, widower.⁹ Her daughters Katherine and Rachel were mentioned in the wills of their uncle Moses Roberts,¹⁰ and of their stepfather.¹¹

Mary Roberts, who used the plantation until her death in 1750, left the farm to her daughters. Katherine, who had married John Lewis, was instructed to pay half the property value to her sister Rachel, wife of Evan Evans (38). Mary Roberts also listed her Evans and Lewis grandchildren¹² including Amos and Hannah Evans unmentioned in their father's will of 1774.¹³ The official transfer of the tract to John and Katherine Lewis, dated 23 October 1753, showed their paying £100 for the half interest in house and land.¹⁴ Thus Katherine Lewis acquired her father's farm.

In 1759 when their son Abel married Elizabeth Jones (54), John Lewis conveyed use of this farm to him for the duration of the parents' lives, and ownership thereafter. The deed failed to stand as Katherine, actual owner and living wife of the grantor, failed to sign, and because Abel died in 1766, before either parent.

Katherine Lewis made her will the 27th of the 7th month 1778, again mentioning the seven children and specific grandchildren including Tacy Davis (42).¹⁵ Both wills, John's and Katherine's, were proved 11 January 1779.

Over ten years later, the 27th of the 3rd month 1790, Evan Lewis paid £400 for whatever rights to the property were still held by his brother Abel's children, John Lewis, Joseph Lewis and his wife Lydia, and Abel Lewis, all of Tredyffrin.¹⁶

So Evan Lewis came to own all his parents' property.

In 1770 he married Esther Massey, daughter of Thomas and Sarah of Willistown.¹⁷ After her death in 1773, he married Jane Meredith, of Uwchlan.¹⁸

In December of 1777 agents of George Washington's army took £8-15-6 from him for army use and three months later the Rebels assessed him £72-4-0 in Substitute Money which he paid.¹⁹

In 1793 he sold 6 acres 24 perches of land in the northern corner of his farm to Cornelius Van Osten (62). By 1798 he farmed all his own land save 35 acres rented to the heirs of Benjamin Davis (61).

1802

Evan Lewis
220 acres @ \$9.50
(includes some of no. 61)
1 stone house \$250
1 stone spring house \$40
1 stone barn \$175
1 stone cart house \$25
4 horses @ \$15
7 cattle @ \$10

1823 (see 61)

Abner Lewis
100 acres @ \$50
1 house \$400
1 stone barn \$450
1 spring house \$50

1805

Evan Lewis 240 acres @ \$17.50
(includes some of no. 61)
1 house \$250
1 stone barn \$40
1 stone milch house \$175 } (sic)
1 stone cart house \$25
3 horses @ \$18
6 cattle @ \$10

1843 (see 61)

Estate Abner Lewis
100 acres @ \$40
House \$250
Barn \$350
Spring house \$50

Division of the land into several farms followed Lewis's death in 1807, the lines between those farms varying from year to year. He left the plantation to his wife for her lifetime, the northern tract, 160 acres inherited from his father, thereafter to belong to his sons Enoch, Elijah, and Evan and the southerly 100 acres to his son Abner. He also mentioned son Thomas (occupant of 106?), daughters Jane and Sarah, and provided that his niece Tacy Davis (42) could "use the room over the spring in the milk house."²⁰ His widow's will names their children, and her stepchildren (Thomas and Sarah). She died in 1814.²¹

Enoch Lewis, mathematician, author, teacher, founder and publisher of *The African Observer* (an anti-slavery monthly),²² one of few Radnor natives to be included in the *Dictionary of American Biography*, left Radnor and sold his share of the northern tract for \$2572 in 1812.²³ His brother Evan, also an educator, and then of Wilmington, had sold in 1810 for £1200.²⁴ The purchaser in each case was their brother Elijah who lived in Willistown and rented the family farm to others.

In 1847 and 1848, H. Jones Brooke, a descendant not only of the Brooke family of Radnor (70) but also of the Morgans (73) and the Hunters (75), bought land from Elijah,²⁵ and 122 acres of Abner's southern tract from Samuel Lewis who had bought it at a sheriff's sale in 1842.²⁶

The northern tract (or most of it) remained in the Brooke family until the year 1900 when the estate of Francis Brooke sold the last 129 acres to James W. Paul, Jr. (great nephew of Thomas Paul of lot 87) for \$64,500. James Paul also bought contiguous land, mostly in Tredyffrin, until he held 232 acres. He erected a mansion in Radnor, a gate lodge, bath house, farm house, chicken house, milk house, stable, barn and auto house, all in Jacobean style designed by Horace

Trumbauer of Philadelphia between 1901 and 1904. The building stone came from lot 8, the fine iron fence which surrounded the estate from the Wayne Iron Works. Much of the planning was done by Julian Abel, Negro designer in the Trumbauer office. Mrs. Paul was the daughter of Anthony J. Drexel who, with George W. Childs, developed the community of Wayne.

In 1925 the Paul family sold what it called "Woodcrest" to Dr. John T. Dorrance whose family enjoyed it for a generation. In 1954, after the death of Mrs. Dorrance (Dr. Dorrance died in 1932), his heirs sold to the Missionary Sisters of the Sacred Heart who used the mansion house as an orphanage ("the children loved sliding down the banisters"). Cabrini College was opened here in 1957, one of its newer buildings named Woodcrest Hall for the estate of the past.

On the remainder of the northern tract where St. Luke's School flourished in the early years of this century, Valley Forge Military Academy and Jr. College now trains young men. Founded in 1928 by (General) Milton G. Baker, the Academy's campus includes acreage in Tredyffrin. Because of this school, Wayne was briefly the home of the Bulgarian Government in exile while King Simeon attended the Academy.²⁷

The southern tract became Edgewood, the estate of Jason L. Fenimore and his son Francis Fenimore, bought in 1858 from H. J. Brooke.²⁸ Here the Fenimores lived for half a century. Gulph Creek was dammed first as a source of water for the railroad's steam engines, and later for pleasure, ponds appearing on older maps where none now lie.²⁹ Part of the Fenimore property has been developed with streets and houses, part with the buildings of Eastern College (65). Thus the preponderance of Evan Lewis's farm is occupied by educational institutions.

Lewis owned three dwellings in 1798. One may have been the house on lot 62. After 1798, the Lewises were assessed for only two houses. His own new dwelling of that year probably stood on Radnor Street Road near what is now Cowan Field. If so, it stood on the 100 acre Roberts tract and represented a very early seat. The old portion of the house at 309 Chamouni Road may date to Lewis ownership.

1. Warrants and Surveys, 6:31
2. Phila. Deed Book E-2-5-107
3. Colonial Records I-84-88
4. Delaware Co. Deed Bk. B-412
5. Chester Co. Will Bk. 6-335
6. Patent Bk. A-1-211
7. Penna. Archives II-19-391
8. Radnor Friends Meeting Marriages
9. Radnor Friends Meeting Marriages

10. Phila. Will Bk. D-41
11. Phila. Will Bk. D-164 (Abstracts)
12. Chester Co. Will Bk. 3-251
13. Chester Co. Will Bk. 6-361
14. Delaware Co. Deed Bk. C-30
15. Chester Co. Will Bk. 6-337
16. Delaware Co. Deed Bk. B-414
17. Goshen Friends Meeting Marriages
18. Radnor Friends Meeting Marriages

19. Radnor Friends Meeting Records
20. Delaware Co. Will Bk. B-71
21. Delaware Co. Will Bk. B-286
22. Futhy & Cope pp. 629-633
23. Delaware Co. Deed Bk. M-540
24. Delaware Co. Deed Bk. M-543
25. Delaware Co. Deed Bk. H-617

26. Delaware Co. Deed Bk. H-614
Sheriff's Deed Bk. B-130
27. Ernest P. Raum, "The Famed in Wayne," *Bulletin of Radnor Hist. Soc.*, 1972, p. 4
28. Delaware Co. Deed Bk. E-2-627
29. *Prospectus of Edgewood Lake*, Philadelphia, n. d.

Lot 61. Evan Lewis. (See also lot 60.)

Acres: 35.

Description: None given.

Dwelling: Occupied by Benjamin Davis's heirs (not Benjamin Davis of lot 42 but Benjamin Davis, mason).

Assessment: Dwelling at \$30 on 35 acres at \$450.

The exact position of this house on Evan Lewis's lands is unstated but from the description of buildings on later assessment lists it becomes clear that it stood on the northerly (160 acre) tract.

1802

Evan Griffith
30 acres @ \$4
1 log house \$35
1 log stable \$8
1 cow @ \$8

1823

Elijah Lewis
154 acres @ \$30
adjoining the township
line (part from lot 60)
1 log house \$30

1805

Evan Griffith
14 acres @ \$10.50
1 log house \$30
1 frame stable \$5
1 cow @ \$8

1843

Elijah Lewis
John Super, smith
143 acres @ \$40
Tenement \$100

The buildings are gone.

Lot 62. Thomas Cornog (not listed on the Return).

Acres: 6 acres 24 perches.

Description: None given.

See lot 60 for Evan Lewis's acquisition of his northern 160 acre tract. Evan Lewis "taylor," and Jane, sold 6 acres 24 perches of land to Cornelius Van Osten "labourer" for £45 on the 18th of the 10th 1793.¹ Cornelius Van Osten was assessed for 6 acres in 1791 and a Jacob Van Osten was counted in the 1790 Census for Radnor, his name near Evan Lewis's. The family was apparently already in possession.

Van Osten sold the land with a message to Thomas Cornog 22 July 1797 for £210.² Not mentioned in the 1798 Return, the house is therefore undescribed, unless it was included under the name of Evan Lewis who was not its owner.

1802

Thomas Cornog
6 acres @ \$6
1 log house \$20
1 cow @ \$8
Carpenter .25

1823

Thomas Cornog
6 acres @ \$50
1 log house \$40
1 frame stable \$10

1805

Thomas Cornog
6 acres @ \$14
1 log house \$20
Carpenter .75
1 cow @ \$8

1843

Theodore Cornog
House and lot \$200

Benjamin Lisle (Lyle)
4 acres—house and lot \$600

Thomas Cornog and Rebecca (John Hampton of lot 24 mentioned a daughter Rebecca Cornog in his will) sold the southerly four acres and house to Theodore Cornog 29 November 1830 for \$300.³ The other two acres were sold by Thomas and Rebecca to Thomas Cornog Jr. of Norriton,⁴ wheelwright, 28 November 1830 for \$130. Thomas Jr. and his wife Margaret apparently built here as they sold a house and lot to Theodore Cornog 18 months later (12 May 1832) for \$625.⁵ Theodore and Taresa Cornog sold four acres to Benjamin Lisle in 1839,⁶ and two to William McDonald.

The Cornogs again owned the southerly two acres in 1843. They sold to Matthias Wolf by 1854.⁷ There is today a stone and wood house on the corner of Upper Gulf and King of Prussia Roads that may date back to Cornog ownership.

1. Delaware Co. Deed Bk. D-21
2. Delaware Co. Deed Bk. D-22
3. Delaware Co. Deed Bk. S-17
4. Delaware Co. Deed Bk. S-18

5. Delaware Co. Deed Bk. S-285
6. Delaware Co. Deed Bk. U-559
7. Delaware Co. Deed Bk. B-2-468

Lot 63. Amos Thomas. (See also lot 66.)

Acres: 50.
 Description: Occupied by Matthias Priest.
 By: Not given.
 House: 1 assessed at \$40.
 Assessment: House at \$40 on 50 acres at \$660.

See lot 60 for Evan Lloyd's acquisition of 300 acres. Lloyd sold 160 acres to Thomas Lloyd (60) and the remaining 180 acres (for the tract proved to hold 340) Evan Lloyd held until his death, his widow Mary inheriting by the terms of his will of 1 July 1746.¹ She left this plantation and 111 acres in Cumru Township, Berks County, to her children Hannah, Mary, Esther, Abel and Ruth. Her will of 26 November 1763 also mentioned her brother John Morris of Cumru.²

Her children divided the property 20 January 1772. Hannah, Mary, and Ruth took the 180 acres in Radnor, Abel, the land in Cumru. Their sister Esther received her inheritance in cash. Lot 63, part of the 180 acres, and adjacent to the Barbadoes land in Tredyffrin, fell to Ruth Lloyd.³ In 1767 Ruth Lloyd "kept" Margaret Williams,⁴ probably daughter of Rowland Richards and widow of John Longworthy Jr. (married 1711)⁵ and later of William Williams. From 1768 to her death in 1770, she was "kept" by Susannah Meredith.

Amos Thomas was taxed for this lot in 1798 because he had married Ruth Lloyd. The tenant, married to Alice Bishop,⁶ had six children.

1802
 Matthias Priest
 50 acres @ \$2
 1 log house @ \$12
 1 log barn @ \$15
 1 horse @ \$10
 2 cattle @ \$6
 Mason .37

1805
 David Griffith
 50 acres @ \$5
 1 log house \$12
 1 log barn \$10
 1 horse @ \$12
 1 cow @ \$8

1823
 Cassel Griffith
 140 acres (includes part of lot 64) @ \$30
 1 log house \$50
 1 barn \$25
 1 stable \$25

1843
 Castle Griffith
 Henry McConnell
 132 acres @ \$12
 Log house \$50
 Barn \$100
 (includes part of lot 64).

When Amos Thomas's estate was divided among his heirs in 1814, his daughter Margaret received lot 63 and part of lot 64, the property

then taxed to her husband Cassel Griffith of Sadsbury, Chester County. Ruth, wife of William Martin of Valley Township, as the only surviving child of Cassel and Margaret Griffith, inherited their Radnor property. The Martins sold it 1 March 1855 to John Letchworth,⁷ also of Valley Township, for \$8452.50. His estate, called Weirwood, was later owned by the Berwind family, these names memorialized in Weirwood and Berwind Roads. The small log house stood just north of the spring near the later Letchworth dwelling.

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|--------------------------------------|-------------------------------------|
| 1. Phila. Will Bk. H-175 (Abstracts) | 5. Radnor Friends Meeting Marriages |
| 2. Phila. Will Bk. N-82 (Abstracts) | 6. Chester Co. Deed Bk. L-2-242 |
| 3. Delaware Co. Deed Bk. K-2-69 | 7. Delaware Co. Deed Bk. C-2-56 |
| 4. Radnor Township Poor Book | |

Lot 64. Esther Lloyd.

Acres: 100.

Description: Occupied by Matthew Law.

By: Not given.

House: 1 assessed at \$40.

Assessment: House at \$40 on 100 acres at \$1060.

See lot 63 for the inheritance of part of 180 acres by Mary and Hannah Lloyd, the property divided 20 January 1772, and often rented to others.¹ Only occasionally were those spinster owners taxed for land. In 1790, their sister Esther Lloyd was living in Cumru Township, Berks County, with one other woman probably one of these sisters. By 1798 she owned their Radnor properties, probably by inheritance, but wills have not been found. The tenant, taxed in Radnor as early as 1780, was probably father to John Law (65) and husband of Margaret Snodgrass (licence, 1767). He died in 1798.

1802
David Evans
(not David Evans of lot 52)
100 acres @ \$5
1 log house @ \$5
1 log barn \$5

1823
Part owned by Cassel
Griffith (63) and
11 woodlots

1805
David Evans
Welch farmer (sic)
100 acres @ \$8.75
1 log house @ \$15
1 log barn @ \$15
1 horse @ \$12
1 cow @ \$8

1843
11 woodlots assessed
at \$50 per acre

Richard Hard
4 acres, house etc. \$200
1 cow
Occupation, \$1

No conveyance from Esther Lloyd has been found, nor has her will, but her property belonged to her sister Ruth (Lloyd) Thomas at the time of Ruth's death in 1811. Lot 64 thus became part of the Thomas lands resurveyed and divided among the children of Ruth and Amos Thomas (66) in 1814. Cassel² and William Griffith,³ who had married Margaret and Mary Thomas respectively, inherited lot 64. The survey done by John Elliott in 1813 shows no house on this lot.⁴

William and Mary Griffith divided their property (parts of lot 64 and 66) into narrow strips and sold this unimproved land for woodlots. As a measure of the then deforestation, note that the more prosperous farmers were among the purchasers. From north to south, be-

ginning at the Tredyffrin line, lots ranging from some six acres in size to two and a half acres were sold to: Zimmerman Supplee, John Supplee, Charles Smith, William Yocum, Daniel Deal, Isaac Leedom (87), John Siter (33, 35, 37, 76), John Davis, Thomas Davis (10, 22), Benjamin Davis (42), Jehu Brooke, Jesse Brooke (50), Jonas Rambo, Ebenezer Rambo, Thomas Davis (a second lot), and William Morgan (69). The prices ranged from \$150 to \$190 per acre to total some \$10,000. Griffith, personally, must have recorded the deeds as one follows another in the records.⁵ He immediately spend \$11,000 for 106 acres in Willistown Township.⁶

There was some trading in the woodlots thereafter. Thomas Davis, for instance, sold five acres 70 perches for \$1300 in 1816,⁷ but many were retained and the lumber used and the property thus depreciated. Daniel Deal's land was "chestnut timber" in 1846.⁸ The lines of the lots show on maps through all the 19th century.

In 1976 the development aptly named Northwoods covers half these woodlots. By the end of 1837 Richard Hard had built a house on land bought of William Stemple.⁹ It stands, improved, at 205 Arden Road. The Francisvale Home (and cemetery) for Small Animals occupies property on which Jonathan Crozier built a house in 1844.¹⁰ Of Esther Lloyd's small house and barn there are no remains.

1. Delaware Co. Deed Bk. K-2-71, 74
2. Delaware Co. Deed Bk. L-687
3. Delaware Co. Deed Bk. L-379
4. Delaware Co. Orphans Ct. File 470
5. Delaware Co. Deed Bk. L-382-412
6. Cope (Smedley) p. 242

7. Delaware Co. Deed Bk. M-374
8. Delaware Co. Deed Bk. B-2-653
9. Delaware Co. Deed Bk. T-435, 438
10. Delaware Co. Deed Bks. W-397, Y-313

Lot 65. Peter Thomas.

Acres: 41.

Description: Farm, occupied by John Law.

By: Amos Thomas, James Brook, and others.

House: 16 feet by 18, stone, 2 stories, 5 windows, 33 lights (1 at 12, 1 at 8, 1 at 6, 1 at 4, 1 at 3).

Assessment: 40 acres at \$530. House on 1 acre at \$110.

See lot 66 for James Thomas's inheritance of a fulling mill and 35 acres of land. In 1756 he married Anne Jones, daughter of Peter Jones of Providence,¹ but died young, his brother Amos becoming administrator of his estate in 1762. Peter Thomas was James's son, small when the father died. The property was rented to others by Edward Jones (1), Peter's Guardian.² The £4 annual rent of 1763-1766 became £6 by 1773 when Henry Barr (Baer) leased the lot. William Bailey (1783-1784), John Englis or Ingles (1785-1789), and John McFee (1790-1791) were later occupants. The mill then disappears. Where Peter Thomas lived is not apparent; he was occasionally taxed as a Freeman in Radnor.

1802
Jerman Dickenson (36)
35 acres @ \$8
1 stone house \$40
1 stone barn \$40
1 horse @ \$10
2 cattle @ \$8
Weaver 25

1823
Peter Thomas and
Jerman Dickenson
35 acres @ \$40
1 house \$100
1 barn \$50

1805
Jerman Dickenson
35 acres @ \$14
1 stone house \$40
1 stone barn \$40
2 horses @ \$12
2 cows @ \$9

1843
William Thomas
35 acres
House \$100
Stable \$50

Since Peter Thomas died intestate leaving neither wife nor children, his property fell to his nearest of kin, the children of his uncle, Amos Thomas of lots 66 and 63. They were not young.

Abel Thomas of Cumru Township, Berks County, and Ann, Castle (*sic*) Griffith of Sadsbury Township and Margaret, and Mary Griffith (William Griffith must be presumed dead) of West Caln Township sold their rights to the house and land (38¼ acres and 14 perches) 2 April 1844 to William Thomas of Radnor, bricklayer,³ son of their brother William Thomas, deceased.

Later owned by the Pechin family, the house still stands as one third of the dwelling at 512 King of Prussia Road, Radnor. The two additions are of 19th century construction. In 1858 the house was recorded in the Historic American Buildings Survey as Pennsylvania Number 1002, listed under the names of Hillside and of Gaybrook.

Some of the Thomas property was bought in this century by Charles S. Walton, as were adjoining acres of lot 61. Here he built his mansion Waltham, now the headquarters of Eastern College. David Knickerbäcker Boyd designed the house (his scrapbook is owned by the Radnor Historical Society). Here the Harvest Home Fete of 1915 was held, a community venture for the benefit of the then new Neighborhood League, and the moving picture "Freedom of the East" was filmed in 1915 by Paramount.⁴

Along Gulph Creek, on or near the campus, have been found the greatest concentration of Indian relics in Radnor. The collections of Nathan Pechin and G. W. Schultz, who lived near by, belong to the Radnor Historical Society. The Fenimore estate, Edgewood, much of which is now part of the campus, contained outcroppings of minerals among others almandite and staurolite in Wissahickon gneiss.⁵

The college generously opens the ponds to the public for community ice skating.

1. Radnor Friends Meeting Marriages
2. Chester Co. Guardian File, Peter Thomas
3. Delaware Co. Deed Bk. A-2-734

4. Recollections of Charles E. Alexander
5. Gordon, Samuel G. *The Mineralogy of Pennsylvania*, p. 194

Lot 66. Amos Thomas. (See also lot 63.)

Acres: 151.

Description: Farm.

By: Peter Thomas, James Brook, and others.

House: 30 feet by 20 feet, stone, 2 stories, 4 windows, 36 lights, (4 windows at 9 panes each).

Assessment: 150 acres at \$1980. House on 1 acre at \$200, raised to \$225.

Rees Prees received 200 acres of rentland surveyed the 20th of the 2nd 1686 and patented the 1st of the 8th 1688. Called "the reputed land of the widow Preece"¹ in 1715, it was taxed in 1718 to Rees Prees (another generation?) as non-resident land. On the 17th of the 9th 1722 James Steel wrote mentioning the illness of Rees Thomas's brother and saying "I hereby certify that I did agree with Rees Thomas on behalf of his brother William Thomas for 200 acres of land in Radnor formerly held by Rees Prees on rent."² William Thomas acquired the land, made his will 8 September 1724 and died, the will proved in 1726.

This was the second William Thomas of Radnor (69, 70). The will mentioned a widow Margaret, but only some of the Thomas descendants.³ Thomas Thomas (38), the oldest son, long married and well-established, had earlier received land in Whitpain Township, bought by William Thomas in 1703 from Philip Prees,⁴ and was not mentioned. Son John Thomas (69, 70) received confirmation of an earlier and conditional gift of land on which he had been living (there was no recorded deed). Son William received lots 65 and 66 on which the testator had been living. The only grandchildren mentioned were Abel, Evan, and Jasher (68), sons of Ann Thomas who had married Evan Roberts but was newly widowed when her father wrote his will. All three Thomas sons spent the rest of their lives in Radnor. Their sister moved to Tredyffrin.

Thus William Thomas III of Radnor (born 11-14-1697)⁵ acquired the 200 acres. He received a patent for them 12 March 1733.⁶ When he died in 1748 he left a widow Margaret, who held the plantation until their son Elisha turned 21. A fulling mill and 35 acres (65) were left to their son James, and £80 for son Amos when he became 18.⁷ In 1759 Amos invested the £80 in lot 10.

Elisha Thomas became 21, inherited the farm, lived there, mortgaged it 7 November 1766 for £375 to Evan David⁸ of Radnor (108) and, 22 December 1772, sold it to his brother Amos for £565, subject to the mortgage.⁹ (Philip Rees was pressing Elisha to pay a debt.)¹⁰ Amos had married Ruth Lloyd (63) the previous January in Christ Church, Philadelphia. He became an active member of the Bap-

tist Church in the Great Valley. The 1780 list of Radnor draft-eligibles coldly calls him "not fit for duty,"¹¹ but he lived an active life for another 30 years.

1802

Amos Thomas

150 acres @ \$7

1 stone house \$100

1 log barn \$50

1 log spring house \$5

2 horses @ \$12

4 cattle @ \$9

1823

Christopher and Edward Pechin

143 acres @ \$50

1 stone house \$200

1 stone barn \$450

1 spring house \$20

John Davis

17 acres @ \$100

Jonathan Griffith

3 acres @ \$30

Log house \$40

(owner was James Carr)

Mary Brooke

31 acres

(see lot 70)

5 woodlots

1805

Amos Thomas

150 acres @ \$14

1 stone house \$100

1 log barn \$40

1 stone barn \$100

1 stone milch house \$35

2 horses @ \$20

6 cattle @ \$10

Deduct \$30 building--
(unfinished barn?)

1843

Edward Pechin

134 acres

Stone house \$350

Tenement \$150

Barn \$400

Spring house \$100

John Davis

18 acres @ \$60

Mark and Benjamin Brooke
See lot 70.

Several woodlots

Thomas died in 1812, his wife in 1811, and both are buried in the churchyard of the Baptist Church in the Great Valley, he at 77, she at 75. They died intestate owning lots 63, 64, and 66, accounted 413 acres by the Orphans Court. Because their son Abel took his inheritance in cash, the plantation was divided into three parts only. Mary Thomas, wife of William Griffith, received 107 acres (from lots 64 and 66) adjoining Upper Merion Township;¹² Margaret Thomas, wife of Cassel Griffith, received two houses and 140 acres (from 63 and 64) adjoining Tredyffrin Township;¹³ William Thomas received one house and the remaining 166 acres (66).¹⁴

Where lot 66 abutted Upper Merion Township the new owners sold small parcels of land. A few were woodlots, sold by William Griffith and Mary (64) who also sold 31 acres in 1814 to Nathan Brooke (70) for \$2945.¹⁵ There Mark and Benjamin Brooke erected a house

before 1848. William Thomas and Eliza sold 17 acres of woodland to John Davis of Plymouth,¹⁶ Montgomery County, miller, for \$2596.87; three acres to Thomas Mulvaney¹⁷ [who sold to Mary Brooke (70)]¹⁸ and three acres of woodland to Benjamin Davis¹⁹ for \$240, all in 1814. Benjamin Davis, farmer, and Frances sold his lot to James Carr of Radnor, blacksmith,²⁰ in 1816 for \$400. Carr owned in 1823 but probably rented to Jonathan Griffith.

In 1825, James Carr of Tredyffrin, blacksmith, and Martha sold to Woodworth Hampton for \$175 (no house mentioned).²¹ But, the next year, the sheriff possessed the log messuage and lot of Woodworth Hampton (son of John of lot 24) for a debt of \$56 due Abigail Sill, probably Hampton's niece-in-law. She had just married Christopher Thomas.²² The place was sold at public vendue to Mary Brooke for \$68.25.²³ The Hampton log house stood on lot 66, built after the 1814 division of Amos Thomas's land. William Thomas had inherited only one house, his father's dwelling of 1798. The first mention of the log structure in a deed comes with the sheriff sale of 1826.

William Thomas, son of Amos, died intestate leaving a widow and one child (83). At vendue his remaining 142 acres of land were sold to Peter Pechin for \$11,644 in 1816.²⁴ Pechin also acquired lot 65; his family lived on the combined farms for several generations.

The house occupied by Amos Thomas, probably by his father William III, possibly by his grandfather William II, certainly by the Pechins and their successors William J. Watson and John C. Bell, was called Rosedale by the Pechins, Blithewold by the Bells and "The Old Monster" by yet a later owner. It was the boyhood home of John Cromwell Bell Jr., Chief Justice, Lt. Governor and, briefly, Governor of Pennsylvania. It is now represented by one wing of the house at 607 King of Prussia Road, Radnor.

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|---|---------------------------------|
| 1. Chester Co. Deed Bk. N-31 | 13. Delaware Co. Deed Bk. L-471 |
| 2. Penna. Archives II-19-715 | 14. Delaware Co. Deed Bk. L-687 |
| 3. Phila. Will Bk. D-460 (Abstracts) | 15. Delaware Co. Deed Bk. L-412 |
| 4. Phila. Deed Bk. F-6-337 | 16. Delaware Co. Deed Bk. L-591 |
| 5. Radnor Friends Meeting Births | 17. Delaware Co. Deed Bk. L-474 |
| 6. Patent Bk. A-6-400 | 18. Delaware Co. Deed Bk. N-181 |
| 7. Phila. Will Bk. G-326 | 19. Delaware Co. Deed Bk. L-479 |
| 8. Chester Co. Deed Bk. P-26 | 20. Delaware Co. Deed Bk. M-566 |
| 9. Delaware Co. Deed Bk. L-469 | 21. Delaware Co. Deed Bk. P-459 |
| 10. Delaware Co. Misc. File, Chester Co. Hist. Soc. | 22. Chester Co. Will Bk. 13-246 |
| 11. Penna. Archives V-5-598 | 23. Delaware Co. Deed Bk. P-655 |
| 12. Delaware Co. Deed Bk. L-379 | 24. Delaware Co. Deed Bk. M-310 |

Lot 67. John Taylor.

Acres: 60.
 Description: Occupied by Nathan Moore.
 By: Not given.
 House: 1 assessed at \$50.
 Assessment: House at \$50 on 60 acres at \$770.

See lot 13 for Matthew and David Jones's acquisition of 250 acres, (67, 68, 71 and part of 13) in 1682. Of these David Harry acquired 50 acres which became lots 13 and 71. Lot 67 forms the remainder of the western half to which the first recorded deed was signed in 1809. Deeds to adjoining lands offer no further information.

Philadelphia merchants occasionally foreclosed Radnor mortgages but only to unload as soon as possible, their goal income, not land. The family of Samuel Hassel (Hasell, Hassell), merchant, Mayor of Philadelphia and Provincial Councillor, acquired and retained this farm.¹ Hassel's widow Ann left "my plantation or tract of land. . . in the township of Radnor" to her son Samuel in a will dated 1754, proved in 1758, but failed to explain her source of ownership.² Because the Councillor, who died in 1751, made only life provision for his widow,³ one infers this property to have been her own by inheritance.

Ann Hassel was the daughter of Samuel Buckley (Bulkley) and his wife Anne Jones whose identity is confused by the official printed sentence "Buckley's wife's Father, David, never came into the country."⁴ A punctuation change in the paragraph would have made the father Matthew Jones instead, which was the case.

The ship *Vine*, arriving the 17th of the 7th, 1684, carried at least 30 people who settled in Radnor, including members of the Davies (69, 70), Tudor, Harry (12-13), Richards (17), Edwards (86), Prees (66), Evans (86), and Jones (67) families.⁵ Among them were "Ane Jones and her daughter Ane" from Carmarthenshire. The mother Ann was buried from the Radnor Friends Meeting 8-27-1687 as Ann Jones, wife of Matthew. Matthew Jones was taxed for Radnor land in 1693, the same year his daughter married Samuel Buckley at the Center Meeting House of Philadelphia.

Buckley had arrived in September 1682 on the *Friends Adventure* with Charles Pickering (60) and immediately joined the latter's counterfeiting project (Buckley was fined £10). When he died intestate, he left a son Samuel Jr. and a daughter Ann.⁶ Because in 1705 the widow married Councillor Joseph Growden as his second wife, it was he who complained the Board of Property when Joseph Redknap re-

quested a patent for what had been David Jones's portion (68) of the original joint purchase in Radnor. On behalf of the two Buckley children, mentioning Matthew Jones as their grandfather, Growden asked a formal division of the land before a patent was issued for part of it.⁷

Various other lands inherited by Samuel Jr. and his sister were carried in the names of the two Samuels, Buckley and Hassel.⁸ In 1751, Samuel "Hasset," Samuel Buckley and "Jasper" Roberts (68) objected to the acceptance of a survey of the lands of John Thomas (69, 70), claiming they owned rights to at least part of them.⁹ Indeed when John Thomas finally sold (by survey) in 1784, his deed included land once part of lot 68. Neither Hassel nor Buckley (absentee owners) appears on Radnor tax lists. Buckley died in 1752.¹⁰

From at least 1720 until his death in 1748, Hugh Willson occupied lot 67 and after him Thomas Willson. Hugh owned 15 acres of what had been Matthew Jones's land (71), but again there is no record of his accession. Were the Hassels and Willsons related? Was Willson related to the John Wilson, young son of Thomas Wilson deceased, who

was meted out to the Buckleys to raise in 1700?¹¹ Was Hugh Willson the Hugh "Williams" who sold the 50 acres of lot 13?

Samuel Hassel Jr., who did not occupy his inheritance, died intestate in 1767, leaving four sisters Elizabeth (married Alexander Huston 1745), Ann (married James Benezet 1747), Hannah (married Amos Strettle 1752), Sarah (married John Gill 1766), all married in Christ Church, Philadelphia. Elizabeth Huston had five children including a daughter Ann, who married John Taylor (licence issued 1772) in whose name the land was carried in 1798. The tenant, licensed to marry Elizabeth Traygo in 1763, moved to Radnor in 1780, made his will in 1800, proved in 1807, in which he mentioned his wife and seven children.¹²

The heirs of Samuel Hassel Jr. 14 August 1809 appointed John Hulme of Bucks County as their trustee to sell the property.¹³ In all, 23 members of three generations of the family signed or were represented, including Thomas H., Elizabeth, Frances, Rebecca (married to Jacob von Bonhurst), and Julia (married to John Jacob Vanderkemp), all children of John and Ann Taylor. After a new survey, the plantation was found to hold 87 acres.

John Hulme of Bucks County, gentleman, sold the property to Samuel Richards of Charlestown, Chester County, yeoman, on the 2nd of the 4th 1810 for £756, which yielded the Taylor children less than £8 apiece.¹⁴

By 1823 Samuel Richards and Ann (daughter of Isaac and Mary Walker of Tredyffrin),¹⁵ then of Upper Merion, had divided the farm into three parcels, selling the southerly 18½ acres to the Turnpike Company¹⁶ in 1812 for \$559, the adjoining 32 acres 48 perches the same year to Thomas Walker (probably a relative)¹⁷ for \$696 and, in 1814, the final 36 acres with house (built by Samuel Richards?) for \$3420 to Benjamin Maule (12) whose son-in-law Isaac Clendenin occupied it in 1823.¹⁸

In 1819, the sheriff sold the goods of Samuel Wright and Samuel Richards (brothers-in-law) at public vendue. The 32 acre 48 perch piece, once more in Richards's possession, was bought by Elisha Worrall (19).¹⁹

The Maule acres later became the property of J. Henry Askin having been owned in turn (like lot 13) by H. Jones Brooke, Charles T. Wilson, George W. Edwards, and Edward S. Barber. The Barber family sold part of its land (some came from lots 13 and 60) to William Nelson West who also sold to Askin.²⁰

The house of 1798 probably stood on the Maule tract, near the stream which apparently gave this tract its higher value.

Elisha Worrall's executors (19) sold his 32 acres in 1831 to George

1802
Nathan Moore
65 acres @ \$5.33
1 stone house \$20
1 log barn \$10
1 horse @ \$10
1 cow @ \$8

1823
Elisha Worrall and
William Rodebaugh
32 acres @ \$30
1 house \$50
1 barn \$10

Benjamin Maule and
Isaac Clendenin
36 acres @ \$55
1 stone house \$150
1 spring house \$25

Turnpike Co.
18 acres @ \$20
1 frame house \$100

John Hull*
Frame stable \$50

1805
Nathan Moore
65 acres @ \$10.50
1 house \$40
1 log barn \$10
1 log milch house \$2
1 horse @ \$12
2 cows @ \$9

1843
See lot 68

Turnpike Co.
John Tomlinson
Frame house \$200

Benjamin McDaniel
Frame house \$200

Benjamin Maule's estate
35 acres

*John Hull's daughter's memoirs are published in the *Bulletin of the Montgomery County Historical Society*, Spring, 1958.

Stacker for \$1020.²¹ By 1848, John Stacker (68) owned both this and the Turnpike Company parcel. Horace Binney Montgomery, raised on the Worrall portion in a house called Lainshaw, has phrased his recollections of a Radnor childhood in two small, warm volumes called *Return the Golden Years* and *How Dear to My Heart*.

1. Keith's *Provincial Councillors*, p. 209 ff., treats the Hassel family.
2. Phila. Will Bk. L-157 (Abstracts)
3. Phila. Will Bk. I-408 (Abstracts)
4. Penna. Archives III-1-6
5. See *Passengers and Ships*, Walter Lee Sheppard Ed., for passenger lists. 1683 may be meant.
6. Penna. Archives III-1-26
7. Penna. Archives II-19-594
8. Penna. Archives III-1-49, 50, 96
9. Penna. Archives III-1-180
10. Phila. Friends Meeting Deaths
11. Phila. Friends Meeting Records
12. Delaware Co. Will Bk. B-62
13. Phila. Deed Bk. 1-C-6-134
14. Delaware Co. Deed Bk. I-668
15. Radnor Friends Meeting Marriages
16. Delaware Co. Deed Bk. K-500
17. Delaware Co. Deed Bk. K-593
18. Delaware Co. Deed Bk. L-494, Radnor Friends Meeting Marriages
19. Delaware Co. Deed Bk. O-84
20. Delaware Co. Deed Bks. W-529, A-2-554, F-2-247, G-2-641, O-2-273, R-2-328, 331
21. Delaware Co. Deed Bk. S-84

Lot 68. David Brook of Montgomery County. (One list attributes this to James Brook, rather than David.)

Acres: 97.

Description: Farm, occupied by James Brook (son of David).

By: Hugh DeHaven, Mordecai Morgan and others.

House: 20 by 30 feet, stone, 2 stories, 6 windows, 50 lights (4 windows at 12, 2 at 1). (A second list unaccountably gives a total of 171 lights and no number of windows.)

Kitchen: 14 feet by 16 feet, stone, 1 story.

Spring house: 16 feet by 14, stone, 1 story.

Assessment: 96 acres at \$1606. House and 2 outbuildings on 1 acre at \$400, raised to \$450.

By 1715 this land had already had 10 owners.

Of 2000 acres William Penn granted John Bevan of Treveryg 16 and 17 March 1681, Bevan sold 250 to Matthew and David Jones of Carmarthen 1 August 1682. David Jones Jr. inherited the farm from his father. Daniel Jones, son and heir of David Jr., sold to Evan Powell (from Nantmell, Radnorshire)¹ 7 June 1698. John Powell of Chester, only son and heir of Evan sold to John Rimington of Chester, yeoman,² for £100 24 November 1707, Rimington to Joseph Redknap of Chester,³ cooper, 19 April 1712 for £45, and Redknap to Evan Roberts, yeoman, 27 April 1715 for £50.⁴ Redknap married widow Elizabeth (Powell) Jerman a few months later. She and a baby son both died the following year.⁵

Roberts, like his brother Abel (60), settled in Radnor. He married Ann Thomas, daughter of William Thomas II (66, 70) on the 9th of the 11th 1716 at the Radnor Meeting, fathered sons Evan, Abel, and Jasher, was taxed for land through 1720/1, then disappeared from the Radnor records. His widow became administratrix of his estate 25 August 1722.⁶ She probably married Jenkin Lewis of Tredyffrin. He paid Radnor taxes from 1725 through 1737/8 without buying any land of record. When Jasher Roberts achieved majority in 1739, he replaced Lewis on the tax rolls. Lewis made his will early in 1747 as of Chester County, weaver, mentioning a widow Ann, children Enos, Isaac and Ann and a stepson Evan Roberts.⁷ His executors were John Jerman (35-37, 76-81) and Thomas Thomas (38) of Radnor, perhaps both of them brothers-in-law.

In 1752, about the time Ann (Thomas) (Roberts) (Lewis) married James McCann, her Roberts sons: Abel of Radnor, carpenter, and Evan of Tredyffrin, blacksmith, released their rights for £95-10-0 to their older brother Jasher who was already in possession.⁸

Jasher Roberts and his wife Mary Lewis (married in 1746)⁹ spent

most of their lives in Radnor. Because they were childless, their wills are guides to much Radnor genealogy. Roberts, storekeeper, made his will 1 January 1774 remembering Joseph, son of Henry David (13), Debby, daughter of William Garrett of Willistown, and Abel, son of his brother Abel Roberts. The plantation where he lived (68) and another Radnor lot of 14½ acres (76) he left to his wife Mary.¹⁰

Mary, aunt or great-aunt to many in Radnor, made her will 12 September 1784 at the age of 67 and died soon after.¹¹ She left the Radnor Meeting £20 to repair the graveyard wall, and £15 for the use of a school or schools as the Meeting should direct. She remembered her sisters Agnes Garrett and Elizabeth Evans (48), her brother David Lewis (53, 56), and sister-in-law Jane Lewis (53, 56). Among her nieces and nephews, she divided both her personal property and the proceeds from the directed sale of her real estate. Her brother David's sons Henry (56) and Lewis (53), his daughters Mary (106), Hannah (106), and Rachel (106), his granddaughter Mary Lewis (daughter of Abner), her brother Lewis's sons Evan and Lewis (47), her niece Debby Matlack, her sister Agnes Garrett's daughter Agnes and son Jephtha, her sister Deborah's son John Hibberd of Darby, her sister Elizabeth's five daughters (48), her sister Ann's daughter Mary, wife of Andrew Steele (and Mary's daughter Mary Steele) all received money.

Without specifying relationships, she remembered Jasher, son of James Miles, Levi Roberts and his sister Ann, William son of John Ming, Margaret Keith, and Joseph Davis. Sometimes called nephews, sometimes cousins, Henry and Evan Lewis were named executors.

Henry Lewis of Radnor and Evan Lewis of Newtown sold 103¾ acres and 4 perches of land ("part of 125 acres") 15 May 1787 for £650 to David Brooke of Plymouth Township, yeoman.¹² How the rest of the Roberts property left that family, land records fail to show, but as early as 1764 Jasher Roberts was assessed for only 97 acres. When John Thomas (69, 70) sold his farm in 1784, it included the missing land as a result, apparently, of the natural conflict between lines drawn strictly on a paper map and lines drawn practically, after a time, by farmers. Jasher Roberts's objection to a Thomas survey of 1751 had obviously been overruled (67). The assessors continued to tax the property as holding 97 acres, although the 1787 deed cites the 125 acres sold by David Jones's descendants to Evan Powell.

David Brooke's first wife, the mother of his children, was Sarah Jordan who died in 1804. Brooke, son of Samuel (16), and his second wife Rachel sold 15¾ acres, the easterly part of the panhandle enclosing Gulph Creek, to Samuel Powell 22 January 1808.¹³ Powell

1802
James Brooke
97 acres @ \$9
1 stone house \$230
1 stone spring house \$40
1 stone barn \$75
1 shop \$10
3 horses @ \$15
5 cattle @ \$9

1823
Ruth Brooke
88 acres @ \$50
1 stone house \$400
2 spring houses \$40
1 stone barn \$150
1 shop \$20

(15 acres in lot 70)

1805
James Brooke
97 acres @ \$15.75
1 stone house \$220
2 milch houses \$40
1 barn \$75
1 log shop \$5
2 horses @ \$15
4 cattle @ \$9

1843
(includes some of lot 67)
George Stacker
130 acres
1 stone house \$350
Spring house \$100
Stone barn \$450
Shop \$100
Tenement \$100

William Carson
House and lot—2 acres \$600
Barn and shop \$150
(some land on lot 70)

(74) and his wife Barbara sold the same 15¾ acres 23 March 1812 to Nathan Brooke (70) for \$700.¹⁴

By David Brooke's will,¹⁵ dated 22 July 1808 and proved in 1811, his son James inherited the plantation on condition that he pay his sister Sarah Ogelbe \$48 a year for life and provide a lump payment of \$533.33 within a year of her death. Brooke also mentioned daughters Ruth Willis and Margaret Manlove, son Nathan, granddaughter Jane Wills (*sic*), the widow Rachel, and her brother Laurence Egbert.

James, or his heirs, paid the sister's annuity for ten years before defaulting. His widow, Ruth (Jones) Brooke lived here. When payment was missed two years in a row, the property was sold at vendue to John Stacker,¹⁶ late of Radnor, then of New Orleans, merchant, who paid \$36 an acre or \$2337.17 after the sister had received her due, with interest. Since 88 acres at \$36 each would bring \$3168, Sarah received some \$830.83. The sale was arranged by Samuel Maulsby, David Brooke's executor, and held on the 29th of the 9th 1827. John Stacker's brother George had married James Brooke's daughter Eleanor.

The peripatetic Mr. Stacker sold two acres of the lot for \$200 in 1851 to Mark and Benjamin Brooke.¹⁷ He was then of Kentucky, iron manufacturer. In 1835 he had been of Stewart Co., Tennessee, in 1844 of St. Louis, Missouri, and in 1853 he was of Montgomery Co., Tennessee.¹⁸

Theodore D. Rand, eminent geologist, lived on part of lot 67 during the last quarter of the 19th century in a house designed by Samuel Sloan at 430 Belrose Lane.¹⁹ He listed minerals found on the Stacker property as enstatite, chromite, asbestos, serpentine, marmolite, chrysotile, vermiculite, deweylite, sepiolite, genthite, quartz, chalcedony, and others, minerals similar to those found on the Barrens (55).²⁰ Stacker, Rand said, maintained a quarry on the King of Prussia Road. Nonetheless, the whole northern corner of the township bore low assessments in an agricultural age.

The 1798 house stands as part of Bolingbroke, the parish house for St. Martin's Church, which also stands on this lot. In 1897 the Reverend Hotchkin published a photograph²¹ of the "quaint old stone farm house" then occupied by Professor Albert H. Smythe who rented from the Stacker family. He mentioned a 1792 date stone and quoted the professor's belief that the older part of the house dated from approximately 1700. The Heckscher family, later owners, enlarged the house and refurbished the interior even as the Church has wrought changes to adapt the building to its current use. In 1958 the house was entered on the Historic American Buildings Survey as Pennsylvania no. 1000.²²

Near the township line, on land acquired by the Brooke family from Samuel Powell, Mark and Benjamin Brooke (70) dammed the waters of the creek and were taxed for a grist mill and a tannery by 1838. By 1848 they also had a saw mill. On the township line, on land bought in 1889,²³ Thomas Mott built a stone house, designed by George R. Shaw of Boston. Known at different times as Biddulph and as Pelham, the house stands at 583 County Line Road.

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| 1. Chester Co. Deed Bk. N-27 | 17. Delaware Co. Deed Bk. B-2-254 |
| 2. Chester Co. Deed Bk. N-29 | 18. Delaware Co. Deed Bks. W-324, T-534, B-2-531 |
| 3. Chester Co. Deed Bk. N-31 | 19. Hotchkin (Rural) p. 230 |
| 4. Chester Co. Deed Bk. N-35 | 20. <i>Proc. Acad. of Nat. Sc.</i> , Phila. vol. 30-402-404, vol. 32-273, vol. 42-76-123, vol. 44-186 and the <i>Second Geological Survey of Penna.</i> Annual Report, 1886, IV-1570-1618. Rand's own mineral collection belongs to Bryn Mawr College. |
| 5. Phila. Friends Meeting Records | 21. Hotchkin (Rural), p. 221 |
| 6. Phila. Admin. Bk. C-30 | 22. The house was pictured in <i>House and Garden</i> for 1904 |
| 7. Phila. Will Bk. H-517 | 23. Delaware Co. Deed Bk. Z-6-223, 227, 229, 300 |
| 8. Chester Co. Deed Bk. N-33 | |
| 9. Goshen Friends Meeting Marriages | |
| 10. Phila. Will Bk. Q-385 | |
| 11. Chester Co. Will Bk. 7-269 | |
| 12. Chester Co. Deed Bk. D-2-364 | |
| 13. Delaware Co. Deed Bk. I-272 | |
| 14. Delaware Co. Deed Bk. K-490 | |
| 15. Delaware Co. Will Bk. B-417 | |
| 16. Delaware Co. Deed Bk. S-80 | |

Lot 69. Hugh DeHaven of Philadelphia.

Acres: 126.

Description: Farm, occupied by John Bear (Bare, Behr).

By: John Morgan, James Brook, and others.

House: 24 feet by 30 feet, stone 2 stories, 14 windows, 174 lights (5 windows at 16, 6 at 12, 3 at 9).

Kitchen: 21 feet by 18 feet, 2 stories, stone.

Smoke house: 12 feet by 10 feet, 1 story, old logs.

Assessment: 125 acres at \$2175. House & 2 outbuildings on 1 acre at \$650, raised to \$731.25.

Lot 69 was drawn topographically by John Thomas in 1784 when he divided his holdings (69, 70) between two sons as equally as possible. His father had acquired the land in two separate gifts, both as wedding presents.

The easterly portion (lot 70 and part of 69): Of the 5000 acre right bought by Richard Davies (28) 156½ acres were sold 30 and 31 July 1682 for £3-2-6 to Richard Humphreys of Llanglynn, Merioneth.¹ Humphreys removed to Pennsylvania where he made his will the 12th of the 12th 1691 (proved in 1692) leaving the land to his brother-in-law John Humphreys, who was executor.² By endorsement on the Davies deed John Humphreys sold to William Thomas II (66) on the 23rd of the 10th month 1693. Here William settled. When Matsonford Road was laid out the following year it ran past his house.³ On resurvey in 1703, the property contained 169 acres.

William Thomas conveyed this tract 7 February 1715 to Rees Thomas of Upper Merion, yeoman, and David Harry of Radnor as trustees.⁴ He reserved life use of one-half the house and land for himself and his wife Margaret, the other half to be used by his son John, and the whole to be John's after the parents' deaths. On the following day John Thomas married Mary Orme, daughter of Richard, in the Radnor Friends Meeting. The land was confirmed to John by the father's will of 1724.⁵

The westerly portion: The Commissioners sold David Davies 200 acres (most of lot 72 and part of 69) which were surveyed the 16th of the 8th and patented on the 30th of the 8th 1685.⁶ He sold the easterly half to his brother-in-law William Thomas on the 2nd of the 1st month 1686.⁷ Thomas died in 1689, buried from the Radnor Friends Meeting, his will providing that after the death of his widow Ann, the property should descend to William Thomas, son of the testator's brother John, if William would settle. If not, the plantation should be sold for the benefit of the children of the testator's brother and sister.⁸

The nephew William Thomas did not migrate and settle here because in Wales on 3 April 1707, he, as William John Thomas of Penal in Merionethshire, yeoman, together with his brother and sisters, Edward John Thomas of Lwngwen in Montgomery County, bachelor, Margaret John Thomas of Penal in Merioneth, spinster, and Catherine John Thomas of the same parish sold the 100 acres in Radnor where William Thomas "lived in his lifetime" to Owen Lewis of Garthgynon, Merionethshire.⁹ Because another William Thomas settled in Radnor shortly after the death of William Thomas I, and because this man's descendants later owned part of what had been the first William's farm, Howard Williams Lloyd, Thomas Allen Glenn, Charles H. Browning and all those who rely on them for information have erroneously but logically assumed the nephew settled, becoming William Thomas II of Radnor.

Owen Lewis, then of Llwynden, sold the land 11 and 12 June 1712 to Evan Jones of Merion, Philadelphia County, who in turn, 7 November 1713, sold to Richard Orme.¹⁰ Orme (probably the French Orme, although he came from Wales—Chester County Court records call him Richard Army)¹¹ had married Mary Tydor (Tudor), niece of David Davies, 3 April 1686¹² and moved from Philadelphia to Radnor, abandoning his job as grave-digger for the Philadelphia Meeting. He lived on David Davies's land. Named a road supervisor in 1689 and tax collector for 1690 (the pay 2½% of the take), Orme petitioned the court in 1694 for redress of money and time lost in chasing a servant boy who, single-mindedly, had run away 13 times.¹³

Davies conveyed his final 100 acres to Orme 22 June 1704 in return for lifetime support of Davies and his sister Katherine.¹⁴ On 7 February 1715, owning all 200 acres, Orme and his wife gave the easternmost 50 acres to John Thomas of Radnor, joiner, the day before the recipient married their daughter. This gift went into lot 69.

Orme was taxed for using Radnor land at least from 1693 through 1722. The Radnor Meeting Minutes note that a Richard Orme was accepted from Philadelphia in 1728 and one dismissed to Abington in 1732. Before 1733, he divested himself of the rest of his Radnor land (72), and died 7-9-1741.¹⁵

On his marriage grants John Thomas lived until his death, intestate, in 1748. The following year his daughters Miriam Thomas, Abigail Pugh, wife of John (4), and Dinah Jones, widow of Evan who was the brother of Edward Jones II (1), quit-claimed the property to their brother John.¹⁶ No birth records for these children have been found, and no burial records for John Thomas I or his wife. Dinah (Thomas) Jones seems also to have been the Dinah "Havard" who married Isaac Abraham I. Her sister Miriam married John Havard.

In 1751, when the new owner surveyed the farm, neighbors futilely protested the enclosure of some of their land (67, 68). The assessors of 1774 "considered" John Thomas "because he had a charge of children," an unusual relief except for widows or the very poor. His youngest son, Norris, appears on the tax rolls as a freeman first in 1782 (probably born in 1761). John housed three white people in 1783.

In 1784 he divided his property into two pieces, one (including the Orme acres) for his son William (69) and one for son Norris (70). On 1 October 1784 he conveyed to William "for paternal love and affection" (and £897) 124¾ acres and a house.¹⁷ At the time of the sale the father received £647. William received the relatively flat, relatively fertile portion of the farm with an arm irregular in shape thrust due north to include a stream valley.

William Thomas of Radnor, yeoman, (and Susannah) sold the property 1 April 1786 to Ezekiel Rambo (88) for £900.¹⁸ Norris Thomas also sold his property (70) and these Thomases disappear from the Radnor records.

Rambo and his wife Elizabeth (an Ezekiel Rambo and an Elizabeth Holstein received a marriage licence in 1748), almost the only local 18th century owners of Swedish ancestry, sold the same property to Hugh DeHaven of Upper Merion, clockmaker, 1 April 1788 for £700.¹⁹ DeHaven was listed in Radnor in the 1790 Census and signed the Township Poor Book as late as 1796, but had moved to Philadelphia to become an absentee owner by 1798. He bought 2 acres 7 perches more from Benjamin Brooke of Lower Merion,²⁰ blacksmith, and Anna (70) 13 November 1789 for £23. While here, he served terms as Vestryman and also as Warden of St. David's Church. Peter DeHaven was Clerk of the church from 1798 to 1799. His mother's

1802
Peter DeHaven
126 acres @ \$10.33
1 stone house \$250
1 stone barn \$175
3 horses @ \$20
6 cattle @ \$10

1823
(Includes a woodlot on lot 66)
William Morgan
133 acres @ \$65
1 stone house \$500
1 stone barn \$450
1 spring house \$35

1805
Peter DeHaven
130 acres @ \$18
William Morgan
1 stone house \$220
1 stone barn \$175
1 horse @ \$20
1 cow @ \$12

1843
William Morgan
House \$350
Barn \$350

sister was the wife of the minister, Slator Clay.

Hugh DeHaven and his wife (Sarah Holstein—marriage licence 1775) sold his two tracts (one from Rambo, one from Brooke) to his son Peter DeHaven Jr.²¹ of Radnor 31 December 1800 for \$5000. Peter DeHaven, esquire, and Sarah (Atlee) sold 28 March 1804 for \$6866.73 to Patience (Miller) Morgan,²² widow of Thomas Morgan of Lower Merion, who conveyed it to her son William Morgan of Radnor, farmer, for \$7,000.²³ Morgan led a Radnor contingent in the War of 1812 and was ever after known as "Captain Billy."

The boundary between this land and lot 70 gradually became straighter as small sales and exchanges of land were made. The lot was bounded on one side by the King of Prussia Road. With the advent of the railroad a station was placed on the road, the hamlet that it spawned known as "Morgan's Corner." Lot 69 became a part of the large holdings of Joseph Johnson Brown (73), was devised to his sisters and their descendants, has been sold by that family only of recent years. On land once part of lot 69 Arthur Young developed the machine later known as the Bell helicopter.

On the acres south of Matsonford Road now stands the Archbishop Carroll High School, easily accessible by public transportation. Across the street, on open ground the old house stood until April 1972. Ten years empty, it was ravished and falling when razed for safety's sake. Behind it, a fine stone barn collapsed. The house bore two similar datestones set as quoins, both on the front of the house, one under the roofline and the other (pilfered) some feet below. The upper stone, given the Radnor Historical Society by the Sun Oil Company, holds the initials I T 1775. The lower bore I B 1775. The date is

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consistent with the architecture and the window pattern. The house was recorded in 1958 in the Historic American Buildings Survey as Pennsylvania no. 1004, and the barn as no. 1003.

Here the Sun Oil Company has built a new corporate headquarters and other buildings, calling the project Morgan's Run.

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|-----------------------------------|--------------------------------------|
| 1. Rolls Office 3-154 | ined through the courtesy of the |
| 2. Phila. Will Bk. A-221 | late Mr. Benjamin Chew. |
| 3. Chester Co. Road Papers 1-160 | 10. Recited in the Orme deed of gift |
| 4. Unrecorded | 11. Chester Co. Ct. Records (Lapp |
| 5. Phila. Will Bk. D-460 | II-12 |
| 6. Patent Bk. A-1-101 | 12. Radnor Friends Meeting Marriages |
| 7. Phila. Deed Bk. E-1-5-504 | 13. Chester Co. Ct. Records (Col. |
| 8. Phila. Will Bk. A-152 | Soc.) I-174, 183, 322 |
| 9. Not recorded. The unrecorded | 14. Chester Co. Deed Bk. E-15 |
| deeds to this property were exam- | 15. Phila. Friends Meeting Deaths |

16. Chester Co. Deed Bk. B-2-414
17. Chester Co. Deed Bk. Z-271
18. Chester Co. Deed Bk. B-2-126
19. Chester Co. Deed Bk. D-2-232

20. Delaware Co. Deed Bk. A-25
21. Delaware Co. Deed Bk. E-580
22. Delaware Co. Deed Bk. G-96
23. Delaware Co. Deed Bk. H-536

Lot 70. Benjamin Brook (Brooke).

Acres: 125.

Description: Occupied by John Rodebaugh.

By: Not given.

House: 1 assessed at \$50.

Assessment: 125 acres and 1 house assessed at \$50, at \$2080.

See lot 69 for John Thomas's receipt of two tracts of land as marriage portions. On 1 October 1784, a later John Thomas divided his farm (69, 70) between two sons, William (69) and Norris (70). Norris, for "paternal love" (and £740) received a house and 123¼ acres bounded by the county line and characterized by steep grades and valleys, a potential mill site.¹ Henry Hoover (Hoven) lived here in 1786 and 1788.

Norris Thomas sold his patrimony 31 March 1786 to Benjamin Brooke of Lower Merion, blacksmith, for £1000, the farm subject to a mortgage of £400 assigned by Norris to Claudias (*sic*) Paul Raguet of Philadelphia, merchant, and assigned by Raguet to John A. Dessement and Augustine S. Radel also of Philadelphia.² Brooke, son of James, grandson of Jonathan, was a first cousin once removed of the Brooke brothers of lots 16, 17, 50 and 68.

1802
Benjamin Brooke
122 acres @ \$10.33
1 stone house \$160
1 stone spring house \$5
1 log barn \$30

1823
Benjamin Brooke
22 acres @ \$100

Mary Brooke
150 acres @ \$60
(part from lots 66, 68 & 69)
1 stone house \$600
1 stone barn \$500 (built 1805-1814)
1 stone barn \$400
1 cart house \$50
1 stable \$10
1 spring house \$40
1 smith shop \$10

1805
Benjamin Brooke
122 acres @ \$18
Deduct 100 acres
\$13.50 charge Nathan Brooke
1 stone house \$160
1 stone milch house \$5
1 log barn \$30

1843
Mark & Benjamin Brooke
175 acres @ \$55 (some from
(66, 68, 69)
1 stone house \$400
1 stone house \$200
Tenement \$100
Spring house \$30
Barn \$400
Frame stable \$20
Grist mill & tannery \$3000
(on lot 68)

John Rodebaugh and his wife, nee Elizabeth DeHaven, left for Up-

per Merion with their four children.

Benjamin and Anna (Davis) Brooke of Upper Merion sold a stone house and 106½ acres and 26 perches of land to their son Nathan Brooke of Radnor,³ blacksmith, 1 April 1806 for \$5688.66. Although the deed describes the house as "the same message" sold by Norris Thomas, assessment records prove it a more substantial dwelling than that of 1798. Brooke's wife died in 1823, aged almost 70, and he in 1834 at 80. Five of their six children reached adulthood. Only two outlived the parents. The executors of Benjamin Brooke's estate sold the remaining 21 acres 9 February 1835 to Samuel, James, and Alexander Moore who owned adjoining land in Gulph Mills.⁴ H. Jones Brooke later bought them.

Nathan Brooke bought part of lots 66 and 68 and died in 1815 at 35, leaving his estate to wife and children and a legacy to the Wardens of the Radnor Church (St. David's).⁵ His widow Mary bought three more acres of lot 66 in 1818. In 1851 their son H. J. Brooke (60, 67) and Jemima conveyed his rights in the property to his brothers Mark and Benjamin Brooke.⁶ Because Nathan Brooke married Mary Jones, daughter of Hugh Jones, his children were related to the Morgans and Hunters of lots 72, 73, 75, as well as to the Radnor Brookes.

Some 36 acres of lot 70, bought in 1879 by Judge John I. C. Hare, have become, by purchase from his heirs, a Radnor park. The Hare dwelling, designed by Allen Evans of Furness, Evans and Co.,⁷ houses the offices of "Main Line School Night," founded by Harry C. Creutzburg of Wayne.

Before 1843 Nathan Brooke's house was in use as a tenant house on the large Brooke, later Mott, properties. Altered by the Motts c. 1900 with "English style stucco," the house resumed its fieldstone character under architect Wilson Eyre in 1917, suffering significant interior changes at the same time. Its architect-owner Lester H. Sellers made further changes in 1938.

The house, known as Bel Orme, standing near the corner of the County Line and Gulph Creek Roads, was entered in the Historic American Buildings Survey in 1958 as Pennsylvania no. 1001. If the 1798 house (at \$50) was indeed stone, as suggested in the 1806 deed, it stands as part of this building.

1. Chester Co. Deed Bk. Z-391

2. Chester Co. Deed Bk. B-2-124

3. Delaware Co. Deed Bk. K-487

4. Delaware Co. Deed Bk. T-205

5. Delaware Co. Will Bk. B-305

6. Delaware Co. Deed Bk. Y-744, 747

7. Phyllis C. Maier, "Harford," *Bulletin of Radnor Hist. Soc.*, 1970

Lot 71. Isaac Abraham. (See also lots 28 and 5.)

Acres: 19.
 Description:
 By: Not given.
 House: 1 assessed at \$50.
 Assessment: House at \$50 on 19 acres at \$335.

Of the 50 acres David Harry bought in 1698 (13) some 15 acres came into the hands of Hugh Willson before 27 July 1748 when he made his will¹ and after 1734 when the heirs of David Harry sold to Henry David. Willson left £200 and the 15 acres "adjoining the place where I now live" (67) to his wife Mary, as well as small bequests to John David, son of Sarah of Radnor, and to Hugh, son of Thomas Willson. For maintaining a school at the Baptist Meeting House in Tredyffrin, he left £50.

Hugh Willson, son of Thomas, transported goods during the French and Indian War, a feat Ashmead ascribed to the Hugh Willson who owned this lot but who died before the war began.²

Mary Willson sold the 15 acres 11 October 1754 to Evan Thomas of Tredyffrin, yeoman, who settled there. In 1783, "almost blind" according to the contemporary tax return, Thomas sold to Margaret Jones. Together Evan Thomas and Margaret Jones sold to Daniel Cornog of Willistown, yeoman,³ 7 December 1785 for £100. Daniel and Sarah (Jones) Cornog sold the property to his brother-in-law Isaac Abraham (5) 28 September 1795 for £150.⁴

The remainder of lot 71 was also part of David Harry's 50 acres (13). His grandchildren sold 36 acres to Daniel Maule⁵ in 1783 for £245. Grandson John Davis (called superannuated in the tax lists of 1771) had lived there. Daniel Maule sold 5 acres 155 perches adjoining

1802
 Isaac Abraham
 19 acres (listed with lot 5)
 1 log house \$20

1805
 Isaac Abraham
 19 acres (with lot 5)
 1 log house \$20

In 1808 Isaac Abraham was taxed for \$400 worth of buildings on this property.

1814
 Jane Abraham
 Lemuel George
 58 acres @ \$80
 Stone house \$400
 Stone barn \$500
 Outbuildings \$60
 (some land from lot 72)

1823
 Lemuel George
 58 acres @ \$80
 1 stone house \$900
 1 stone barn \$300
 1 spring house \$30
 (some from lot 72)

1843
 Sarah George
 Abner Dalby
 55 acres @ \$60
 1 stone house \$400
 1 stone barn \$250
 1 milk house \$25
 (some from lot 72)

ing the Turnpike Road to Isaac Abraham⁶ 15 October 1795 for £89-10-0.

Who inhabited the small log house in 1798 is unknown. Abraham replaced it with a more substantial dwelling between 1805 and 1808. When his lands were divided among his children in 1816 (5), his daughter Sarah, wife of Lemuel George, inherited lot 71. Her husband died in 1831 (at 43), buried in the Baptist churchyard in the Great Valley, and she in 1867.

In 1870 and 1871, her heirs sold this land and the adjoining 39 acres bought from lot 72 to J. Henry Askin in two pieces. Her son, Silas A. George, had moved to Livingston County, Missouri, where he died, and her son-in-law John Rhome (widower of a younger Sarah George) to Houston, Texas. Sons Charles and David and daughters Jane (married to David Seeley) and Eliza A. (married to another Silas A. George) joined in the deeds.⁷

Until recently the house built early in the 19th century stood on Lancaster Avenue to the east of the St. Davids railroad station. Owned by Dr. G. L. S. Jameson, it was called on property maps the "old Stone House."

1. Phila. Will Bk. G-325
2. Ashmead, p. 680
3. Chester Co. Deed Bk. B-2-156
4. Delaware Co. Deed Bk. C-207

5. Phila. Deed Bk. D-10-66
6. Delaware Co. Deed Bk. C-209
7. Delaware Co. Deed Bks. A-3-309, 310, C-3-444, 453

Lot 72. Mordecai Morgan.

Acres: 150 and 40 perches.

Description: Farm on the Turnpike Road.

By: John Morgan, Isaac Richards and others.

House: 40 feet by 30 feet, stone, 2 stories, 19 windows, 233 lights (7 windows at 15, 8 at 12, 4 at 8).

Assessment: 150 acres at \$2250. House and 40 perches at \$500, raised to \$562.50.

See lot 69 for Richard Orme's acquisition of 200 acres. He gave 50 acres to his son-in-law John Thomas (69) and sold the remainder to John Morgan between 1723 and 1733. Morgan, who owned land by inheritance (73) and by purchase at least as early as 1700 (75 and 73), was son-in-law to John Evans (83-86), one of the original purchasers of Richard Davies's rights in 1682.

Like Evans, Morgan named his plantations, this one (72) called the Hall of Nantmell. Both his father-in-law and his own father had lived in Nantmell, Radnorshire. After 1702 (73) no Morgan deed was recorded until 1799 (75). Related by blood or marriage to more than one-third of Radnor's residents in 1722, John Morgan's influence over his property extended through his will for over a century. Fittingly, his descendants still own part of his land, the only family with a continuous history of Radnor ownership dating from before 1700.

By his will of 6 October 1744, proved two months later, he left plantations to each of his living sons Mordecai (72) and Samuel (73, 86) and £10 to his daughter Sarah, wife of Joseph Jones.¹ Bequests were made to grandchildren Sarah, Elinor, and Jane Morgan, daughters of Samuel, to Hannah Hunter and Mary Morgan, daughters of his deceased son John (75), to John, Thomas, Elizabeth, Sarah, Hannah, and Jane, children of his daughter Sarah Jones (54). Magdalen Morgan, wife of Samuel (73, 86), James Hunter Jr. son of Hannah, James Morgan, brother of the testator, and servants Thomas Williams, Margaret Hastin, and Eve Marie Hoofman were remembered. He made specific bequests of £10 for schooling the poor children of the Radnor Meeting, and for the return to Wales of Edward Evans, then living with the Morgan family.

To his son Mordecai, and then forever to his (Mordecai's) heirs, lawfully begotten, male if possible, went the plantation "purchased of Richard Orme" and "38 acres of woodland, part of my other land adjoining." Here the first Mordecai settled. By marriage to Mary Pugh, daughter of David and Katherine (Price) Pugh, in 1749, his family connections included Abigail Jones (1), John Pugh (4), Evan Lewis (60, 61) and Mary Lewis (38-40). Mary Morgan died in 1782,

1802
Mordecai Morgan
150 acres @ \$8
1 stone house \$240
1 stone spring house \$20
3 horses @ \$10
2 cattle @ \$8

1823
Lemuel George
c. 35 acres (B,C,D)
See lot 71

James Morgan
103 acres (A,E,F)
1 stone house \$450
1 stone barn \$400
1 spring house \$15

John Morgan
13% acres (M)

Abner Lewis
13% acres (G,H)

Jacob Maule (I)
4 acres 49 perches
See lot 41

Samuel Powell (J)
4½ acres @ \$70

Elisha Moore
6 acres (K,P,Q)
See lot 75

Sloan and McClees (L)
House and lot \$400

John Elliott (N)
7% acres @ \$100
See lot 100

Elisha Worrall (O)
Thomas Jermon
2½ acres @ \$150
Stone house \$350
Stable \$25

1805
James Morgan
150 acres @ \$16
1 stone house \$240
1 stone barn \$175
1 stone milk house \$20
2 horses @ \$10
2 cattle @ \$8

1843
Sarah George
c. 35 acres (B,C,D)
See lot 71

Isaac Palmer
104 acres (A,E, part F,M)
House \$350
Barn \$350
Chair house \$175
Spring house \$25

Elijah Lowden (G)
House and 2 acres
(blt. 1835-1837)
Stable \$100

H. Jones Brooke (G)
House and lot \$200
(blt. 1835-1837)

William Lauman
11 acres (part G, part F)
Tavern house \$1250
(blt. 1840-1841)
Stable and shed \$250
Store house \$400 (blt. 1841)

Estate Rees Thomas
2½ acres (H)
House and lot \$400 (blt. 1835-1837)

Nathan Fry (I)
4½ acres @ \$90
Stone house \$275 (blt. 1835-1837)
Stable and shop \$75

Isaac Milliner (J)
John McSorley
House and lot \$550 (blt. 1832-1837)
4½ acres
Stable \$100

Charles Bittle (K,Q)
4 acres @ \$90
Frame house \$200 (blt. 1836-1837)
Barn and shop \$150

George Bittle (P)
2½ acres
2 dwellings, total \$600
(1 stone house blt. 1836-1837)
(1 blt. 1842-1843)

1814
James Morgan (A,E,F)
100 acres @ \$80
Stone house \$700
Stone barn \$630

Samuel Morgan
11 acres @ \$100 (M)

Mordecai Morgan (N)
7 acres @ \$100

Samuel Wright (O)
House and lot \$400

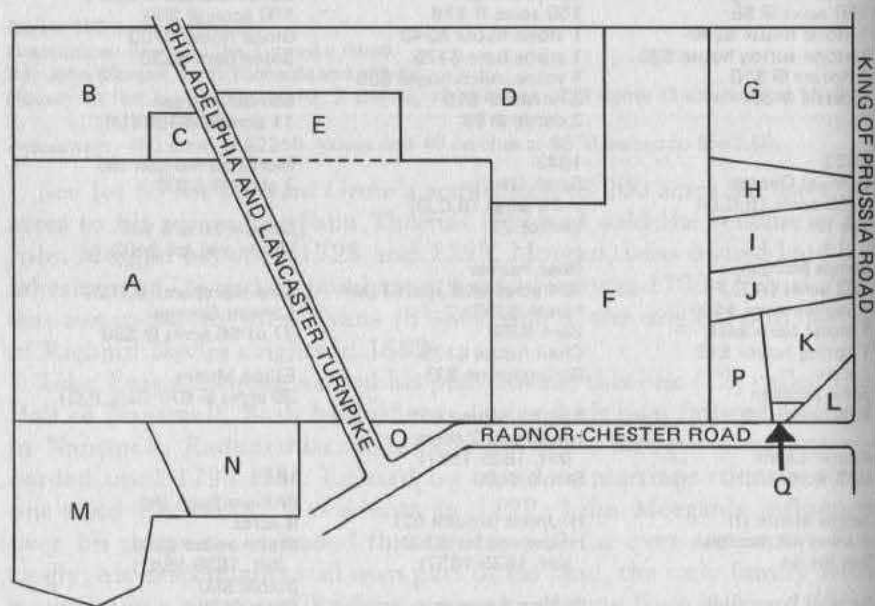
Jane Abraham (B,C,D)
Lemuel George
37 of 56 acres @ \$80

Elisha Moore
30 acres @ \$70 (G-L,P,Q)

1843
William Pugh (N)
8 acres
Stone house \$300
(blt. 1839-1841)
Stable \$50
Shop \$100

Feddy Worrall (O)
House and lot \$600
(blt. 1814)

David S. Brown (L)
See lot 73



(Breakup of Lot 72 in the Age of the Turnpike)
1823: Lot 72 on which "Morgan's Corner" developed.

James Morgan, eldest son of Mordecai Morgan Jr. reserved lot A for himself. He later bought lots E and F. As late as 1823, there stood but one dwelling on all his land, the Hall of Nantmell.

Lots G-L, P and Q went to James's sister Maria who sold to Elisha Moore. In 1814 this was still woodland with no houses. By 1816 when Elisha sold the little corner piece L, it contained a house. In 1823 this was still the only dwelling on all these lots.

Lots B, C and D were sold to Isaac Abraham whose daughter, Mrs. Lemuel George, owned them and an adjoining property (71) which contained one house in 1823.

Lots M and N, owned respectively by John Morgan and John Elliott, were vacant in 1823. Lot O contained one house built in 1814, and taxed that year, after John Morgan sold to Samuel Wright. In 1823 Thomas Jermon lived in it.

Lot H, P and Q were not separate lots until after 1823.

Major building awaited the railroad.

buried from the Radnor Friends Meeting.

The Meeting deplored the actions of Mordecai Morgan Jr. when he married out of Meeting and disowned him in 1776 when he took up arms, becoming a Captain in the militia. His wife Mary, daughter of James and Mary Davis of the Baptist Church in the Great Valley, lived until 1832, but Mordecai Jr. predeceased his father, dying in 1794. Mordecai Morgan Sr. still owned the Hall of Nantmell in 1798.

In 1807, at the age of 94, Mordecai Morgan Sr. died intestate, survived by his daughter Hannah (77) and by six children of Mordecai Morgan Jr. Although his oldest grandson James inherited the plantation by the terms of John Morgan's will, he immediately gave over half of the land to his siblings Joseph, Samuel, John, Mordecai, and Maria.² When Joseph died intestate shortly after, his share falling to the remaining brothers and sisters equally, James Morgan quit-claimed his 1/5 interest to the other heirs for \$1500 and the land was divided into specific portions by a series of family deeds in December of 1809.³

Of the ten resulting pieces, Isaac Abraham (71) bought three, one of 22 $\frac{3}{4}$ acres 30 perches (D) from Mordecai Morgan III for \$2070 1 April 1812⁴ and two 10 April 1811 for \$1064 from Samuel Morgan. Samuel had received a lot of 11 $\frac{3}{4}$ acres 13 perches (B) and had bought his sister's 1 $\frac{1}{2}$ acre 35 perch piece (C).⁵

Samuel received another piece, 13 $\frac{3}{4}$ acres (M) which he sold to his brother James 27 December 1816 for \$2412.82 and James to their brother John 21 September 1821 for \$2068.125.⁶ Next to this piece lay 7 $\frac{3}{4}$ acres meted out to Mordecai III (N) and sold by him to John Elliott as woodland in 1816.⁷

On two Turnpike acres (O) given John Morgan, sold by him to Samuel Wright 28 March 1814 for \$500, commandeered by the sheriff and sold to Elisha Worrall (with another piece of property),⁸ there stood a stone house erected in 1814 presumably by Samuel Wright, and later known as the Golf Club Cottage. Here Feddy Worrall's widow lived after his death.⁹ It came down in the 1960's.

James Morgan also bought five acres (E) from his brother Samuel and 32 $\frac{1}{4}$ (F) from his brother John. These adjoined the heart of the plantation (A) which contained the family house, the only dwelling on all of lot 72 at the time of the 1809 division.¹⁰

Maria Morgan received the 30 acres bordering the King of Prussia Road (G-L, P, Q). Still vacant land when bought by Elisha Moore, son of Thomas (14), for \$3031.25 in May of 1812, the property was divided by the Moores. Abner Lewis bought the northernmost 13 $\frac{3}{4}$ acres (G, H), for \$866.75 in 1817. He sold for \$1000 to William Mulin who lost them through a sheriff's sale to Abner Lewis (again) in

1822.¹¹ Jacob Maule (41) bought the adjoining 4 acres 49 perches (I) in 1816 for \$787.04. Samuel Wright, brushmaker, who bought the next 4½ acres for \$783.09 (J), later lost them to Samuel Powell, for debt.¹² Another six acres (K, P, Q) the Moores held until after 1823. On the final one acre 55 perch corner piece, Elisha and Mary Moore built a house between 1814 and 1816 (L) when they sold to Mary's sisters Hannah and Sidney Hunter¹³ of lot 75 for \$999. In 1823 the lot was taxed to their husbands.

None of the three houses of 1823 (A, O, L) stands.

Not until 1827 did James Morgan consider the entail by which he had inherited the Hall of Nantmell. To bar it, he sold his own property to Edward Siter (2) who returned it to him the same day.¹⁴ Only later did he realize that all his generosity to sister and brothers was secured by faulty deeds. He was occupied thereafter erratically signing deeds to bar the original entail on the many pieces into which the plantation had fallen. As late as 1851 Joshua Morgan, his eldest son and heir, signed an entail-barring deed.¹⁵

Of the children of Mordecai Morgan Jr., Maria was a spinster, Mordecai a physician, John a carpenter (he moved to Charlestown), Samuel a gentleman, or merchant, and James, a yeoman or farmer. He fell on hard times, lost a lawsuit brought by the executor of Rachel Morgan, and found his property sold by the sheriff to Henry Coffman¹⁶ in 1832 for \$5538.50. Morgan and his wife Zilla, daughter of Daniel Maule (13), moved to Philadelphia.¹⁷

The railroad, organized in 1832, was laid through a corner of lot 72 and a station placed by the King of Prussia Road. Briefly called Brookeville for H. Jones Brooke who owned Abner Lewis's land (G) from 1835 to 1842,¹⁸ the station later took the name Morgan's Corner, for William Morgan who owned adjoining land (69). By 1841 each of the lots on the highway (G-L, P, Q) contained at least one dwelling, most of them built 1835-1837. Nine houses, a tavern, and a store¹⁹ lined up along the road. The store was called "unfinished" in the assessment list of 1841. The first hotel near the railroad crossing (G) burned soon after construction, ignited by sparks from the engine pulling the "fast line of cars for Harrisburg."²⁰ The more substantial replacement, built by H. Jones Brooke and operated by William Lauman (who later bought it), stood for 130 years until razed in favor of office buildings. As the area developed, it supported a public school and also a post office. Sometimes the innkeeper officiated, sometimes the station master.

Along the Radnor Chester Road the corner lot (L), sold by the McClees and Sloanes (75) to Charles and William Bittle in 1837 and by the Bittles to David Sands Brown in 1838,²¹ contained not only a

house but also a hothouse by 1841 (assessed at \$100), called a greenhouse (\$500) in 1843. The high wall once adjoining the greenhouse stands on a small plot of land given to Radnor Township by Triangle Publications in 1976. The road's path has been changed. Charles Bittle built a house next door (Q) which he sold in 1862 to Hannah and Mary Henry. He sold his remaining property to Joseph Johnson Brown in 1864.²² George Bittle's 2½ acres (P) held two houses by 1843.²³ The 1860 area map shows one used as a store.

The major portion of Mordecai Morgan's plantation passed from Henry Coffman to Isaac Palmer and his heirs, to Joseph Johnson Brown (73)²⁴ whose family, descendants of the first Radnor Morgan, finally sold to commercial interests. In the 1860 map another house appears (on part F). Mentioned in deeds of 1865,²⁵ it is occupied by the firm of Crawford and Diamond.

William Pugh's property (N) remained in his family until after 1920. Later owned by Theron Clement and by the Sinkler family who left their name on Sinkler Road, the house of 1839-41, enlarged in 1870, stands vacant as owners and officials wage zoning battles. Papers of this Pugh family belong to the Radnor Historical Society.

Isaac Palmer's inventory²⁶ of 1864 shows the Hall of Nantmell with the following rooms: hall, parlor and two others (apparently on the first floor), three bedrooms and a storage room (on the second). There were also garret, kitchen, and spring house. This building, recorded in the Historic American Buildings Survey in 1958 as Pennsylvania no. 192, passed its last years as the headquarters of a public golf course. It was demolished in 1964. On Mordecai Morgan's farm now stand the Sears complex, St. David's Inn, the Pennsylvania Department of Transportation building and the Sun Oil Company's current offices.

- | | |
|--|--|
| 1. Phila. Will Bk. G-153 | 12. Delaware Co. Deed Bk. M-191, 285 |
| 2. Delaware Co. Deed Bk. I-54 | 13. Delaware Co. Deed Bk. M-292 |
| 3. Delaware Co. Deed Bk. I-633, 635, 637, 639, 641 | 14. Delaware Co. Deed Bk. R-104, 160, 103 |
| 4. Delaware Co. Deed Bk. K-550 | 15. Delaware Co. Deed Bks. T-91, 102, 90, 258, 289, 665, U-389, Z-497 |
| 5. Delaware Co. Deed Bk. K-109, 111 | 16. Delaware Co. Deed Bk. S-387 |
| 6. Delaware Co. Deed Bk. P-429, 431 | 17. Radnor Friends Meeting Marriages |
| 7. Delaware Co. Deed Bk. M-690 | 18. Delaware Co. Deed Bks. T-190, V-583 |
| 8. Delaware Co. Deed Bks. L-417, O-82 | 19. The records of the Dillin store at this corner belong to the Radnor Hist. Soc. |
| 9. Delaware Co. Deed Bk. W-565 | 20. Phila. <i>Public Ledger</i> , 19 November, |
| 10. Delaware Co. Deed Bks. N-24, K-440 | |
| 11. Delaware Co. Deed Bks. T-635, K-538, M-639, N-500, O-701 | |

1840
21. Delaware Co. Deed Bks. U-89,
V-86
22. Delaware Co. Deed Bks. T-586,
I-2-422, R-4-26, M-2-263
23. Delaware Co. Deed Bk. W-129

24. Delaware Co. Deed Bks. U-209,
O-2-455, X-2-271
25. Delaware Co. Deed Bks. O-2-500,
O-2-450, V-2-354
26. Delaware Co. Admin. File 3882

Lot 73. John Morgan. (See also lot 86.)

Acres: 160.
Description: Farm on the Turnpike Road.
By: James Hunter, Hugh DeHaven, and others.
House: 1 assessed at \$30.
House: 26 feet by 24 feet, 2 stories, stone, 11 windows, 110 (sic) lights (5 windows at 16,
1 at 3, 4 at 4, 1 at 6).
Spring and wash house: 20 by 12 feet, 1 story, stone.
Assessment: House at \$30 on 159 acres, @ \$2942. House on 1 acre at \$350, raised to
\$393.75.

The Morgan family acquired this lot in two parcels, both once part of the 5000 acre grant to Richard Davies (28).

The northern strip: The right to 100 acres which Davies sold Ellis Jones 19 and 20 June 1682 was bought the 12th of the 10th 1687 by William David. He transferred the property as "land in Radnor" the 13th of the 10th month 1702 to John Morgan via his attorney.¹

The southern portion: The 250 acres conveyed by Davies 19 and 20 June 1682 to Edward Jones of the parish of St. Harman and sold by Edward Jones of Llandowry to James Morgan of Nantmell 4 February 1691, were inherited by his son John. The son bought (72, 75, 86) and sold (74) property; his holdings were resurveyed the 21st of the 5th 1703 as 355 acres.² He lived on lot 73, calling his plantation Vainor (Vanor).³ His wife was daughter to John Evans (83-86).

In his will of 1744 (72) Morgan left the "plantation where I now live" to his son Samuel for life and then to Samuel's lawful progeny forever, to a son if Samuel had one,⁴ otherwise to his daughters equally. Samuel also received lot 86. He married Magdalen Evans of Tred-yffrin.⁵ Their son John and six daughters were mentioned in Samuel's will of 31 May 1759. Magdalen was given the use of the plantation until John reached 21 when he automatically received the real estate.⁶

Magdalen Morgan lived until 1798. She left bequests to son John and daughters Sarah Johnson, Hannah Belfore (Balfour), Rachel, and Ruth Morgan, and provided for the maintenance of the Negro woman Chloe.⁷ Daughters Jane and Eleanor, mentioned by Samuel, were dead. Daughter Rachel was to occupy the room usually considered hers and daughter Ruth the room Magdalen herself had used.

What happened to the minute \$30 house of 1798 is not known.

By 1833 John and all his sisters had died, the only descendants of any of them being descendants of Sarah Morgan who had married Joseph Johnson (marriage licence December 1769). Of the Johnson children, Joseph Jr. had married Martha Morris in 1801 in Christ

1802

John Morgan
160 acres @ \$10
1 stone house \$180
1 stone spring house \$20
1 stone barn \$100
3 horses @ \$18
7 cattle @ \$18

1823

Rachel and Ruth Morgan
160 acres @ \$65
1 stone house \$450
1 barn \$200
1 spring house \$30

1805

John Morgan
160 acres @ \$17.50
Deduct rent of Rachel
and Ruth Morgan
1 stone house \$180
1 stone milch house \$25
1 log stable \$10
1 barn \$100
3 horses @ \$20
7 cattle @ \$12

1843

Joseph Johnson
Isaac Milliner
120 acres @ \$40
Mansion house \$1500
Barn \$450
Stable \$150
Tenement \$200
Spring house \$50
Hog house \$50

Joseph B. Harding
50 acres @ \$50
Stone house \$350
Barn \$400
Milk house \$50
Tenement \$200

David Sands Brown
38 acres @ \$60
Stone house \$200
Stable \$100
Green house \$500
(buildings on lot 72)

Church, Philadelphia, and Magdalen had married John Ewing and died, leaving four children.

The ownership of Vanor was still controlled by John Morgan's will of 90 years before. This the family understood, reasoning that after the death of Samuel Morgan's son, the land would be divided equally between the two children of Samuel's only daughter to have living issue, that Joseph Johnson Jr. would inherit half and the children of Magdalen Johnson Ewing, the remainder. The entail had not been barred.

A Common Pleas Court determined that the property vested in Joseph Johnson Jr. of Philadelphia, ship chandler, in fee tail. Johnson thereupon sold the property to bar the entail, his son-in-law David Sands Brown both receiving and returning the plantation 28 November 1833.⁸

Johnson proceeded to divide the property according to the family's previous assumptions. He gave half of his inheritance to his nieces and nephews: 3/32 to Edward, 3/32 to Joseph, 5/32 to Eleanor and 5/32 to Elizabeth Ewing.⁹ The nephew Edward Ewing sold his piece to Thomas W. Morris¹⁰ for \$500 10 July 1834; Eleanor sold hers to Joseph B. Harding.¹¹ Other sales followed. By 1848 Joseph Johnson Jr. owned most of Vanor although David Sands Brown, who had married Elizabeth Johnson, owned a part.

By 1870 Joseph Johnson Brown's estate (he was grandson to Joseph Johnson Jr.) controlled not only much of Vanor by inheritance but also of lots 69, 75, 72 and 79 by purchase, the largest landholding in the township.

Joseph Johnson Brown died unmarried, leaving a will¹² dated 25 April 1865, proved 9 September 1868. He left his real estate to his sisters Martha Morris Brown and Mary Johnson Brown Chew (wife of Samuel Chew of Cliveden) in equal halves, as tenants in common during their joint lives, and then to the survivor of them. Miss Brown's name endures in Martha Brown's Woods, a natural park on lot 75. Vanor (the house) received large brick additions shortly after 1841, was assessed as a \$1500 mansion house in 1843, and modernized 50 years later by Ralph Waldo Emerson's architect brother, imported from Boston for the purpose. The mantelpieces retrieved from the Golf Club Cottage (72) before its destruction probably came from Vanor, moved after the Emerson excisions. Two of them are preserved by H. Richard Dietrich Jr.

Vanor was closed during World War II, too big to heat, too difficult to service in wartime. After the Radnor Township School District bought 80 acres of the old plantation, the house was demolished. When entered in the Historic American Buildings Survey in 1958, it was described as a brick house with pebble dash finish, three stories high with a hip roof. Adjoining was a two and a half story wing, representing the house of 1798.

On School District property stand the Rowland School and the Radnor Senior High School. At 620 Lancaster Avenue stands a handsome white (stone) house, sometime known as Brookstone and probably built by Joseph Harding between 1834 and 1837, the oldest structure now on lot 73. The Harding barn has become a dwelling. David Sands Brown's house, but little younger, was demolished for construction of the Mid-County Expressway.

On the remaining acres Triangle Publications publishes the *TV Guide* and the Chilton Publishing Company has erected its headquarters.

1. Chester Co. Ct. Records (Lapp) II-131
2. Penna. Archives III-1-13
3. See Francis James Dallett "Some Radnor Roots in Radnorshire," *Bulletin of Radnor Hist. Soc.*, 1965
4. Phila. Will Bk. G-153
5. Phila. Will Bk. I-461
6. Phila. Will Bk. L-306
7. Delaware Co. Will Bk. A-275
8. Delaware Co. Deed Bks. S-694, T-12
9. Delaware Co. Deed Bk. T-14
10. Delaware Co. Deed Bk. T-16
11. Delaware Co. Deed Bk. T-467
12. Phila. Will Bk. 63-227

Lot 74. Samuel Powell.

Acres: 80.

Description: Farm.

By: John Morgan, James Hunter, and others.

House: 24 by 17 feet, stone, 2 stories, 8 windows, 97 lights (3 windows at 15, 4 at 12, 1 at 4).

Lumber house: 10 feet by 10 feet, stone, 1 story.

Spring house: 12 feet by 7 feet, stone.

Assessment: 79 acres at \$1231. 1 house and 2 outbuildings on 1 acre at \$250, raised to \$281.25.

Part of Richard Davies's 5000 acre right (28), this 80 acre piece was owned by Lewis Harry when he made his will the 12th of the 7th 1699, Harry having bought from John Morgan (73). For over a century and a half the boundaries remained stable. Lewis Harry, who settled on the plantation, left it to his son Harry Lewis,¹ the will proved 1 April 1701. He also mentioned his wife Abigail and daughters Mary and Elinor.² The son died soon after the father, leaving the property to his sister Mary who was married to John Worrall.³

Mary Worrall's disposal of the farm has not been found. As a widow, she married John Brownfield who was living in Whiteland in 1727. She had at least five Worrall children: Henry (died 1727), Peter, Joshua (died 1728), Mary, and Hannah and probably at least three by her second husband, Mary, John, and Thomas.⁴

The land became vested in Thomas Lewis who died intestate. William Thomas, the principal creditor and administrator of the estate,⁵ mortgaged the farm to the General Loan Office of the Province of Pennsylvania 29 August 1723 for £31-5-0, the original document now preserved by the Radnor Historical Society. Lewis's brother Henry of Dover, Delaware, gentleman, after inheriting the place, sold it to the same William Thomas of Lower Merion, also gentleman. The new owner, married to Elizabeth Harry (87), neglected his mortgage obligations until the Loan Office sold the property at public vendue 27 November 1734, again to William Thomas. Thereafter he treated the farm as an investment, renting it for at least a quarter century to Christopher White.

When the owner died intestate 50 years later, the Orphans Court ordered the property sold for the benefit of his children. Bought by Jonathan Powell (son-in-law of William Thomas) 11 April 1785 for £380, the farm was not conveyed until 24 March 1795 when Nathan Jones (another gentleman), surviving administrator of the estate, signed the deed.⁶

The following autumn Jonathan Powell and Hannah (of Lower

Merion) sold to Samuel Powell of Radnor, yeoman, who was already living there,⁷ the consideration an annual payment of £33 to Jonathan Powell for life (or to his widow should he die first). Jonathan and Hannah Powell had no children (they married late), but this type of deed is usually found between father and son. Samuel and his sisters (24, 85) may have been children of Jonathan by an earlier wife. Two of Samuel's sisters had sons named Jonathan. A Jonathan Powell of Pennsylvania received a New Jersey licence 23 May 1765 to marry Margaret Callahan, also of Pennsylvania. The Radnor Jonathan was probably descended from Samuel Powell (35). The younger Samuel's marriage to Barbara Krickbaum in 1793 is recorded in St. Paul's Church, Philadelphia, the Welsh-German marriage unusual in Radnor.

1802
Samuel Powell
80 acres @ \$9.33
1 stone house \$180
1 stone spring house \$20
1 stone barn \$90
1 horse @ \$20
4 cattle @ \$10

1823
John Curwin, Esq. (Curwen)
and James Pyott
80 acres @ \$55
1 stone house \$400
1 cart house \$30
1 spring house \$10
1 stone barn \$225

1805
Samuel Powell
80 acres @ \$16
1 stone house \$150
1 stone milch house \$20
1 stone barn \$90
1 horses @ \$22
5 cattle @ \$10

1843
Clinton Smedley
80 acres
House \$200
Barn \$150
Waggon house \$150
Spring house \$25

In 1814, Samuel Powell sold to John Curwen Jr.,⁸ son of the John Curwen sued by Robert McClenachan for his activities as agent for the Turnpike Company. Powell and his wife Barbara were of Lower Merion and the price was \$6,000. John Curwen Jr. died young and unmarried⁹ two years later. By 1823, his father, who lived at Walnut Hill across the road in Montgomery County, owned the property. Powell retired to Plymouth Township where, childless, he spent his last years with his wife's niece Rosanna (Krickbaum) Childs. Her son Samuel P. Childs was a major beneficiary of Samuel Powell's estate in 1844. Residuary legatees were the children of Powell's sisters (24, 85).¹⁰

Later owned in turn by Clinton Smedley, Charles J. Arthur, Thomas Adams and by Samuel Huston, served by the Upton railroad station, these acres became the nucleus of the Morris family holdings on the County Line Road.¹¹ When railroads still performed miracles, this station vanished over one working day after Mrs. Morris (or was

it Mr. Morris?) complained to Mr. Atterbury (or was it Mr. Cassatt?) that houseguests had missed a train because of an intervening freight. As the official promised, the same complaint could never be made again—at Upton, anyway.

Samuel Powell's house does not stand.

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| 1. Penna. Archives III-1-13, II-19-391 | Story of Walnut Hill," <i>Bulletin of Radnor Hist. Soc.</i> , 1961, and Patricia Talbot Davis, <i>A Family Tapestry</i> |
| 2. Phila. Will Bk. B-94 | |
| 3. Phila. Will Bk. B-169 (Abstracts) | |
| 4. Chester Co. Will Bk. A-254, 289 | 10. Montgomery Co. Register of Wills File 5112, Montgomery Co. Will Bk. 8-339 |
| 5. Phila. Admin. Bk. C-179 | |
| 6. Delaware Co. Deed Bk. C-228 | |
| 7. Delaware Co. Deed Bk. C-231 | 11. Delaware Co. Deed Bks. U-560, X-606, P-2-104, K-2-480, R-2-735, H-3-572 |
| 8. Delaware Co. Deed Bk. L-637 | |
| 9. See Francis James Dallett, "The | |

Lot 75. James Hunter. (He is listed as owner but the property belonged to his mother, Hannah Hunter of Newtown.)

Acres: 160.

Description: Farm on the Turnpike Road.

By: John Morgan, Peter Gaskell, and others.

House: 30 feet by 18 feet, stone, 2 stories, 4 windows, 64 lights (4 windows at 16).

Shed Kitchen: 37 feet by 12 feet, stone, 1 story.

Assessment: 159 acres at \$2733. 1 house and 1 outbuilding on 1 acre at \$350, raised to \$393.75

This had been John Morgan's property, part inherited from his father James (73), part bought for £32 from John Roberts of Haverford, smith, formerly of Lanidlai, Montgomeryshire, who delivered a deed for 100 acres of Radnor land to John Morgan the 1st day of the 1st month 1700.¹ Roberts, in turn, had bought of John Evans (83), Morgan's father-in-law, on the 12th of the 7th 1691. The property included a strip of land two perches wide, 33 perches long, running parallel to the township bounds. Quit-claimed by Caleb Evans to John Morgan the 26th of the 9th 1733, the strip was one segment of Radnor Street as first laid out, but never used as a road.² The deed was not recorded for 60 years.

John Morgan gave the use of lot 75 to his son John Jr., who married Sarah Jones, daughter of John Evans (1) in 1717.³ Their daughter Hannah was born the 18th of the 3rd 1720. John Morgan Jr. made his will 2 February 1731/2, proved 4 March of the same year, mentioning his widow Patience (a second wife), daughter Mary (£20 at 18), and daughter Hannah who received his house and plantation with a reversion clause in favor of his brother Samuel (73) should she fail of posterity. He bequeathed livestock in a proper pecking order; to his father (the executor) a mare and colt; to his sister, wife of Joseph Jones (54), a cow; to his sister's daughters Elizabeth and Sarah he left a lamb each.⁴

Two days after Hannah attained her majority (20 May 1741), her grandfather, John Morgan, conveyed to her the plantation of 170 acres and messuage her father had left. Provision was made for the lifetime rights of the widow Patience Morgan and mention was made of the entail requiring the land to pass to Hannah's issue but, issue failing, to her uncle Samuel Morgan (73).⁵

Within the year Hannah had married James Hunter. She made account for marrying out of the Radnor Meeting the 13th of the 2nd month 1742, and on the 11th of the 12th month of that year removed to the Goshen Meeting. The Hunter family supported the Episcopal

1802
James Hunter
160 acres @ \$8.50
1 stone house \$150
1 stone spring house \$20
1 log barn \$50
2 horses @ \$20
4 cattle @ \$9

1823
Isaac Maris (F)
29 acres @ \$50

William Sloan (G)
18 acres @ \$65

Feddy Worrall (H)
(Part was on Turnpike)
30 acres @ \$70
House \$100 (built 1816-23)

Rees Hoopes (E)
17 acres @ \$120
(On the Turnpike)
Deduct \$10 per acre

Lot Worrall (B)
4 acres @ \$100
(On the Turnpike)

Joseph McClees (C)
18 acres @ \$80
(On the Turnpike)
Stone house \$300
Barn \$200
Spring house \$30

Peter Gaskell (A)
c. 56 acres
(See lot 80)

Elisha Moore (D)
c. 20 acres here and 16 more in
lots 80, 81 and 72. He had a
total of 36 acres @ \$100
House \$500
Stone stable \$200
Frame barn \$150
Shed \$100
Spring house \$10

Not all lots retained the boundaries of the 1816 division.

1805
Peter Hunter
160 acres @ \$15.75
1 stone house \$150
1 stone milch house \$20
1 frame barn \$50
4 horses @ \$20
5 cattle @ \$10

1843
Isaac Maris (F)
29 acres

William Sloan (G)
18 acres
House \$200 (built 1823-37)
Barn \$200 (built 1838-41)
Shop \$50

Feddy Worrall (H)
10 acres woodland @ \$60
20 acres @ \$50
Stone house \$250 (built 1838-41)
Old stone house \$100
Barn \$120
Milk house \$50

Rachel Worrall (B and
3 adjoining acres)
7 acres
House \$200 (built 1823-37)
Stable \$100

Joseph McClees (C)
18 acres
Stone house \$300
Stone barn \$250
Carriage house \$100
Spring house \$50

See lot 80 for Eliza Penn-Gaskell's holding.

See lot 80 for Elisha Moore (D, E)

church, St. David's.

They lived in Newtown and rented the Radnor land. James Hunter, himself, bought another tract of land in Radnor (20-24) which he left to his son George. In his will of 12 May 1773 (proved in 1783) Hunter also mentioned son James (money), John (Newtown plantation), Peter (money and a lot in Wilmington), daughters Sarah and Ann, and the Radnor Church (St. David's) as well as his wife.⁶ James Hunter Jr. lived on lot 75.

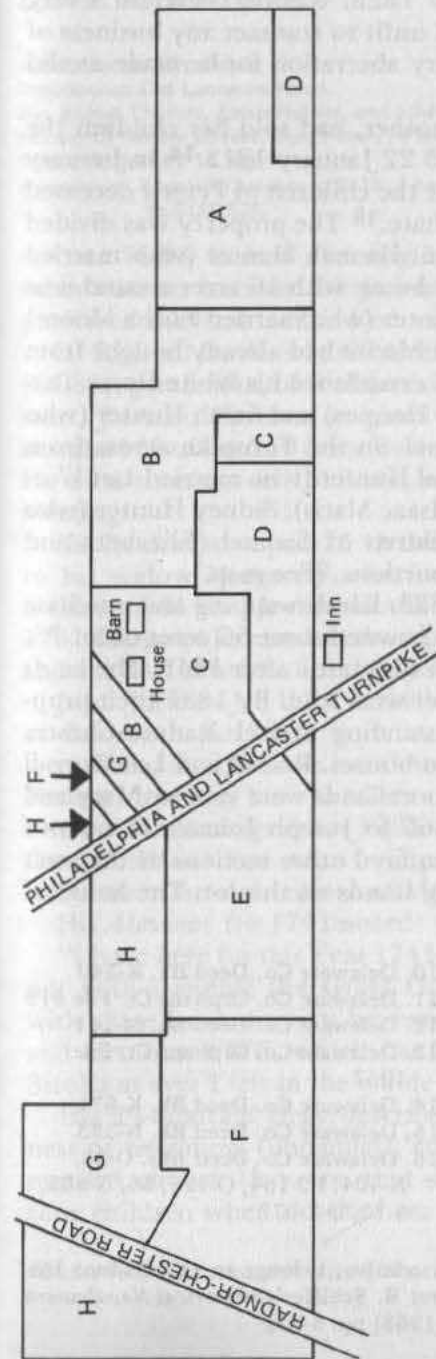
After the legislature relaxed rules governing the barring of entails, Hannah Hunter sold her Radnor farm to William Hunter of Easttown for this purpose. The following day, 30 July 1799, William Hunter returned the land to Hannah.⁷ Her son James continued to live there.

James and Hannah Hunter had a number of children and considerable property, both in Newtown and in Radnor. They intended Hannah's inheritance to benefit their oldest son James and his sons, and wanted it kept intact. By the time Hannah died in 1803, her son was in his 59th year, his son Samuel dead (1802), his remaining son Peter running the farm, where James Hunter, his wife, and a number of unmarried daughters also lived. In 1800 Hannah Hunter had lived alone in Newtown.

She left the Radnor real estate to her grandson Peter, son of James, with the provision that Peter provide heat, firewood, and food for his parents as well as a room in his house (any room the parents wanted), and use of the kitchen, cellar, and spring house.⁸ If the parents preferred to live elsewhere, then Peter was to pay them £30 a year. He was also required to pay the executors £1000.

James outlived his mother by only eight years, dying in 1811.⁹ His son Peter then rented all his land to his brother-in-law Feddy Worrall [son of Elisha (19)], and all personal property: horses, "coults," cows, young cattle, oxen, sheep, swine, wagons, carts, plows, harrows, gears, grain, wood, rails, timber that was cut down, all kitchen furniture, and all the hay and straw. Worrall, in return, promised to pay \$50 down and \$200 a year during Peter's life.¹⁰ The agreement closed the next year with Peter's death, although the matter was in litigation through 1823.

Peter's childless widow, daughter of Bartle Bartleson (85), was entitled to her widow's share in the property, so the Orphan's Court emphatically ruled, despite protest by one of Peter's brothers-in-law who claimed there was no widow. The "bride," he said, was wife to a black man at the time of the Hunter marriage.¹¹ Peter's sisters and their husbands, including this brother-in-law, paid \$2000 to the widow and her new (white) husband James Lee Jr. 6 October 1815 for all her rights.¹² The Lees left for Hocking County Ohio.



Division of Peter Hunter's land (lot 75) — 1816

Despite the breakup of the Hunter estate, houses were not fast built upon it. By 1823, the McClees family was ensconced in the old Hunter house on part C, and Feddy Worrall had built a house (between 1816 and 1823) on one of the lots marked "H", probably the lot adjoining the Radnor-Chester Road. Elisha Moore's inn stood on what had been Gaskell property adjoining his Hunter lands.

- A. Sidney Hunter, wife of William Sloan.
- B. Rachel Hunter, wife of Lot Worrall.
- C. Hannah Hunter, wife of Joseph McClees.
- D. Mary Hunter, wife of Elisha Moore.
- E. Ann Hunter, wife of Rees Hoopes.
- F. Martha Hunter, wife of Isaac Maris.
- G. Elizabeth Hunter & John M. Hunter (children of Samuel Hunter).
- H. Sarah Hunter, wife of Feddy Worrall.

The protesting brother-in-law, by 1828, was declared "in a very weak or deranged state of mind and unfit to transact any business of importance."¹³ This was a temporary aberration for he made a valid will in 1856 and lived until 1858.

Martha (Levis) Hunter, Peter's mother, had sold her children the rights to the rest of the estate for \$5 22 January 1813.¹⁴ In January 1816 the Orphans Court decreed that the children of Peter's deceased brother Samuel should also have a share.¹⁵ The property was divided into eight portions 27 January 1816. Hannah Hunter (who married Joseph McClees) received the family house with 16 acres around it as well as a three-acre piece.* Mary Hunter (who married Elisha Moore) received 18 acres adjoining the land Moore had already bought from Peter Gaskell (80) and where he had established his White Horse Tavern. Ann Hunter (who married Rees Hoopes) and Sarah Hunter (who married Feddy Worrall) received land on the Turnpike across from the McClees and Moore acres. Rachel Hunter (who married Lot Worrall), Martha Hunter (who married Isaac Maris), Sidney Hunter (who married William Sloan) and the children of Samuel (Elizabeth and John Morgan Hunter) also received portions. (See map.)

Feddy Worrall had a house by 1823. Land swapping and purchase ensued¹⁶ until Peter Gaskell (80, 81) owned some 56 acres of lot 75. Isaac Maris's land (F) remained unseated until after 1848. The lands of Elizabeth and John Morgan Hunter were sold. By 1837 their property (G) contained a house, still standing at 221 Radnor-Chester Road. Feddy Worrall (H) owned two houses. Rachel and Lot Worrall built near the Turnpike (B). The Moore lands were sold by Mary and Elisha's son, John H. Moore, in 1865 to Joseph Johnson Brown of Philadelphia, merchant, who also acquired other sections of the tract (73). The Wyeth Laboratory building stands on this lot. The house of Hannah Hunter is gone.

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| 1. Chester Co. Ct. Records (Lapp) II-68 | 10. Delaware Co. Deed Bk. K-540 |
| 2. Delaware Co. Deed Bk. A-589 | 11. Delaware Co. Orphans Ct. File 519 |
| 3. Radnor Friends Meeting Marriages | 12. Delaware Co. Deed Bk. M-141 |
| 4. Phila. Will Bk. E-180 | 13. Delaware Co. Orphans Ct. File 1067 |
| 5. Delaware Co. Deed Bk. D-478 | 14. Delaware Co. Deed Bk. K-671 |
| 6. Chester Co. Will Bk. 7-139 | 15. Delaware Co. Deed Bk. N-333 |
| 7. Delaware Co. Deed Bk. D-481, 482 | 16. Delaware Co. Deed Bks. O-38, N-404, I-2-164, O-722, 55, N-605, S-73, O-2-677 |
| 8. Delaware Co. Will Bk. A-413 | |
| 9. St. David's Church Burials | |

*A sampler stitched by Mary McClees, a relative, belongs to the Radnor Historical Society, and is discussed in Margaret B. Schiffer's *Historical Needlework of Pennsylvania*, (Charles Scribner's Sons, 1968) pp. 54-5.

Lot 76. Samuel Taylor.

Acres: 9 acres 80 perches.

Description: Old Lancaster Road.

By: Joshua Thomas, James Hunter, and others.

House: 18 feet by 20 feet, logs, 1 story, 4 windows, 28 lights (1 window at 6, 1 at 4, 2 at 9).

Stable: 14 feet by 14, logs.

Assessment: 7 acres 80 perches at \$135. 1 house and 1 outbuilding on 2 acres at \$125, raised to \$140.625.

Lots 76-81 formed the original Jerman plantation, of interest to other authors because the Jerman family settled early and because it proffered the land for the Radnor Friends Meeting.

Of Richard Davies's 5,000 acres (28) 350* were sold to John Evans (83-86), gentleman, of Radnorshire, 19 and 20 June 1682.¹ John Jerman (Jarman, German) originally of Llangurig in Montgomeryshire, bought 100 of the 350 from Evans on the 4th of the 4th month 1688. He died intestate in 1697 and was buried from the Radnor Friends Meeting.

His land, resurveyed 25 October 1703, was patented as 152 acres to his widow Margaret² who lived until 1741. In 1735 she and her children sold the Meeting House lot (77). By will dated 23 December 1731 Margaret Jerman left the plantation she lived on to her son John and the lawful heirs of his body forever.³

John Jerman Jr., born in 1684,⁴ is heralded as the first male child of European parentage born in Radnor. Exactly where his parents were living at that time is unknown; they had not yet bought land in Radnor, but may have lived here. He visited Wales in 1714, published a series of almanacs from 1721 through 1760, some printed by Andrew Bradford and some by Benjamin Franklin.⁵ Radnor's first native author, he married out of Meeting in 1725.

His *Almanac* for 1741 noted:

"I have here for this Year 1741 composed Kind Reader an Almanac not with standing the Great Grief, Exercise and Sorrow that I met with since I did the last, by reason of the Death of my most loving and virtuous WIFE, which has been the most grievous and heaviest Stroke as ever I felt in the whole course of my Life."

His 24-quatrain elegy described her death in childbirth, the kindness of neighbors (unnamed), and gave the facts that they had been married almost 15 years, that she was almost 38 years old and left four children when she died on October 30. He called her Mary but

*Some records count this only 300 acres.

failed to give her maiden name.* The final stanza:

And in the Years since *Christ* was born,
When Mankind was in sins forlorn,
Tis Seventeen Hundred and Thirty-Nine
Then happened this great Grief of mine.

John Jerman Jr. did not remarry.

In 1768, by means of a fictitious suit (the only available method), he arranged to bar the entail on his 152 acre inheritance and thereafter transferred the land, exempting the Meeting House lot (77), to his son Lewis for love and 5s. James Barry (Berry), sometime Radnor innholder (83), was the third party.⁶

Lewis Jerman, born in 1732,⁷ married Mary Davis 28 December 1765 in Christ Church, Philadelphia. His sister Priscilla and her husband Rees Thomas (married in 1758) complained to the Meeting in 1768 that Lewis Jerman, who then held all the family property, was failing to live up to a maintenance agreement made with the "aged father." The hassle continued through all of 1768, Lewis refusing to submit to referees. The Meeting finally appointed a Committee to tell him to honor his commitments.

Nothing came of these intents. The old man died, honored in his obituaries,⁸ so did his daughter, and the son was read out of Meeting. He had, after all, married out, defied the Committee, and enjoyed spirituous liquors despite the Meeting's condemnation. He had money problems, too. He mortgaged the 152 acres and messuage 10 May 1768 (while the father lived) to Peter Turner of Philadelphia, merchant,⁹ for £200 and, 10 January 1770, remortgaged the easterly 134 acres to Jasher Roberts of Radnor,¹⁰ yeoman (68), for £150. He and his wife sold the westerly 14½ acres 10 February 1770 to Jasher Roberts (68) for £165, reserving a three-acre allowance for roads and for the Meeting House.¹¹ The Jermans sold lots 36 (1769), 80 and 81 (1771) and 35 (1773).

By 6 February 1773 (Jerman had just made his will) only lots 78 and 79, 44 acres, remained in his hands. The Jerman family house stood somewhere on the ancestral 152 acres, the precise site unknown. The land mortgaged to Jasher Roberts in 1770 was called a "plantation or tract of land" but by 1783 John Bewley had two houses on it (80). Lot 76 was sold to Roberts "with appurtenances" not further identified. Roberts, sometime storekeeper, may have planned to run a store at the township's major crossroads. He died in 1776 leaving the 14½ acres (called a "tract") to his widow Mary.¹²

*It is tempting to think her maiden name Lewis. Jenkin Lewis of Chester County appointed his "kinsman John Jerman" as a trustee of his will of 1747/8.

Mary Roberts sold the piece to Evan Lewis (60), yeoman, the 7th of the 6th month 1783 for £200. Again, no buildings were mentioned.¹³ However, Mordecai Taylor, joiner, was taxed for 12 acres, one house, and one outbuilding in 1783, perhaps here. Evan and Jane Lewis sold part of the property to the Society of Friends (77); the rest they conveyed as "a tract of land" to Samuel Taylor, joiner, 18 December 1797 for £126-15-0.¹⁴ Taylor came from Lower Merion where he and Ann had sold seven acres of land to Henry Cline 16 May 1795 before moving to Radnor.¹⁵

1802 Samuel Taylor 10 acres @ \$9 1 log house \$30 1 stone shop \$50 1 horse @ \$25 1 cow @ \$10 Joiner .25	1805 Samuel Taylor John Siter (sic) 11 acres @ \$21 1 log house \$30 1 log stable \$5 1 stone shop \$50 1 stone milch house \$10 Joiner .75	1808 John Siter Store lot 10 acres \$300 Buildings \$150
1823 See lot 33		1843 Brinton Jacobs 11 acres (includes lot 37) @ \$120 1 stone house \$250 (lot 37) 1 store house \$500 1 brick house \$200 (lot 37) Smith shop \$100 Wheelwright shop \$100 Stable \$50

Samuel Taylor, cited in Margaret Berwind Schiffer's *Furniture and Its Makers of Chester County, Pennsylvania*, may have been son to Mordecai. Samuel and Ann (probably Ann Ellis who married out of the Radnor Friends Meeting in 1790) sold the lot 16 March 1805 to John Siter,¹⁶ yeoman (33), for £500 and moved to Easttown near the Radnor line where they owned 75½ acres from 1806 to 1813.¹⁷

The Siter gradually bought all the land near the Friends Meeting House. On this lot 76 Siter operated a store, probably the "store of Messrs. Siter and Brooke" mentioned in the Radnor Poor Book in 1810. This central location has supported a store almost ever since. Here public notices were posted and near here the Library Company met and maintained its collection.

Siter died in 1821.¹⁸ His holdings were divided among his daughters (two sons died young), when the youngest came of age in 1835. Mary Ann Jacobs, born in 1805, wife of Brinton Jacobs since 1829,¹⁹ received this lot as well as other land (64). Further releases were signed after her mother's death.²⁰

Jacobs took over the store. By 1881 the settlement was called Radnorville and the storekeeper was T. J. Fussell. Although *The Wayne*

Times of 1 February 1886 called the crossroads "little Radnor," the post office, established in 1889 with Milton Fussell as postmaster, took the name Ithan. William H. Cornog bought the store late in the century,²¹ giving his name (Cornog's Corner) to the area. His store provided a community center for some 40 years. When it ceased operation local residents attempted briefly to reestablish it as a cooperative.

There is a tale that the store building was found some 20 years ago to encroach by four and a half feet on the bed of the Radnor-Chester Road. To clear the title, Congressman William H. Milliken sponsored a special act vesting ownership of five feet of the roadway in Radnor Township so long as the building should stand. The township then conveyed the strip to the owner of the store, so the story goes.²²

Because the store building, now occupied by the Henry Stewart Co., stands near the Friends Meeting and because the first John Jerman lived near the Meeting, some assume this to be his house. Assessment records show that no stone house comparable to this structure existed on the site until after 1808 at the earliest. The log buildings have disappeared.

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| 1. Rolls Office E-1-5-31 | 12. Phila. Will Bk. Q-385 |
| 2. Patent Bk. A-2-594
Penna. Archives II-19-390 | 13. Delaware Co. Deed Bk. B-147 |
| 3. Phila. Will Bk. F-218 (Abstracts) | 14. Delaware Co. Deed Bk. D-185 |
| 4. Radnor Friends Meeting Births | 15. Montgomery Co. Deed Bk. 10-526 |
| 5. The Library Co. of Phila. maintains a file of Jerman almanacs some of which belonged to Isaac Norris of Fairhill and all of which belong to the Hist. Soc. of Penna. | 16. Delaware Co. Deed Bk. H-309 |
| 6. Chester Co. Deed Bk. Q-40 | 17. Chester Co. Deed Bks. A-3-391, H-3-198 |
| 7. Radnor Friends Meeting births | 18. Radnor Friends Meeting Deaths |
| 8. Penna. <i>Chronicle</i> July 17-24, 1769 | 19. Jacobs Bible Records, owned by a Siter descendant |
| 9. Chester Co. Deed Bk. P-288 | 20. Delaware Co. Deed Bks. T-490, N-2-200 |
| 10. Chester Co. Deed Bk. R-65 | 21. Delaware Co. Deed Bk. P-8-36 |
| 11. Chester Co. Deed Bk. R-62 | 22. "Your Town and My Town" by Emma Patterson, <i>Suburban and Wayne Times</i> , 14 July 1950 |

Lot 77. The Radnor Friends Meeting House Lot.

Acres: 6.
Untaxed and unlisted.

The Radnor Friends Meeting House, built on the Jerman plantation (76-81) between 1717 and 1719, endures simply because Meeting membership stayed small, and the building adequate in size for 200 years. It remains now through sentiment and the antiquarian interests of its members.

One acre of ground "for the benefit and behoof of the Poor of the People called Quaker. . . to erect or maintain one or more Meeting Houses or for burial of the dead. . . or any other use" was quitclaimed by Margaret Jerman for herself and as attorney for her daughter and son-in-law Margaret and David Evans, and by her children John (and his wife Mary), Elizabeth (and her husband Peter Taylor),* Priscilla (and her husband Joseph Thomas of Newcastle, Delaware), and Sarah (and her husband Thomas Thomas) on 16 December 1735. The grantees were William Thomas, Samuel Harry (87-93), Michael Thomas (45), Samuel Morgan (73) and David Pugh (3, 4), members of a Meeting committee.¹

William Thomas and Samuel Harry, the remainder of that committee, transferred the acre for the same purposes to a new committee of Evan Lewis (60, 61), Nathan Jones, John Morgan (73), son of Samuel of the former committee, John Pugh (4), Jonathan Thomas "of Easton" and William Matlack on the 20th of the 4th 1776.²

Despite the efforts of these new trustees, soldiers took over the Meeting House during the Valley Forge encampment when, as an officers' quarters and hospital, it was host to such notables as Generals Lord Stirling, Potter, Morgan, Stewart, and Bigelow.

A generation later, on the 1st of the 7th 1808, John Pugh (4), Jonathan Thomas of "Easton" and William Matlack of Radnor conveyed the property to Benjamin Maule (12), Abner Lewis (60, 61), Evan Lewis (60, 61), and Enoch Richards (25), all of Radnor, and William Jones and William Thomas of Merion.³

The Meeting increased its holding on the 2nd of the 6th month 1794 when it paid £75-5-0 for 6 acres 17.8 perches of land (which included the original acre) bought from Evan Lewis and his wife Jane (76). The land was conveyed to Simeon Matlack (31), Jacob Maule (41) and Thomas Lewis for "the Use, benefit & behoof of the people called Quakers. . . to erect one or more houses or for the benefit or

*President Zachary Taylor is said to be their descendant.

Lot 78. Hannah Barton.

Acres: 40 perches.

This piece was overlooked by the assessors. Part of the property bought by Abraham Griffith from Jacob Beary in 1783 (79), it was given by Griffith to his daughter, Hannah, wife of Thomas Barton, on the 23rd of the 12th 1790.¹ The father specifically intended the land for the sole use and benefit of his daughter with no interference or control on the part of her husband. Griffith sold the rest of his property to Joshua Thomas and left town. Thomas Barton is listed in the 1790 Census for Radnor.

Although Abraham Griffith was a Minister among Friends, his daughter married out of Meeting at St. Michael's Lutheran Church of Germantown in 1769. At marriage she was a member of the Gwynedd Meeting. She moved from there to the Middletown Meeting in 1774 and to Radnor in 1777.

In 1801 the Radnor Meeting wrote the Burlington Meeting on her behalf, saying she was then living among relatives at Maiden Creek, New Jersey. Burlington returned the note in 1802 commenting that she was not living there.

Hannah Barton of Tredyffrin, then a widow, sold the 47 (*sic*) perches of land 12 August 1803 to her neighbor Bridget Ellis (82) of Radnor, spinster, for £10.² She died in Haverford in 1815. The later history of the piece is covered under lot 82.

1. Delaware Co. Deed Bk. G-43

2. Delaware Co. Deed Bk. G-41

Lot 79. Joshua Thomas. (See also lot 20.)

Acres: 44 and 120 perches.

Description: Farm, Old Lancaster Road.

By: James Hunter, Peter Gaskell, and others.

House: 17 feet, 3 inches by 25 feet, 6 inches, stone, 2 stories, 9 windows, 104 lights (4 windows at 15, 3 at 12, and 2 at 4).

Spring house: 18 feet by 15 feet, stone, 1 story.

Assessment: 50 acres (includes lot 20) at \$912. 1 house and 1 outbuilding on 120 perches at \$400, raised to \$450.

Part of the Jerman family plantation (76-81), the final piece owned by Lewis Jerman and occupied by him after he had sold the rest of his patrimony, this lot probably held the first Jerman dwelling. The last of his family to live here, Lewis Jerman made his will 3 February 1773 (it was proved six weeks later), leaving his plantation of 44 acres and all personal estate to his wife Mary.¹ The witnesses were Humphrey Wayne, Alexander Oliver, and Hannah Davis. Mary Jerman, as a widow, lived here only briefly. On 4 September 1774 in Christ Church, Philadelphia (again) she married their next door neighbor Patrick McFall who had operated the tavern on lot 83 during Jerman's last year of life and probably sold Jerman all the liquor that so distressed the Meeting. Joseph Hallowell rented lot 79 while McFall and his wife moved to the Black Bull Tavern in Charlestown Township.²

Mary McFall predeceased her new husband, but no estate papers have been found and no conveyance of Lewis Jerman's land. McFall, a Lieutenant in the Rebel army, made his will 6 April 1777 and died within the year, buried at the Valley Friends Meeting which was in use as a military hospital.³ He left his "daughter-in-law" Sarah Griffith wearing apparel of his "beloved wife, late deceased." She inherited the two best gowns, the best blue petticoat, Mary's cloak, bonnet, shoes, and stockings. McFall's mother-in-law Barbara Davis* and her daughter Hannah Davis received the rest of Mary McFall's wardrobe. He left his own possessions to his own children John, Hannah, Ann, and Mary.⁴ No mention was made of the Jerman land, but a John Griffith was taxed for 44 acres in Radnor from 1774 to 1776. Owners recorded no deeds for this property for the next 10 years.

If Sarah Griffith was the daughter of Mary (Davis) (Jerman) McFall, as seems likely, she was the product of some earlier and unfound

*Almost certainly Barbara Richardson who married Benjamin Davis of Upper Merion in 1731.

marriage or alliance. The Radnor property was sold by John Griffith in 1776 to Isaac Miles, by Isaac Miles in 1778 to William Roberts and Sarah Tavers (Roberts was taxed for it in 1778). He had married Mary Towers (*sic*) in St. Paul's Church, Philadelphia, in 1775; Sarah Tavers (Towers) married Issacher Evans.

William Roberts and Mary and Issacher Evans and Sarah sold the plantation 25 November 1778 to Jacob Beary. In 1783 Beary owned 44 acres, one dwelling house, one outbuilding, 1100 acres in Bedford County and 1½ pounds of plate. Only the taverner of lot 87 was also taxed for silver.

The above series of unrecorded deeds can be listed only because the Reverend Hotchkin claimed that lot 87 had been sold by Griffith to Miles and by Miles to William Roberts and Sarah Tavers.⁵ Lot 87's ownership, more easily traced, was already known and could not include these owners. Isaac Leedom (87), however, eventually owned both lot 87 and lot 79. Presumably the deeds stayed with the Leedom's in the house on lot 87, went with that house to its new owners, the McFaddens, whose holdings the Reverend Hotchkin was discussing.

Jacob Beary of Haverford, surveyor, sold 44¾ acres to Abraham Griffith of Upper Merion, miller, for £450 19 July 1783 as property bought from William Roberts and Mary and Issacher Evans and Sarah.⁶ Francis Wright lived here in 1785.

Abraham Griffith produced a certificate from Gwynedd to marry Elizabeth Lynn in the Philadelphia Friends Meeting in 1742. They moved to the Burlington Meeting the same year, to Middletown in 1748, Abington in 1753 (where the births of five children are recorded), to Gwynedd (again) in 1768, Middletown (again) in 1771, to Haverford in 1775. Griffith ran Michael Thomas's (44) Tredyffrin mill for his estate. The family was received in Radnor from the Exeter Meeting in 1787. Elizabeth Griffith was buried in 1790 at the Radnor Friends Meeting.

On the 23rd of the 12th month 1790 Abraham Griffith of Radnor, beset by debt,⁷ sold Joshua Thomas of Philadelphia, cordwainer, all the 44¾ acres save the ¼ acre reserved for Griffith's daughter Hannah Barton (78).⁸ Griffith was received again in the Burlington Meeting (from Gwynedd) in 1792, and apparently died in 1798, buried in Merion.⁹

Although no mill appears on any Radnor tax list for this lot, a millstone was recently unearthed near the stream. A blacksmith shop did stand near here in the 19th century. Blacksmiths valued discarded millstones as blocks upon which to rest wagons undergoing repair. With the help of Radnor's public works department, the stone is now

displayed at the Radnor Historical Society headquarters.

Joshua Thomas, son of David and Anna, married Leah Evans, sister of Mary (Evans) Lewis (38-40) in 1772.¹⁰ After her early death, he married Sarah Lewis who lived until 1818. A former owner of lots 95 and 96, Thomas owned lot 20 also.

In 1798 the owners of land on the north side of Spring Mill Road (79, 80) disputed with those on the south side (84, 85, 86) over boundaries. The road laid between the lots 70 years before had finally found its own natural cartway with full regard for swamps but none for surveys. The litigants agreed to pay for and abide by a new line to be drawn by a committee of John Thompson, Griffith Evans, and Reading Howell (the map-maker). They paid £26-3-6 for the service but failed to record the new survey until 1844. The north won, the south lost a little ground.¹¹

1802
Joshua Thomas
45 acres @ \$8.67
1 stone house \$150
1 stone spring house \$40
1 stone barn \$100
1 horse @ \$10
5 cattle @ \$9

1823
Jacob Telwiler (Detwiler!)
& John Hansell
50 acres @ \$50
1 stone house \$200
1 stone barn \$150
1 spring house \$30
See lot 20 also

1805
Joshua Thomas
45 acres
1 stone house \$130
1 stone milch house \$40
1 stone barn \$120
2 horses @ \$10
4 cattle @ \$9
6 acres woodland (lot 20)

1843
Samuel McAfee
47 acres @ \$55
1 house \$250
1 barn \$200
1 spring house \$50

Joshua Thomas raised his orphaned niece Naomi, daughter of Abel and Zillah (Walker) Thomas.¹² She had the courtesy to name a son for him. When he wrote his will in Philadelphia the 17th of the 7th 1819, he named her husband Joseph Rhodes and Benjamin Davis (42) as executors. He died in 1820 and was buried from the Radnor Friends Meeting. He left his estate in trust for his daughter Anna Thomas and, at her death, to nieces Anna Jeanes and Naomi Rhodes.¹³

His executors sold the farm 30 March 1822 to Jacob Detwiler of Tredyffrin,¹⁴ farmer, for \$2422.87. Jacob and Elizabeth Detwiler in turn sold to Jacob Garrett¹⁵ of Brandywine Township 15 April 1836 for \$3000. Garrett left the property to his wife Sarah by will of 12 August 1838. She sold to Isaac Leedom (87) the 29th of the 3rd 1844 for \$4450.75.¹⁶ Leedom's son George and his wife Sarah (Garrigues) later lived here. By 1870 lot 79 was part of the large estate of

Joseph Johnson Brown.¹⁷

Although the land is now well settled, the house of 1798 remains huddled within a larger dwelling at 230 Sproul Road. Its short front side stands as one portion of the long front side now facing the road, the old outline best visible from the rear of the house. A stone barn bearing a 1794 datestone has undergone conversion to a dwelling. A fine spring house remains.

The quiet meadow has attracted the engineers; the Mid-County Expressway may bisect it.

1. Chester Co. Will Bk. 5-392
2. Chester Co. Will File 2757, Chester Co. Tavern Lic. Applic.
3. Futhy & Cope p. 97
4. Chester Co. Will Bk. 6-229
5. Hotchkin (Rural) p. 233
6. Chester Co. Deed Bk. Y-373
7. Delaware Co. Misc. File, Chester Co. Hist. Soc.
8. Delaware Co. Deed Bk. D-319
9. See Rosalie Fellows Bailey "Griffith Families of Eastern Pennsylvania," P. G. M. 18-114 ff., C. V. Roberts *Early Friends of Upper*

- Bucks*, and Dorothy Hughes Carouso "Esther King of Philadelphia and Bucks Counties," P. G. M. 24-245 ff. for mention of this family.
10. Radnor Friends Meeting Marriages
 11. Delaware Co. Deed Bk. W-359
 12. Glenn (Merion) p. 289
 13. Phila. Will Bk. 7-148
 14. Delaware Co. Deed Bk. P-390
 15. Delaware Co. Deed Bk. U-340
 16. Delaware Co. Deed Bk. W-264
 17. Delaware Co. Mtg. Bk. S-615
Delaware Co. Deed Bks. F-2-170,
N-2-301, O-2-296

Lot 80. Peter Gaskell. (See also lot 81.)

Acres: 94 acres 10 perches (including lot 81).

Description: Farm on the Turnpike Road.

By: James Hunter, Joshua Thomas, and others.

House: 1 house at \$50. 1 house 45 feet by 19 feet, 2 stories, saw'd logs, and weatherboarded, 21 windows, 230 (sic) lights (12 windows at 12, 3 at 10, 3 at 8, 3 at 4).

Smoke house: 10 feet by 8 feet.

Assessment: 93 acres and 10 perches and house at \$50, at \$1636. House and 1 outbuilding on 1 acre at \$300, raised to \$337.50.

Another piece of the 152 acre Jerman plantation (76), this tract was sold with a house 5 May 1771 by Lewis and Mary Jerman to John Bewley (Buley, Boileau, etc.) for £324-10-0.¹ The stream temporarily took the name "Bulah's Run" and was so-called on the Robert Brooke map of 1806. Bewley, who lived here for a quarter century, was assessed for two dwelling houses in 1783 and for "one dumb Negro" (voiceless, one presumes) in 1790.

John Bewley and Abigail sold Peter Gaskell of Radnor, yeoman, "the same message and tract" Jerman had sold Bewley,² the date 12 May 1796 and the consideration £1150. Gaskell, an English descendant of William Penn, represented interests the Penn family still owned here after the Revolution. In St. James Church, Perkiomen, in 1793 he married Elizabeth Edwards, said to be the daughter of a "Nathan Edwards of Radnor" who has not been found. But a Thomas Edwards occupied Radnor property in 1771 and 1772, and a Joseph and a John Edwards were inmates a decade later. Why the Gaskells chose to settle in this township is not explained, unless Elizabeth had relatives here. They moved from Upper Merion where Peter Gaskell, gentleman, and Elizabeth his wife had just sold land he had bought in 1791.³

In a double wedding 12 January 1797 a Mary Edwards married John Torrance and Samuel Edwards married Ann White, daughter of George White of lot 40. Later that year a Susannah Edwards married Rudolph Barr (Bare? Baer?), and in 1799 Hannah Edwards married Samuel Hunter who grew up on lot 75. All these marriages took place at St. James Church, Perkiomen, and all occurred after the Gaskells had moved to Radnor.

A Nathan Edwards was appointed administrator of the Montgomery County estates of Thomas Edwards of Upper Merion (1786), of Samuel Edwards of Upper Merion (1799), and of Mary "Tarrance" of Philadelphia (1800).⁴ Samuel Edwards's administration papers show constant business dealings with Gaskell. In 1794 an Edward Ed-

1802
Peter Gaskell
70 acres @ \$10
Plank house \$160
Stone barn \$80
Stone spring house \$45
Shop \$5
3 horses @ \$15
2 cattle @ \$8

Jonathan Torrence
15 acres @ \$8
Frame house \$30
1 horse @ \$15
1 cow @ \$8

Elisha Moore
½ acre @ \$12 an acre
Log house \$50
Taylor .30
(See also lot 81)

1823
Peter Gaskell
83 acres (56 from lot 75) @ \$70
House \$550
Barn \$300
Cart house \$20
Chair house \$10
Spring house \$50

Jonathan Torrence
15 acres @ \$80
House \$250
Barn \$100

Elisha Moore
(See lot 75)

1805
Peter Gaskell
71 acres @ \$17.50
Frame house \$150
Stone barn \$100
Stone milch house \$45
Frame shop \$5
Frame house \$10
4 horses @ \$15
3 cattle @ \$10

Jonathan Torrence
15 acres @ \$16
Frame house \$40
1 horse @ \$10
1 cow @ \$8

Elisha Moore
1 acre @ \$25
Log house \$50
1 horse @ \$15
1 cow @ \$12
Occupation .50

1843
Eliza Penn-Gaskell
Joseph Super
80 acres @ \$60
(some from lot 75)
Stone house \$250
Stone barn \$200
Tenement \$100
Chair house \$50

Jonathan Torrence
15 acres
House \$225
Barn \$150

Elisha Moore
50 acres (on lots 80, 81, 75)
House \$300
Stone barn \$100
Tenement \$200
Tenement \$100
Barn \$150
Stable, etc. \$200
Spring house & shop \$50

wards, an Israel Morris, and then Peter Gaskell looked after the Gaskell interests in Fagg's Manor and Mount Joy.⁵

The southern boundary of lot 80 was resurveyed in 1798 (79).

The new Turnpike was coming into full use as Gaskell bought his plantation. In 1798 he built a new house on the Turnpike and rented it to Thomas D. Fendall (81) who bought the house and ten acres in 1801. That same year, Gaskell sold the rest of this land across the Turnpike to Jonathan Torrence of Lower Merion, wheelwright, for £227-19-0.⁶ This 15 acres, sold with appurtenances, may have held 1798's \$50 house.

Mary Hunter (75) and Elisha Moore were married in the Perkiomen Church 20 June 1799. Two weeks later Peter Gaskell sold 66 perches of land (with appurtenances, if any) to Elisha Moore "taylor" for \$70.⁷ Here Moore and his bride lived, counted with one child in the 1800 census, and here, on the Turnpike, Moore established his inn the White Horse, later called the Lamb, characterizing his property as "in a very eligible situation for the accommodation and convenience of travelers." A frame house shows here on the Brooke map of 1806. Moore bought two more acres from Gaskell in 1808 for £67-12-0.⁸

John Rudolph, who had bought lot 86, bought 35 acres 26 perches of land from Peter Gaskell 11 April 1818 for \$6622.⁹ On part of this land stands Villanova University's building known as St. Mary's Hall. Gaskell kept the rest of his original purchase but added to it by buying parcels of lot 75.

The Historical Society of Pennsylvania owns a small file of letters written to and from this Radnor family in the early 19th century. Most were written by members of the American family while visiting in England and a few by British cousins. Mail was usually addressed to the Buck Tavern although occasionally to the Spread Eagle. There is a reference to gunning partridges here, to "Buck balls," sleighing parties, and even talk of purchasing a piano c. 1825. The English ladies at a ball were "not so distant and ceremonious as the ladies of Merion and Radnor."

A. F. Gaskell, brother of Peter, writing from Gray's Inn in 1816, quite failed to understand why Peter's sons preferred to stay in Pennsylvania when he had offered them clerkships in his office and a home in his house. Was it possible to prefer the dry-goods business in America to the professions in England?

Gaskell officially changed his name to Peter Penn-Gaskell 31 May 1824 as required by his brother Thomas's will.¹⁰ His English correspondents thereafter addressed him and his family by the hyphenated name, but the change failed to impress his Radnor Library compan-

ions who continued to use the simpler and familiar form. Portraits of this family hang in the Historical Society of Pennsylvania.¹¹ Gaskell even tried his own hand at portraiture, painting the likeness of George Fisher Curwen of Walnut Hill.¹²

Peter Penn-Gaskell died intestate in 1831 and was buried in the yard of the Lower Merion Baptist Church. The homestead, appraised at \$6368.27, finally fell to his daughter Eliza.¹³ Later inherited by the Penn-Gaskell Hall family, it was owned late in the 19th century by Dr. John F. Da Costa who lived in a stone and turreted mansion (Hotchkiss says it was designed by Peabody and Stearns of Boston).¹⁴ The gatehouse for this estate, datestone 1892, stands on the corner of Spring Mill Road and Lancaster Avenue, the recent headquarters of the Wayne Red Cross and now home to a real estate office. The mansion, owned by the Sisters of the Holy Rosary, burned ten years ago and has been replaced. When most of the old farm was developed in residential lots in the 1920's, elaborate deed restrictions appeared on the conveyances. Among them was the requirement that until 1 January 1960 all buildings should be designed by Wallace and Warner. Ashwood, Hilldale, and North Spring Mill Road contain their works. The Turnpike frontage has become commercial.

The oldest existing house on lot 80 stands on Kenilworth Road not far from Lancaster Avenue, probably on the site of the Gaskells' own house. Stone, it was the home of Gaskell descendants and later of Dr. Williams Cadwalader. When did stone replace plank? The records do not say. The buildings assessed as \$310 in 1805 were valued at \$450 in 1808. Something had been improved. The 1823 "house" at \$550 may well have been stone; in December, 1837, it was so described. Certainly the main section of the house existed then. It was listed in the Historic American Buildings Survey in 1958 as Pennsylvania no. 194. Its "probable date" of 1723 is in error. The only 1798 building owned by Peter Gaskell and still standing is the house on lot 81.

1. Delaware Co. Deed Bk. C-283
2. Delaware Co. Deed Bk. C-285
3. Montgomery Co. Deed Bk. 10-40
4. Montgomery Co. Will Files 10324, 10301, 17014
5. Howard M. Jenkins, "The Family of William Penn," P. M. H. B. XXII-187
6. Delaware Co. Deed Bk. E-421
7. Delaware Co. Deed Bk. E-108
8. Delaware Co. Deed Bk. F-69

9. Delaware Co. Deed Bk. N-108
10. *Penn's Colony* II-382
11. See Hannah Benner Roach and Francis James Dallett on descendants of the Penn and Gaskell families in P. G. M. XXV, pp. 69-129 and 151-180
12. The Radnor Hist. Soc. owns a photograph of this portrait
13. Delaware Co. Deed Bk. Y-101, 162
14. Hotchkiss (Rural) p. 237

Lot 81. Peter Gaskell. (See also lot 80.)

Acres: Included in lot 80.

Description: On the Turnpike Road, occupied by Thomas D. Fendall (Fennell).

By: Not given.

House: A new house built in the year 1798, 15 by 24 feet in size.

Assessment: House at \$150.

Peter Gaskell, farmer, and Elizabeth sold ten acres and a message to Thomas D. Fendall of Radnor, saddler, for £350 31 March 1801.¹ A Thomas D. Fendall married 16 October 1794, his wife apparently Mary Clay, daughter of Alexander Clay (2).

1802	1805	1823	1843
Thomas Fendall 10 acres @ \$8 1 log house \$75 Saddler .30	Thomas D. Fendall David Brooke 10 acres @ \$16 1 house \$75 1 cow \$10	(David Brooke's estate was owner but not listed) Samuel Lewis 10 acres @ \$100 1 house \$250 1 stone barn \$150 1 frame stable \$50	Covered in lot 80.

David Brooke (68), gentleman, of Plymouth Township, Montgomery County, bought the property for £525 from Thomas D. and Mary Fendall 20 October 1804.² By the time the Fendalls sold, six children had been born to them. Six more were born later.³ The Brookes, David and Rachel, sold Elisha Moore (75, 80) a small 31 perch strip adjoining the Moore inn property 21 December 1810 for \$100.⁴ Brooke's estate conveyed the rest 27 March 1830 to Jonathan Moore⁵ who transferred it four days later to his father Elisha.⁶

The property then went from Elisha Moore (died 1858) to his son John H. Moore who sold, with wife Mary Ann, to Joseph Johnson Brown (73) for \$10,500 1 April 1865.⁷ The price included two other pieces, one of 66 perches (80), and one of 18 acres 85 perches (75) with all their buildings including the former White Horse Inn (80).

Only the Fendall house remains, designated as 734 Lancaster Avenue in Villanova. The stone ends stand, repointed after the collapse of one corner a few years past. Asbestos siding protects the rest of the house which contains two rooms on the ground floor, board (not plaster) partitions, end chimneys, and a narrow stair to the second floor. Modernized only with bathroom, furnace, and electricity, it is a reminder of 1798, typical of that year's housing, threatened by the Mid-County Expressway or access to it.

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| 1. Delaware Co. Deed Bk. E-419 | 4. Delaware Co. Deed Bk. K-140 |
| 2. Delaware Co. Deed Bk. H-785 | 5. Delaware Co. Deed Bk. R-649 |
| 3. Bible records published in the <i>New England Genealogical and Historical Register</i> , vol. 89-92, 93 | 6. Delaware Co. Deed Bk. R-670 |
| | 7. Delaware Co. Deed Bk. O-2-677 |

Lot 82. Bridget Ellis.

Acres: 10.

Description: Lot on the Old Lancaster Road.

By: Jacob Maul and others.

House: 24 by 15 feet, 2 stories, wood or frame, 6 windows, 54 lights (2 at 9, 2 at 12, 2 at 6).

Assessment: 9 acres 80 perches at \$142.50. 1 house on 80 perches at \$150, raised to \$169.

This property was tax-exempt because Bridget Ellis was a "middle-aged woman with an aged mother to maintain."

See lot 42 for Edward Davis's inheritance of land east of Radnor Street. He sold 10¼ acres and 32 perches of land with appurtenances to his niece Bridget Ellis, spinster, for £82 6 July 1790.¹

1802
Bridget Ellis
10 acres @ \$8
1 log house \$75
1 stone barn \$50
2 cattle @ \$10

1805
Bridget Ellis
10 acres @ \$17.50
1 house \$100
1 stone barn \$50
1 cow @ \$12

1823
Ralph Davis
10 acres @ \$150
(but total charge was \$1000)
1 house \$175
1 stone [barn] \$150

1843
Lydia and Mary Davis
10 acres @ \$95
(includes lot 78)
Stone house \$400
Barn \$50

Ruth Davis, sister of Edward Davis and of Rebecca Ellis, Bridget's "aged mother," made her will 29 October 1799, leaving her residuary estate to niece Bridget Ellis,² and remembering various other nieces and nephews including Benjamin Davis (42) and Sarah Gyger (93). Her financial status improved, Bridget Ellis spent £10 12 August 1803 for Hannah Barton's quarter acre (78) nearby.

On the 3rd of the 2nd 1811 Bridget Ellis made her will, proved the same year, leaving her mother life use of her house and land but David Jones Davis, final ownership. Her major beneficiaries were children of her cousin Benjamin Davis (42) one of whom, Lydia, was charged with the care of Rebecca Ellis who was to be left unattended neither day nor night. Bridget's brother Griffith Ellis had the lifetime right to live (but alone) in the building adjoining her house if he chose.³

She left bequests to each of 14 other women as well as £10 to be applied under the direction of the Monthly Meeting of Friends at Radnor "for the use of poor females." Bridget's mother, Rebecca, widow of Thomas Ellis, died 2 February 1815 at 87.⁴

David J. Davis of Philadelphia, physician, sold Bridget Ellis's two

small lots and the house to Benjamin Davis, his father (42), 29 August 1815 for \$1000 after his great aunt Rebecca's death.⁵ Benjamin Davis bequeathed the property to his daughters Lydia and Mary.⁶ They improved it and sold in 1853 to Sarah Leedom, widow.⁷ In 1860 Mrs. Leedom housed not only two children of her own, but also three of Benjamin Davis's aging daughters, Lydia and Mary Davis, and Tacy Garrigues, who was Sarah Leedom's mother.

The property was later owned by Charles Corbin (1866),⁸ Evan Randolph (1873), Warren Randolph, Archibald Montgomery (1880), Anderson Kirk, and Mary (Ellison) Walbaum (1916).⁹ Anderson Kirk started the fire to warm the Meeting House once a week, receiving in turn permission for his livestock to graze on the Friends' property. Mrs. Walbaum received the same courtesy. When she bought what she called a "farmette" of 13 acres, the small, square stone barn, with three stalls for livestock, bore a datestone of 1801. A handsome stone house stands on the property at 634 Conestoga Road, its construction dating in part from the Davis sisters' ownership and in part from that of Sarah Leedom. She bought for \$2200, sold 13 years later for \$10,000. In 1916 a small wood kitchen with old glass (Bridget Ellis's house?), since demolished, adjoined the house. Mrs. Walbaum's daughter lived many years on two and a half acres of the Ellis property in the converted barn.¹⁰

1. Delaware Co. Deed Bk. A-168
2. Delaware Co. Will Bk. A-293
3. Delaware Co. Will Bk. B-162
4. Radnor Friends Meeting Deaths
5. Delaware Co. Deed Bk. M-110
6. Delaware Co. Will Bk. I-436

7. Delaware Co. Deed Bk. E-2-661
8. Delaware Co. Deed Bk. S-2-92
9. Delaware Co. Deed Bk. 351-4
10. The undocumented information about this property came from the late Miss Evelina Walbaum.

Lot 83. James Elliott. (See also lot 100.)

Acres: 21.

Description: Sorrel Horse Tavern, Old Lancaster Road.

By: James Hunter of Philadelphia, Joshua Thomas, and others.

House: 30 feet by 21 feet, 2 stories, stone, 12 windows, 130 lights (8 windows at 12 panes each, 2 at 4 [sic]).

Shed kitchen: 15 feet by 18, 1 story, stone.

Unoccupied dwelling: 20 by 20, 1½ story, stone (former inn?).

Lumber house: 12 feet by 12, 1 story, saw'd logs.

Assessment: 28 acres (both lots) at \$536. Dwelling house and 3 outbuildings on 1 acre at \$600, raised to \$625. Another list calls the house 18 by 30 feet, and one gives 10 windows at 114 panes.

John Evans acquired 500 acres in Radnor, 350 from Richard Davies (76) 19 and 20 June 1682, 100 acres on rent, and 50 in 1690 from William Corn, son of Richard Corn, of Llangunllo, Radnorshire, glover, who had bought from Davies.¹

Evans sold 100 acres to John Roberts (75), 100 to John Jerman (76-81) and 50 to Edward David his son-in-law (42, 82). The remaining land, resurveyed, was patented to Evans as 311 acres 14 March 1703/4.² He sold another 100 acres (86) and, making his will the 17th of the 6th 1703 (proved 22 November 1707), left the rest of his 300 acres to the "longest liver" of Mary or David Evans (38, 27), his daughter and son-in-law, and then to David's heirs by Mary, forever. She was a second wife. This will is basic to Radnor relationships as John Evans mentioned his daughters Margaret, wife of Hugh Samuel (2), Phebe, wife of Edward David (42), Jane, Sarah, wife of John Morgan (73), and sons Rees and Thomas Jones as well. John Evans left a wife Delila (Deliah) and remembered his niece Elizabeth, daughter of his brother Edward.³

The son-in-law, David Evans (died 1710), left his son Joshua the 200 acres then known as Pinifinon,⁴ a Welsh name meaning "head of the well" or "edge of the boundary." Mary Evans confirmed the transfer and Caleb Evans (27) and Catherine his wife (he was David's oldest son) signed releases 23 March 1733/4. Three days later Joshua and Ann Evans sold 21 acres of Pinifinon to his brother David Evans who had applied for a tavern licence as early as 1726. Evans advertised the place for rent 24 June 1731 in the *Pennsylvania Gazette*. In 1732 Michael Atkinson received a licence to operate a public house on property he had rented from David Evans "where Evans kept a public house for several years." In 1734 Morgan Hugh described David Evans's house as "commonly known or called the Signe of the Plow,

it being an old Lycenced house." Evans himself occasionally operated the tavern. He called it "a small place" in 1739.⁵

In 1742 Evans, as innholder of the Plow Tavern, mortgaged his property to Samuel Harry (87) and John Thomas.⁶ In the next year, Caleb Evans instituted a suit against his brother for a debt of £38-14-7, the court decreeing that the property "known by the name of the Plough Tavern" be sold. David Rees of Haverford (95) bought it for £100.⁷ He mortgaged the place to Joseph Parker of Chester in 1749, calling himself David Rees of Radnor, blacksmith.⁸ Only later was it realized that Caleb Evans, late of Radnor, carpenter, eldest son of the earlier Caleb owned a reversionary right. By a tripartite deed (to bar the entail) Caleb's interest was released in 1762 and at long last Rees received a good title to his property.⁹

For 23 years, from 1742 to 1765, Richard Barry operated the inn. In his last years Barry lived in Haverford where he requested permission to sell beer and cider only as he was "old and infirm in one of my limbs." Rees moved to the Sign of the Plow to operate the tavern himself.¹⁰

In November, two years later, David Rees (95), innholder, and his wife Rachel sold to Joseph Norris of Plymouth, yeoman, for £340-5-0.¹¹ Norris left the inn operation to James Barry whose father had run it before. Although Barry was licensed through 1774, Patrick McFall (79) was taxed for the tavern in that last year. In the spring of 1775 when Peter Mather applied for the licence for this tavern which he called the Sign of John Wilkes Esq^r, Radnor residents filed a protest declaring:

That in Said Township there are four Publick houses on the Lancaster Road, all within three Miles Distance which to Every Person Acquainted with their Situation, as there is two More within one Mile of the Township line both on Said road, are obviously More than can make a livelyhood by that Business, Without Some of them takeing the Advantage of the unwary Neighbour or Traveller— A Recent Instance of the Justness of this Observation Presents itself from this Singular Circumstance— that one of the four a Petty Tavern or licenced house known by the Name of John Wilkes, Within these few months has had no less than three Tennents, two of which, Conscious that a living profit could not be Obtained in that Place and Business, without Using some undue Advantage, Respectively gave up the House, as its Charitably presumed, from Principles of Honesty— And left that Tavern to be Occupied by one Peter Mather, Whose Character and Conduct— Your Petitioners Apprehend is not Quite Unkown [sic] to some of your Worships, They therefor Humbly Conceve when the Court are Informd of the fulness of the Said House and Reasonableness of our Request they will disalow him in the futer from Selling Liquor in Said Place.

Sixteen local taxpayers signed the February petition, eighteen signed one filed in May. Nonetheless Mather operated the tavern for

several years.¹² His later, unhappy history is covered by Sachse.¹³ Mather may have been maligned. It is unlikely that a man who named his tavern the John Wilkes would ever be a Tory. Mordecai Taylor officiated at the "Wilks" in 1778.

After Joseph Norris's death the property was sold at auction for the benefit of his heirs and was bought by William Lawrence. Paul Sherarden (34) of Tredyffrin, blacksmith, bought from Lawrence and his wife Sarah 5 March 1779 and sold (as of Philadelphia with wife Hannah) to Richard Miles 8 September 1785 for £400.¹⁴ Two months later the court attached the property for Sherarden's debt to Peter Traxler. Sherarden had run the inn himself except in 1785 when Harlin Cloud officiated. Miles installed William King as taverner in 1786 and married King's widow Mary in Swedes Church, Philadelphia, two years later. They sold 18 January 1794 to James Elliott,¹⁵ innkeeper, for £250, having seen their trade dwindle from Turnpike competition.¹⁶

1802
James Elliott
21 acres @ \$12
2 stone house \$130
1 shed \$10
1 shop \$10
1 log barn \$30
2 horses @ \$25
2 cattle @ \$10
Innkeeper .50

1823
Eliza Thomas
George Stackers
21 acres @ \$75
1 stone house \$300
1 stone barn \$200

1805
James Elliott
21 acres @ \$21
1 stone house \$150
1 milch house \$10
1 stable \$10
1 stone barn \$130
2 horses @ \$20
2 cows @ \$10
Innkeeper \$1.00

1843
Philip Kirk
Benjamin Kirk
21 acres @ \$100
House \$400
Barn \$250
Ice house and sheds \$100

Elliott renamed the tavern The Sorrel Horse, a name previously associated with the tavern on lot 87 of which Elliott had been host, but not owner. He added nearly an acre of ground to his holdings by buying a small piece of road frontage from Benjamin Davis and Frances (42) in 1803.¹⁷

Elliott died intestate before 1812, his heirs [John Elliott of Lower Merion, surveyor, and Margaretta (Morgan) his wife (100); James Elliott of Philadelphia and Mary; Mary Pugh, wife of John Pugh of lot 4 and widow of Jacob Wining] selling to Thomas Taylor of Radnor, cabinet maker, for \$2800 2 February 1814.¹⁸

Thomas Taylor and Sophia sold 4 April 1815 to William Thomas, son of Amos Thomas (63, 64, 66).¹⁹ William Thomas died intestate leaving one minor child, also William, who sold the tavern and 22

acres to John Mullin 25 March 1835 for \$2150. Eliza Thomas, widow of William Sr. and daughter of James Brooke (68), a former permittee herself, quitclaimed the property on the same day.²⁰

Philip Kirk bought in 1841, his heirs owning until 1897 when it was sold to Charles Quigley, the final host of the Sorrel Horse.²¹ The building is gone. The unoccupied house of 1798 was perhaps David Evans's "small place." It disappears from the records after 1800.

The oldest building now on the tract may be the three story stone cube built in 1852 as The Odd Fellows Hall,²² now used as a dwelling. Near it stand two small and attractive houses built as "cottages" to house summer visitors to the Sorrel Horse in the last century.

- | | |
|-------------------------------------|--|
| 1. Penna. Archives III-1-13 | the 'Plough' and the 'Sorrel Horse' |
| 2. Patent Bk. A-2-670 | Taverns on Old Lancaster Road," |
| 3. Phila. Will Bk. C-65 | <i>Bulletin of Radnor Hist. Soc.</i> , 1960. |
| 4. Phila. Will Bk. C-206 | Ashmead, pp. 692-3 lists the tavern |
| 5. Chester Co. Tavern Lic. Applic. | keepers but erroneously assumes |
| 6. Chester Co. Deed Bk. F-232 | that this inn, not that on lot 87, |
| 7. Chester Co. Deed Bk. F-359 | closed its doors. |
| 8. Chester Co. Deed Bk. G-499 | 16. Delaware Co. Deed Bk. B-201 |
| 9. Chester Co. Deed Bk. G-480 | 17. Delaware Co. Deed Bk. F-651 |
| 10. Chester Co. Tavern Lic. Applic. | 18. Delaware Co. Deed Bk. L-335 |
| 11. Chester Co. Deed Bk. Q-236 | 19. Delaware Co. Deed Bk. M-108 |
| 12. Chester Co. Tavern Lic. Applic. | 20. Delaware Co. Deed Bk. T-222, |
| 13. Sachse, pp. 52-55 | 223 |
| 14. Chester Co. Deed Bk. A-2-121 | 21. Delaware Co. Deed Bk. W-6-296 |
| 15. See Gertrude Leighton "Notes on | 22. Delaware Co. Deed Bk. A-2-678 |

Lot 84. James Hunter of Philadelphia.

Acres: 152 (sic).

Description: Farm.

By: James Elliott, Thomas Paul, and others.

House: 1 house occupied by Hunter: 24 feet by 33 feet, 2 stories, stone, 18 windows, 235 lights (5 windows at 18, 7 at 15, 4 at 8, 2 at 4). 1 house occupied by William Torrance, 27 feet by 18 ft., (one list says 27 by 28) 1 story, part stone, part wood, (one list says part stone and logs), 5 windows, 42 lights (4 windows at 9 panes each, 1 at 6).

Spring house: 8 feet by 12 feet, stone, 1 story.

Assessment: 150 acres at \$2430. Hunter's house on 1 acre at \$400, raised to \$450. Torrance's house on 1 acre with 1 outbuilding \$150, raised to \$168.75.

The major portion of John Evans's plantation Pinifinon, lot 84, was bequeathed by David Evans (27) to his son Joshua, although John Evans (83) had placed an entail on it. In 1727 it was carried in the name of the "Widow Evans" or "Mary Evans," mother of Joshua. Like neighboring properties, this was good clear comland when Spring Mill Road was thrust through Radnor in that year despite protests over the costs of new fencing.¹

In 1734 Joshua Evans sold lot 83, believing it rightfully his, since his mother and oldest brother Caleb had signed releases. Joshua's name appears on no tax list; Caleb Evans or Caleb Jr. (who owned the reversionary rights) may have occupied the rest of Pinifinon. Caleb Sr. (31, 27) died in 1746 leaving all his real estate to his sons David and Caleb, neither of whom appears on a tax list after 1740/1 (lists for 1742-1747 are missing). Who lived on lot 84 is unknown although Catherine Evans, mother of David and Caleb Jr., was occasionally taxed for land.

The Evans family fell on hard times during the French and Indian Wars, losing both lots 31 and 84, the latter sold by the sheriff for debts of £200-16-0 owed Charles and Alexander Stedman by Caleb Evans, yeoman. James Hunter of Philadelphia, chapman, bought 141 acres, the land and tenements of Caleb Evans, for £240 at a public sale 30 July 1757.² A Caleb Evans married out of Meeting in 1758; Catherine Evans removed to Philadelphia in 1760.

James Hunter "of Philadelphia" was taxed in 1757 and 1760 but lived here only during the Revolution.³ He owned extensive properties in other counties and a house in the city. On 5 April 1776 Humphrey Wayne drew preliminary plans for Hunter's house in Radnor and on 11 May offered to finish it by August first. These papers, discovered in 1971 by a Hunter descendant, provided for windows hung

with weights, drawers to be built under two end windows, outside walls 18 inches thick, two rooms and a stair hall on the ground floor, one chimney with two fireplaces, and a door into the old (Torrance) house. The windows listed in 1798 are placed, the 18-pane windows on the first story, the 15-pane windows on the second, and eight-pane windows in the garret. In 1798, dimensions are listed as one foot larger in each direction than Wayne first planned and two four-pane windows had been added. The plans are published in Margaret Berwind Schiffer's *Survey of Chester County, Pennsylvania, Architecture*.⁴

Hunter established his family in the new house for the duration and went off to war with the Light Horse of the City of Philadelphia. After the war the Hunters returned to the city. John Lowery rented from James Hunter in 1772, James Cochran in 1778, George Fisher in 1788 and 1790. James Hunter Jr. (1772-1849) inherited the property upon the death of his father in 1796.⁵ His mother, née Elinor Gardiner, had died the previous year.

1802
William Torrance (sic)
Joseph Ratcliff
100 acres @ \$7.33
1 stone house \$220
1 stone spring house \$30
1 log barn \$45
2 horses @ \$9
4 cattle @ \$8

1823
James Hunter
11 acres @ \$100
1 brick house \$2,000
1 stable \$50
James Hunter
Maskell Ewing
130 acres @ \$65
1 stone house \$900
1 stone barn \$450
1 still house \$40
1 spring house \$15

1805
Joseph Ratcliff
100 acres @ \$14
Maskell Ewin (sic)
1 stone house \$200
1 stone barn \$250
1 stone milch house \$25
2 horses @ \$20
4 cattle @ \$12

1843
James Hunter
135 acres @ \$63
Brick house \$1100
Stone house \$500
Ice and bath house \$50
Stone barn \$400
Spring house \$50
Stable \$100
Still house \$50

According to family tradition James Hunter Jr. demolished the old house (Torrance's) and doubled the size of the main house in 1800. Certainly the Torrance house disappears from the tax lists and the present house, known as Woodstock, consists of two distinct sections. The stone barn was built for Hunter in 1804 by Samuel Morgan for \$180. Joseph Ratcliff, who lived on the place, dug the cellar and foundations. Like the main house, it still stands, now converted to a

dwelling.

Hunter's sister Jane and her husband Maskell Ewing moved to Woodstock in 1805 from New Jersey, where his grandmother, Mary Ewing, still haunts her old home (so they say) on Bacon's Neck. In Radnor, Ewing erected a distillery, taxed in 1808 as "Distillery and spring house" at \$137. The rest of the buildings totaled \$500.

A stone bearing the date 1808 rests in the eaves of the large brick house James Hunter Jr. erected on 11 acres of the property. Through 1841 the only brick house in the township, assessed in 1823 for \$2000, it was overshadowed only by the Spread Eagle Tavern at \$3000. Plans for this house have also recently been found.

In 1810 when John Siter (33) took the minutes of the Town Meeting, Maskell Ewing was elected a Supervisor of the Highways. He took the Township Poor Book in which the minutes were transcribed, placing it in the large, fine federal desk and bookcase which stood in Woodstock and later in Woodstock Barn. There it remained until 1963 when Mrs. Thornton Oakley gave the book to the Radnor Historical Society, the only original public record of the eighteenth century now preserved in Radnor itself.

James Hunter Jr. left his Radnor property to the children of his nephew Maskell Cochran Ewing, Hunter's widow Margaret (Benedict) Hunter having life use of the brick house. After her death it was often rented until finally sold in 1902 to Thomas Paton. Later owned by John H. Packard, and from 1914 to 1966 by Charles C. Harrison Jr. who called it Chuckswood, it stands at 101 South Spring Mill Road.

Woodstock itself became the property of Mrs. Thornton Oakley, daughter of J. Hunter Ewing, granddaughter of Maskell Cochran Ewing. It was the Oakleys who converted the barn to dwelling with a fine studio for Mr. Oakley's use.⁶

The house and barn remain, sold out of the family only in 1971. New roads and new houses fill the land. The spring house has been razed. But Woodstock still holds fine interior woodwork installed, no doubt, by Humphrey Wayne.

Woodstock, Woodstock Barn, and Chuckswood were recorded in 1958 in the Historic American Buildings Survey as Pennsylvania nos. 196, 197, and 195.

1. Chester Co. Road Papers 2-27
2. Chester Co. Deed Bks. K-464, O-351
3. See Francis James Dallett, "The Story of Woodstock," *Bulletin of Radnor Hist. Soc.*, 1958 and Phyllis

- C. Maier's ms. "Woodstock"
4. Pp. 96, 328, 329
5. Phila. Will Bk. X-412
6. See *Bulletin of Radnor Hist. Soc.*, 1971 pp. 14-15 and Patricia Talbot Davis's *A Family Tapestry*

Lot 85. Bartle Bartleson.

Acres: 56.

Description: Farm on the Turnpike Road.

By: John Morgan, James Hunter, and others.

House: 17 feet by 18 feet, 1 story, stone, 4 windows, 44 lights (3 windows at 12 lights each, 1 at 8).

1 new stone house on the Turnpike Road: 25 feet by 33 feet, stone, unfinished.

Assessment: 54 acres at \$1139.989—"then took off \$150 as value of unfinished house as it was taken in the other book."

House on 2 acres \$125, increased to \$140.62%.

New house \$450.

This part of Pinifinon (83) was sold by the Evans family after 1734 and before 1757. It was advertised for sale 4 July 1746 in the *Pennsylvania Gazette* as 56 acres "commodious for a tradesman." Public description of the lot comes 18 November 1763 when John Fairlamb, Sheriff, seized the land of Thomas Dennis, "taylor," for a £349-16-10 debt owed John Hughes (probably a mortgage). The messuage and tract were sold for £269-10-0 to John Hughes himself, of Philadelphia, merchant.¹ The property had earlier (1757) been attached for a debt due the estate of William Lewis.² Radnor Meeting records show the births of five children, Mary, Martha, Sarah, Hannah and Robert to Thomas and Mary Dennis between 1735 and 1745, and the death of Mary Dennis, widow, in 1775. (A Thomas Dennis married Mary Jones 22 November 1729 in Christ Church, Philadelphia.)

Dennis was taxed for occupying land on and off after 1735. Two 1757 deeds, both to lot 84, mention the name Thomas Ives. Chester County Deed Book K-464 describes lot 83 as Richard Berry's; formerly Thomas Ives's. Berry (Barry) only rented the property but did keep the tavern on it. Deed Book O-351 shows lot 83 correctly as owned by David Rees, but places Ives on lot 85. Taxed for land from 1753 through 1759, he may have owned lot 85 but no Radnor deeds appear in his name in either Chester or Delaware counties. In 1764 Robert Dennis lived here.

John Hughes and Sarah sold to Daniel Roberts, yeoman, who (with wife Sarah) sold to Sebus (Eusebius, Cephus, Sefus, and a host of other spellings) Bartleson of Radnor, yeoman, for £300. The house and land were then, 25 March 1775, in Bartleson's possession.³ He lived in Radnor through the Revolution, dying in September of 1783, a month after his wife Elizabeth (Cline) whom he married in 1756 in the Abington Presbyterian Church. George Priest lived here in 1785, succeeded by Cephus's son Bartle.

Bartle Bartleson's forebears are buried in the Erdenheim Church-

1802

Bartle Bartleson

56 acres @ \$10

1 stone house at \$250

1 stone barn \$80

1 stone shed \$20

2 horses @ \$10

2 cattle @ \$10

Innkeeper .50

1823

Ann Bartleson

56 acres @ \$120

1 stone house \$900

1 stone house \$300

1 hay house \$150

1 stone barn \$150

2 sheds \$150

1 livery stable \$200

1 spring house \$20

1 smith shop \$30

1805

Bartle Bartleson

56 acres @ \$21

1 stone house \$300

1 stone barn \$80

1 stone shed \$30

1 stone stable \$50

2 horses @ \$20

3 cattle @ \$10

Innkeeper \$1.75

1843

Ann and Mark Bartleson

53 acres @ \$60

Stone house \$400

Stone barn \$250

Stone house \$150

Stables and sheds \$200

Carriage house \$100

Spring house \$20

yard across the Schuylkill; his grandparents Bartle and Elizabeth (Knight) Bartleson, his father and mother. Bartle Bartleson, gentleman, received a licence to marry Ann Powell of Plymouth Township, Montgomery County, 15 August 1785.⁴

In 1799 (Ashmead says 1749, patently impossible)⁵ Bartle Bartleson applied for a tavern licence (granted) saying he had been "at a great expense in building a commodious house for the purpose," the new 1798 house on the Turnpike Road. Here, near the corner of Spring Mill Road, the inn operated until 1844, sometimes managed by the Bartleson family and sometimes by others. It was designated as the Sign of the Fox on the Robert Brooke map of 1806.

Between 1805 and 1808 Bartleson added to his buildings. In that year he was taxed for \$2000 worth of structures, an immense sum; inns were highly taxed, the Spread Eagle (2) at \$3500, the Unicorn (3) at \$1500. New building cannot account for all this rise.

Bartle Bartleson made his will 1 February 1814 leaving his property to his wife for her widowhood and then to his living children, among whom he mentioned George, Rachel, Mark, Jonathan (the eldest son), Cephus, Lydia, and Hannah Lee (75).⁶ Hannah received a sorrel horse. Bartleson died that year, buried from the Friends Meeting; Frederick Lowden ran the inn. It closed in 1843. Ann Bartleson, sister of Lydia Hampton (24) and Samuel Powell (74),⁷ remained a widow, dying in 1845 in her 80th year.

The Orphans Court then adjudged the property that of Mark

Bartleson, son of Bartle and Ann. He and his wife Mary (said to have been Mary McKnight) sold to Maris Rhoades of East Goshen, farmer, 1 April 1852 for \$8250.⁸ The property contained 2 messuages on 59 acres 94 perches of land. Samuel Hill presided here over the property he called Evergreen in 1870 and Charles McKeone over Charlamont in 1881. Still later, other houses were constructed on the south side of the Turnpike. One by one all but three were acquired by Villanova University which also owns the Bartleson property to the north of the road. The 1798 buildings have disappeared.

1. Chester Co. Deed Bk. N-219
2. Chester Co. Ct. of Quarter Sessions papers, Chester Co. Hist. Soc.
3. Chester Co. Deed Bk. W-126
4. Tredyffrin-Easttown Hist. Club Quarterly, April 1940, p. 104 and

- Penna. Archives VI-6-286
5. Ashmead, p. 694
 6. Delaware Co. Will Bk. B-272
 7. Montgomery Co. Orph. Ct. File 14667
 8. Delaware Co. Deed Bk. A-2-98

Lot 86. John Morgan. (See also lot 73.)

Acres: 100.

Description: Farm, occupied by Henry Stilwagon (Stelwagon, Stellwagon).

By: Bartle Bartleson, Thomas Paul, and others.

House: 20 feet by 18 feet, logs, 1 story, 4 windows, 31 lights (3 windows at 9, 1 at 4).

Kitchen: 14 by 18, frame ("old boards").

Assessment: 98 acres at \$1530. House and 1 outbuilding on 2 acres \$110, raised to \$123.75.

Part of John Evans's holdings (83) "purchased of the Proprietor," these 100 acres were sold to Alexander Edwards of Philadelphia, yeoman, on the 7th of the 2nd 1692 for £18. The deed, unrecorded, was consumed by fire. Edwards sold 3 April 1701 to Joseph Evans who, just before his marriage to Gwenllian Harry, daughter of Harry Rees (87-89), turned the property over to his prospective father-in-law in trust for Gwenllian should she be early widowed. This marriage agreement includes provisions that if Gwenllian predeceased Joseph Evans, the grantor had the right to retrieve the land by paying Harry £4, the price Harry paid on the agreement date 2 May 1701.¹ This marriage took place in the Radnor Friends Meeting. Both Alexander Edwards (from Maukinleth in Montgomeryshire) and Joseph Evans (from Radnorshire) had arrived in Pennsylvania in 1684 on the Vine with other members of their families.² Edwards later moved to Gwynedd. Because the early contracts were unrecorded, the patent issued John Evans 4 March 1704 included this property.³ He thereupon, the 5th of the 4th, 1704, reissued his deed to Edwards. Joseph Evans occupied the farm at least through 1709 when he received a receipt for having paid 18d quitrent.⁴ The 1715 assessment list (next one extant) does not include him. Twice widowed, Gwenllian sold the 100 acres with improvements to John Morgan of Radnor (72, 73, 75) 7 March 1725 as Gwenllian Jones, widow. Her children Edward Evans of Baltimore (oldest son), Henry Evans, Joseph Evans, and Jane Evans joined in the deed.⁵ For a century the Morgans held this land as an investment, renting to others.

A bequest from John Morgan (will 6 October 1744) to his son Samuel, the property was known as Brin Sion. A bequest from Samuel (will 31 May 1759) to his son John, the plantation was occupied in 1798 by Henry Stilwagon and his wife Margaretha, who had rented since 1780 and there raised 11 children.⁶

The log house nestled in the hillside near both County Line and Spring Mill Roads, the water source a small brook (now underground) which still floods the parking areas near the Villanova railroad station. John Morgan sold the property to Jonathan Miller of Haverford (103),

1802

Henry Stillwaggon (sic)
100 acres @ \$10
1 log house \$50
1 stone barn \$100
2 horses @ \$10
5 cattle @ \$10

1823

John Rudolph
200 acres (includes part of lots
80, 87 & 88)
1 stone house \$1500
1 stone barn \$1000
1 log house \$50
1 small barn \$100
1 stable \$100
1 smoke house \$30
1 spring house \$10

innkeeper, 17 November 1801 for \$4000.⁷ Miller, the proprietor of the Buck Tavern, may have viewed this as a likely inn site. Certainly he set about improving the property, building (or starting to build) a fine stone house near the Turnpike. Stilwagon, the long-time tenant, bought land in Lower Merion and moved. It cost John Rudolph of Radnor, gentleman \$10,000 (an unusual price) 13 October 1806 when Miller sold.⁸ Rudolph's buildings were still assessed at only \$650 in 1808, almost unchanged from the time of his purchase. By 1814, however, the great Belle-Air, a country seat, was well-established.

Rudolph, a Maryland Catholic, set up an altar here, the nearest Catholic Church being in Philadelphia. William Moulden,⁹ the first local Negro Catholic, lived in the log house. The mansion shows on the Robert Brooke map of 1806 as larger than other houses, reached by a path between two rows of poplar trees, set at the top of the hill near St. Thomas's Church today.

Rudolph added to his holdings, buying from the estate of Thomas Paul (87) in 1812, from Peter Gaskell (80) in 1818, and from the Gyger family (93) in 1831. He sold 179 acres of his total holdings of 377.¹⁰ The first treasurer of the Radnor Library Company, he was disowned by that organization in 1822 for owing more than \$5 worth of fines. He was not alone; John Stacker (68), Alexander Brooke, and William Morgan (69) were disowned at the same time, for the same reason. The fortunes of that company dwindled with its numbers.¹¹

Rudolph died 30 March 1838, having been married three times. One daughter survived him. The estate was advertised for sale in 1841

1805

Jonathan Miller
John Rudolph
100 acres @ \$18
1 stone house \$400
1 log house \$50
1 stone coach house \$50
1 stone milch house \$20
1 barn \$100

1843

Brothers of St. Augustine
Stone house \$750
Tenement \$50
Barn \$500
Small barn \$100
Carriage house \$200
Spring & smoke house \$100

by T. W. L. Freeman, auctioneer, of Philadelphia. It contained "about 200 acres of first rate land," some 40 acres of them in "superior quality of oak and hickory." The mansion was 2 stories high, stone, 46 feet front, 36 feet 6 inches deep, with a kitchen wing to the rear also two stories high and of stone, 38 feet by 21 feet 6 inches. There were five rooms and a spacious hall on the first floor, seven on the second, three large garrets, and piazzas.¹² This was a far cry from the usual Radnor stone house.

The stone barn stood 69 feet by 46 feet with stabling for 40 head of cattle and 15 horses. A stone coach house held stabling for six horses and another stone barn, stabling for 20 head of cattle. There was a small farm house (the 1798 dwelling), a stone spring house, large stone smoke house, a poultry house "under which there is a commodious hog house," a double corn crib, good fencing, apple orchard and four large springs. These details, in combination with the assessment list of 1843, provide a standard for the antiquarian as he tries to imagine the size of other buildings assessed the same year.

The day before the sale the Reverend Thomas Kyle and Dr. Moriarty, Commissary of the Province, bought Belle-Air for \$18,000.¹³ It measured 197 acres, 2 roods, 31 perches and included all of the Miller purchase, part of the Paul, and all of the Gaskell. The Brothers of the Order of Hermits of St. Augustine took title 5 January 1842.

Here in the Rudolph mansion was started what has become Villanova University. In 1844 the Brothers of St. Augustine were assessed for 185 acres and buildings at \$12,950, for four horses (\$160), 10 cows (\$80), and one pair of oxen. The 1850 Census shows the college community to have included five clergy (born in Spain, Ireland, Connecticut, and Pennsylvania), one professor (born in Scotland), four domestics, 14 workmen, three tailors, one baker, one shoemaker, one gardener, and 52 students aged eight to 31, most of them 14 to 16. The farm house and barn of 1798 are gone, the latter's stone used in other buildings. The Rudolph amenities too are gone; the mansion burned early in this century after additions and changes that altered its lines. The college building of 1848 seems the oldest of the many structures on the campus.

Only the Friends Meeting (77), the Radnor Methodist Church (99), the Radnor Baptist Church (8) and descendants of the Morgan family (73) have owned their current land in Radnor longer than Villanova. This campus, which contains the parish church of St. Thomas of Villanova, has provided education for thousands of young men and some young women. The oldest and largest of the institutions of learning now preserving property in Radnor, it has given its name to two railroad stations, a post office, and an area.

1. These unrecorded deeds were consulted through the courtesy of the late Mr. Benjamin Chew
2. Of 14 families arriving on the "Vine," at least seven owned land in Radnor before 1705. *Penn's Colony* I-163
3. Patent Bk. A-2-379
4. Chew papers
5. P. M. H. B. XXIII-398
6. Penna. Gen. Soc. *Collections* XIV-292 ff. for an account of the Stilwagon family
7. Delaware Co. Deed Bk. E-744

8. Delaware Co. Deed Bk. H-773
9. See Barrett's *Sesquicentennial History of St. Denis Parish* pp. 41, 42
10. Delaware Co. Deed Bks. K-479, 569, L-18, 161, 362, N-108, S-115, 519
11. Radnor Library Co. Minutes
12. See Middleton's *Historical Sketch of Villanova* for the full text of the auctioneer's broadside and an account of Villanova College in the 19th century.
13. Delaware Co. Deed Bk. V-344

Lot 87. Thomas Paul of Belvidere, Sussex County, New Jersey. (See also lots 88 and 89.)

Acres: 120.

Description: Farm, Old Lancaster Road, occupied by Isaac Leedom.

By: Thomas Paul and James Hunter of Philadelphia.

House: 60 by 30 feet, stone, 2 stories, 23 windows, 337 lights (6 windows at 18 panes each, 3 at 15, 12 at 14, 2 at 8).

Spring house: Stone, 12 feet by 15 feet, 1 story.

Shed: Stone, 22 by 12 feet.

Assessment: 119 acres at \$2133. House and 2 outbuildings on 1 acre at \$1300, raised to \$1462.50.

A 300 acre tract bounded now by the County Line Road on one side, by Ithan Avenue on two sides, and by Lowry's Lane on the fourth, was surveyed the 14th of the 2nd month 1684 and laid out to James Price who had bought the right from Richard Davies (28) 19 and 20 June 1682. Price rented the land to David Price for five years with the understanding that if James Price failed to emigrate, David Price would own the land. And so it happened.¹

On the 6th of the first month 1696/7 Harry Rees bought the property from David Price. Rees wrote his will 1 February 1704/5, leaving the holding to his only son David Harry and mentioning daughters Gwen (86) (second daughter), and Margaret (youngest daughter).² The will was proved 30 June 1705.

David Harry married Lydia Powell, daughter of David Powell, the second of the 12th month 1699 in the Germantown Friends Meeting. Thus his descendants were related to the Lewis family of lots 47, 48, 53, and 56. He conveyed the 300 acres to his son Samuel Harry who was living on the property when the Conestoga Road was resurveyed through Radnor in 1741.³ David himself removed to Plymouth Township. Samuel Harry received a patent for 356 acres from Richard and Thomas Penn.⁴

Samuel Harry in turn married Elizabeth Thomas, daughter of Rees Thomas, in the Radnor Meeting in 1724, the year in which his name first appears on the Radnor tax rolls. In the 1760's he divided his land into four pieces, giving 100 acres to each of three children and keeping 56 for himself.

By 1798 Thomas Paul owned all but 100 acres of the former Harry land. Most of lot 87 consisted of the 100 acres Samuel Harry and Elizabeth gave their son Aubrey Harry for love and affection 15 March 1762. It was divided from the major portion of lot 88 along topographical lines.⁵ Aubrey Harry, taxed as a landholder in 1754, mar-

ried Sarah Bonsall in New Jersey the same year (J. Ladd of Gloucester County officiated), was cited in 1755 for marrying out of Meeting, and held a tavern licence by 1757 (before he owned any land). His application had stressed the need for new facilities because of war-time travel. In 1762 John Mather carted limn (*sic*) and stones for Aubrey Harry, indicating construction on the Harry land.⁶ In 1764 when he was taxed as an innholder using 55 acres, Aubrey and his wife mortgaged his 100 acre gift (with messuage) to the Trustees of the College, Academy, and Charitable School of Philadelphia. They borrowed £375 of Pennsylvania to be repaid as pounds or as 277 Spanish pistoles of fine gold, each pistole weighing four pennyweights and 16 grains, and 21s current money with lawful interest at the election of the Trustees.⁷ Harry remained on the tax list through 1767, though not again as innholder. In that year, in a new survey of the Conestoga Road, his inn was designated as the Horse and Groom.

On 27 September 1766 Aubrey Harry, yeoman, and his wife Sarah sold the 100 acres with appurtenances to Michael Stadelman, innholder, for £800,⁸ and moved to Philadelphia, where records of his family stand in the Meeting minutes. Stadelman, whose family operated the Black Horse Tavern in Lower Merion, married Sarah Wynn(e) 29 January 1763 in St. Michael's and Zion Church, Philadelphia. The Radnor Friends Meeting Records note her marrying out. He held an inn licence in Radnor in 1765 as tenant of the Harry family.

One of the first Germans in Radnor, Stadelman enlarged the Harry tavern; one portion of the old house bears a 1768 datestone. This was the second largest dwelling in Radnor in 1798, and the only one with 14-pane windows. Under the name the Sorrel Horse it is included in all lists of the Old Lancaster (Conestoga) Road inns and is treated in the traditional books on the subject.

Michael Stadelman and his wife both died in 1777, buried in the Merion Meeting ground. Letters of administration on his estate were granted to John and Edward Jones 5 January 1779.⁹ John Jones (54) applied for compensation on behalf of the estate for Stadelman possessions pilfered by the British 19 September 1777. Soldiers commandeered men's clothes, baby clothes, bedclothes, children's clothes, as well as a pewter tankard, 12 spoons, and a glass tea "cannister" of Double Flint.

Stadelman's two orphaned children, minors Elizabeth and William, may not have been in Radnor. Tradition states that they were sheltered by their (distant) cousin Algernon Roberts of Pencoyd who placed the daughter with his aunt Mrs. John Paul, operator of the Indian Queen in Philadelphia.¹⁰ William died young, but Elizabeth matured and was married 19 February 1784 in Old Swedes Church to

Thomas Paul, son of her chaperone. Elizabeth inherited the Radnor inn which is credited to her husband in 1798. The Pauls lived first in Philadelphia and then New Jersey, renting the inn to others. Jacob Waggoner, who had married Stadelman's sister, paid taxes on it in 1778, 1779 and 1780, Enoch Morgan in 1781, and John Witmer in 1782 and 1783. He also paid taxes in 1783 on an old still which stood on 118 perches of lot 88. The sheriff attached the stillhouse and lot in 1787 for Witmer's debts.¹¹ John B. Webster paid taxes on the inn from 1784 through 1788.

James Elliott, later of lot 83, came to this tavern in 1788 from Newtown where he had run the inn at Newtown Square. After 1794, because of Turnpike competition, the inn operation ceased.¹² In 1798 Isaac Leedom, farmer, son of John and Ruth (Strickland) Leedom, bridegroom of Anne Jones,¹³ rented the property to house a large family of orphaned sisters and brothers.

Elizabeth Paul lost her husband in 1802 (yellow fever) as well as son James (aged eight) and son William Henry (aged six, of hydrophobia). She and her five remaining children stayed in New Jersey, selling her inheritance of 99¾ acres and 18 perches of land with a stone house to her tenant Isaac Leedom for \$9321.17 on 6 July 1807.¹⁴ After Mrs. Paul's death in 1828 (at 63) her remaining sons established the Stadelman Institute in her honor.

Isaac Leedom, Quaker, remained in Radnor until his death in 1848. He was a founder of the Radnor Library Company.

1802
Isaac Leedom
100 acres @ \$11
1 stone house \$350
1 stone spring house \$30
1 stone stable \$50
2 stone sheds \$15
1 log barn \$50
2 horses at \$25
11 cattle @ \$10

1823
Isaac Leedom
125 acres @ \$70
1 stone house \$800
1 spring house \$30
Sheds \$20
1 stone barn \$550
(5 acres were on lot 64)

1805
Isaac Leedom
130 acres @ \$21
1 stone house \$300
1 stone milch house \$30
1 stone stable \$50
2 sheds \$10
1 barn \$55
4 horses @ \$22
6 cattle @ \$12

1843
Isaac Leedom
118 acres @ \$65
(some from lot 88)
Stone house \$400
Stone barn \$500
Spring house \$25
Sheds and carriage house \$100
Hog house \$25

On 12 June 1812 Benjamin Davis (42) bought the triangular piece of ground, five acres of steep hill, that ran between Ithan Avenue and

Radnor Street, paying Isaac Leedom \$551.¹⁵ At the same time, the seller bought land from John Rudolph (86) who had bought other Paul property (88). Leedom sold six acres of his original purchase to James Crowley of Lower Providence, farmer, 1 April 1813 for \$343.75.¹⁶ In 1823 he owned 120 acres near his house. In his last years Leedom bought adjacent property from Catherine Crowley (88)¹⁷ so that, at the time of his death, he owned the majority of both lots 87 and 88. He wrote his will in 1846, mentioning his 12 children (at least two others had died young):¹⁸ John, Jesse, Silas, George, Isaac, Ann, Elizabeth, Benedict, Sidney, William, Mary, and Enoch. He provided for his second wife Rebecca, daughter of Simeon Matlack (31), whom he had married 17 January 1811 in the Radnor Friends Meeting. His first wife died in 1809. He specified, in telling comment on Radnor soil, that 300 bushels of lime per year must be spread on the farm left his widow (this property). At the time of Leedom's death Samuel McAfee occupied this land.

Later, for a full generation, Anderson Kirk owned the former inn, calling his place Kirkdale and then Highland Farm. He sold in 1892 to cotton-broker George H. McFadden¹⁹ who renamed it Barclay Farm for his wife's middle name. He employed G. W. and W. D. Hewitt, architects, who "renovated the building in excellent taste, keeping up the antique flavor," according to the Reverend Hotchkin.²⁰ Charles B. Grace of the Bethlehem Steel Company restored the old name, Sorrel Horse, in the 1950's.

Even in the tavern's current use as the Lower School building of the Agnes Irwin School, the antique flavor persists.

1. Penna. Archives III-1-13
2. Phila. Will Bk. C-1 (Abstracts)
3. Deed not recorded; Chester Co. Road Papers 3-34
4. Recited in Chester Co. Deed Bk. S-225
5. Chester Co. Deed Bk. C-2-338
6. Mather Account Books
7. Chester Co. Deed Bk. N-313
8. Chester Co. Deed Bk. P-325
9. Chester Co. Admin Bk. B-2-277
10. See Henry N. Paul's *Joseph Paull of Ilminster*. . . pp. 59-65
11. Delaware Co. Misc. File in Chester

- Co. Hist. Soc.
12. See Gertrude Leighton "Notes on the 'Plough' and the 'Sorrel Horse' in the *Bulletin* of Radnor Hist. Soc., 1960
 13. Radnor Friends Meeting Marriages
 14. Delaware Co. Deed Bk. K-210
 15. Delaware Co. Deed Bk. K-547
 16. Delaware Co. Deed Bk. L-164
 17. Delaware Co. Deed Bk. X-43
 18. Delaware Co. Will Bk. D-163
 19. Delaware Co. Deed Bks. G-8-212, S-8-4
 20. Hotchkin (Rural) p. 238

Lot 88. Thomas Paul. (See also lots 87 and 89.)

Acres: 125.
 Description: Farm, Old Lancaster Road, occupied by Felix Washing (Washen, Warshing, Wirsching).
 By: Thomas Paul, Joseph Hoskins, and others.
 House: 36 feet by 20 feet, stone, 2 stories, 5 windows, 80 lights (5 windows at 16 panes, of glass each).
 Milk house: 20 feet by 12 feet, stone, 1 story.
 Assessment: 123 acres at \$1659. House and 1 outbuilding on 2 acres at \$200, raised to \$225.

See lot 87 for Samuel Harry's acquisition of 356 acres. In 1762 he and his wife Elizabeth gave 100 acres to their daughter Lydia (90-93) who had married Musgrove Evans, 100 acres to son Aubrey Harry (87), 100 acres to Samuel Jr. (88),¹ each for affection and 5s. They reserved 56 acres near the Lower Merion line for themselves. In 1764 36 of the 56 were still in woodland.

Samuel Sr. mortgaged his 56 acres to Isaac Pearson; Samuel Jr.'s 100 acres were mortgaged to Peter Turner. John Roberts of Lower Merion, miller, bought both properties at sheriff's sales, first the 56 acres (debt £99-15-0) sold 26 August 1766 for £207 subject to a £50 mortgage,² and later the 100 acres and house (debt £230) 31 March 1768 for £363.³

For £695 John and Jane (Downing) Roberts sold the two properties 11 September 1771 to Richard Thomas, probably nephew to both Samuel Harry Sr. and his wife Elizabeth,⁴ Samuel's sister had married Elizabeth's brother in 1724. Seven years after the sale Roberts was executed as a Tory.

Richard Thomas of Chester, yeoman, and Ann his wife sold the 100 acres and the 56 acres and improvements 29 December 1783 to Ezekiel Rambo (69) of Philadelphia County, yeoman, for £1000 subject to a mortgage of £230 due Edward Stiles.⁵ Portions of Stiles's own house in Frankford are preserved in the Winterthur Museum, impressive proof of the financial success of merchants who invested (sometimes) in outlying farm land. Rambo sold Upper Merion land to Thomas the same year.⁶

Almost a decade later Thomas Paul of Oxford, Sussex County, New Jersey, merchant, holder of adjacent property (87) in the right of his wife, bought the two Radnor pieces from Ezekiel Rambo and Elizabeth for £970. His purchase included one house and the same mortgage of £230 due the same Edward Stiles, and was dated 5 July 1793.⁷ Paul remained an absentee owner, renting to Felix Washing

(Wirsching) who had married Margaret Kitsleman, sister of Jacob (1).⁸ Washing died in Lower Merion in 1816, leaving at least three children.⁹

1802
Felix Washing
125 acres @ \$7
1 stone house \$130
1 stone spring house \$30
1 stone barn \$80
3 horses @ \$15
5 cattle @ \$8

1823
James Crowley
60 of his 66 acres @ \$50
1 stone house \$200
1 stone barn \$250
1 spring house \$10

Jacob Gyger
Abraham Carear
Isaac Leedom &
John Rudolph held
the rest.

1805
Felix Washing
125 acres @ \$12.50
1 stone house \$130
1 stone milch house \$25
1 stone barn \$80
4 horses @ \$15
6 cattle @ \$8

1843
James Crowley
63 acres @ \$40
(some from lot 87)
Stone house \$200
Barn \$300
Cart & spring house \$50

Samuel McElroy
House and lot \$400
(part in lot 86)

The same day Elizabeth Paul sold lot 87, Sheriff Isaac Cochran sold this Radnor property for Thomas Paul's estate to John Rudolph (86), all 156 acres and house for \$11,000.¹⁰ Rudolph sold 59 acres of the lot to James Crowley of Lower Providence, farmer, 1 April 1813 for \$3296.57.¹¹ The land lay in the center of lot 88 and included the house Felix Washing had occupied. Crowley is said to have walked to Mass every Sunday at St. Mary's Church in Philadelphia.¹² The portion contiguous to his other land (86) John Rudolph kept, after selling small pieces to Jacob Gyger, Amos Davis, and Isaac Leedom.¹³

The Crowley lands to the north of the Conestoga Road were owned in turn after 1845 by George A. Benson and Rebecca, Ferdinand Hadder (of Philadelphia, accountant) and Cordelia Bethia, and James J. Beadle of Blockley.¹⁴ The Radnor Historical Society's Hallman Collection includes papers and receipts of James Beadle, many referring to the Philadelphia Farmers' Market where he rented space to sell his produce.

In 1895 George H. McFadden bought the property to add to his already large holdings.¹⁵ The purchase included a "two and a half story stone mansion house and stable." The house of 1798 is gone, replaced c. 1900 by a large and gracious wooden house built by George McFadden.

1. Chester Co. Deed Bk. P-278
2. Chester Co. Deed Bk. O-451
3. Chester Co. Deed Bk. P-290
4. Chester Co. Deed Bk. S-225
5. Delaware Co. Deed Bk. A-640
6. Montgomery Co. Deed Bk. 4-204
7. Delaware Co. Deed Bk. A-642
8. Montgomery Co. Will Bk. A-539
9. Montgomery Co. Will File 17668
10. Delaware Co. Deed Bk. K-479
11. Delaware Co. Deed Bk. L-161
12. Barrett (St. Denis) p. 18
13. Delaware Co. Deed Bks. L-18, 362, K-569
14. Delaware Co. Deed Bks. Y-151, 585, Z-700
15. Delaware Co. Deed Bk. R-8-2

Lot 89. Thomas Paul. (See also lots 87 and 88.)

Acres: 10.

Dwelling house occupied by Jane Carr.

Assessment: One dwelling at \$30 on 10 acres for a total of \$180.

When Thomas Paul bought two plantations of 100 and 56 acres respectively from Ezekiel Rambo in 1793 (see lot 88) only one dwelling house was mentioned, probably the house which stood on the 100 acres in 1768, and on lot 88 in 1798. Jane Carr's house stood on the 56-acre piece which adjoined the County Line. Her husband James died in 1796.¹

1802
Jane Carr
8 acres @ \$10
1 log house \$30
1 log stable \$5

1823
John Rudolph
Part of his 200 acres.
The house is not listed.

1805
Owned by Thomas Paul's estate.
Occupant unfound

1843
Covered in Lot 86.

1. Delaware Co. Admin. File 89

Lot 90. George Gyger (Guyger, Geiger, Giger, etc.).

Acres: 3 acres, 108 perches.

Description: Old Lancaster Road.

By: John Smith, Joseph Hoskins, and others.

House: 17 by 18 feet, part wood, part stone, 2 stories, 5 windows with 60 panes of glass (5 windows at 12 panes each).

Kitchen: 14 by 18 feet, logs, 1 story.

Wheelwright shop: 14 feet by 18 feet, stone, 1 story.

Stable and wood house: 19 by 22, part stone, part wood.

Assessment: Tax exempt. "nine years not able to stand alone has been lately exempted from all taxes."

The final 100 acres of Samuel Harry's property (87-93) he and his wife Elizabeth conveyed 11 March 1762 to their daughter Lydia. In 1753 Lydia had married Musgrove Evans, cooper, of Philadelphia, son of Evan Evans of Gwynedd,¹ and lived for some years in the city.

Evans himself owned property, judging from his 1750 loss of a silver watch made by William Shaw of London and attached to a blue stone seal set in brass, containing the head of the Duke of Cumberland. The advertised reward for the watch was £3, but £4 if the sale of the watch (by Daniel Crosby, the alleged thief), were prevented.²

Musgrove Evans was taxed in Radnor from 1762 through 1764. He and Lydia, of Philadelphia, sold the plantation 28 June 1765 to "Jesly Giger."³ That November two small Evans children died and, in 1769, Musgrove himself, at 42.⁴ Lydia Evans spent her last years on lot 91.

Jesse Gyger, the new owner, naturalized as "of Merion" in 1764 and one of Radnor's earliest Germans, bought more land (105 perches) from Samuel Harry Jr.⁵ Gyger and his wife Mary (D. A. R. records call her Mary Dannehower) gave their son George, for love, the 105 perch piece and two and three quarters acres of the other purchase on 1 August 1769.⁶ George Gyger's small plot covered all the land his parents had owned to the south of the Conestoga Road. Listed as a member of John Spears's company in the Revolution,⁷ he had married Margaret Pechin 10 December 1767 in Swedes Church in Philadelphia, and was disabled by 1790 when his father died intestate.⁸

George Gyger, founder of the Radnor Methodist Church where most of the Gygers are buried, died in 1803 in his 61st year leaving his "dwelling house, kitchen and workshop" to his son Jacob.⁹ There were two daughters, Susannah Beale and Mary White, married to Jacob White, son of George (40). George Gyger's widow was given use of the south room of the house with the cellar under it, and the south

1802
George Gyger
3 acres @ \$8
1 stone house \$40
1 stone shop \$10
1 stable \$5
1 horse @ \$10
1 cow @ \$8
Occupation .30 (deleted)
Deduct .09 rent

1823
Jacob Gyger
10 acres @ \$100
1 stone house \$350
1 stone barn \$100
Smith shop \$50
Log shop \$10

1805
Jacob Gyger
3 acres @ \$18
1 house \$75
1 stone barn \$20
1 horse @ \$20
1 cow @ \$10
Wheelwright .50

1843
Jacob Gyger
10 acres @ \$100
(Some from lot 88)
Stone house \$250
Barn \$150
Shop \$50
Tenement \$100

part of the garden as well as \$20 a year to be provided by her son. She marked her own will in 1824, leaving the family Bible to her granddaughter Mary Ann Gyger, and lived until 1831.¹⁰

Jacob Gyger bought adjacent land from John Rudolph (88)¹¹ and improved or replaced his house. After his death at 86 in 1862 (his wife Jemima (Corbett) had died in 1835,¹² the property descended to his daughter Mary Ann, wife of William A. Hervis. His surviving son Daniel Corbett Gyger became the chief beneficiary of John Gyger (92) and moved across the road. Both lots remained in the family until well after 1900.¹³ The Hervis house, Pine Cottage, remains (enlarged) at 774 Conestoga Road, Rosemont.

1. Radnor Friends Meeting Marriages
2. *Amer. Weekly Mercury*, quoted in *Bulletin of the Hist. Soc. of Montgomery Co.* V-121
3. Recited in Chester Co. Deed Bk. C-2-68
4. Philadelphia Friends Meeting Deaths
5. Recited in Delaware Co. Deed Bk. F-664

6. Delaware Co. Deed Bk. F-664
7. Linn and Egle I-270
8. Delaware Co. Admin. File 8
9. Delaware Co. Will Bk. A-404
10. Delaware Co. Will Bk. C-225
11. Delaware Co. Deed Bk. L-362
12. Radnor Methodist Church Tombstone Rec.
13. Delaware Co. Deed Bk. K-10-356

Lot 91. Samuel Evans of Lower Merion, Montgomery County.

Acres: 1 acre 80 perches.

Description: Old Lancaster Road, occupied by Lydia Evans.

By: John Gyger, Thomas Paul and others.

House: 20 feet by 18 feet, frame, 1 story, 6 windows, 36 lights (2 windows at 12 and 2 at 6 [sic])

Assessment: House on 1 acre 80 perches \$110, raised to \$123.75.

See lot 92 for John Gyger's acquisition of a 41 acre property.

John Gyger, weaver, and his wife Hannah, daughter of George White (40), sold a house and 106 perches of land along the Conestoga Road 17 May 1794 to Samuel Evans of Lower Merion, cooper, for £11.¹ By another deed, dated 18 July 1803, Evans acquired an adjacent 120 perches from John and Jesse Gyger Jr. and their wives,² this deed perhaps a written record of a previous agreement or Evans would not have been taxed for over one acre in 1798. He was taxed for using $\frac{3}{4}$ of an acre in 1785.

Samuel Evans, son of Musgrove and Lydia Evans (90), the former owners of the Gyger lands, maintained the property for his mother, elderly and long-widowed. She may have lived here all along. One Elisha Evans was taxed for a house on one acre in 1783. In 1781 Lydia's daughter Ann, later wife of Mahlon Haworth (110), was received at the Radnor Meeting as one residing with her mother.

1802
James Jackson
Peter Troxall
Jonathan Richards
1 acre @ \$9
Log house \$30
Taylor .30

1805
Jonathan Richards
2 acres @ \$21
Log house \$50
1 cow @ \$8
Miller .50

1823
Abraham Carear (Grier)
3 acres @ \$150
Log house \$75
Stone barn \$150 (built 1811-1814)

1843
Abraham Carear
House and lot \$500
Barn \$100
Smith shop \$100

Lydia Evans wrote her will the 1st of the 4th month 1801 and died soon after.³ She mentioned her granddaughters Lydia and Rachel Haworth, also Ann Haworth, grandson Musgrove Evans, and son Samuel. But she left her house in Radnor to a niece, Hannah Harry of Philadelphia, daughter of Aubrey Harry, once owner of lot 87. Nonetheless, it was Samuel Evans of Lower Merion, Lydia's son, who sold the two small contiguous tracts for £85 to Jacob Richards

21 July 1803, after securing that second deed from the Gygers.⁴

Richards, who was a millwright, bought another 113 perches from John and Hannah Gyger 5 April 1804 for \$60 and then sold all three pieces, with house, 10 April 1809, to Amos Davis of Middletown for \$550.⁵

Davis, blacksmith, also added to the holding, buying one acre 74 perches from John and Elizabeth Rudolph (86) 1 April 1813 for \$124.31. A decade later he sold to Jesse Gyger Jr. and Abraham Carear who had married into the Gyger family.⁶ In 1824 Gyger sold his interest to Carear who settled here for some 20 years but eventually sold to Samuel McElroy.⁷ The property was later part of the McFadden estate.

Today, in place of the log house, but probably on its site at 751 Conestoga Road, Rosemont, stands an old-appearing stone house probably built by Abraham Carear before 1837. It contains a large (now-hidden) fireplace, thick stone walls, and a very modern addition. The 13th milestone remains to the east of the house but the blacksmith shop that once stood near the road, and of which the Radnor Historical Society has a painting by Juliet Lavinia Tanner, has disappeared. A stone barn (Davis's?) has been converted into a house.

1. Delaware Co. Deed Bk. I-337
2. Delaware Co. Deed Bk. F-648
3. Delaware Co. Will Bk. A-342
4. Delaware Co. Deed Bk. F-646

5. Delaware Co. Deed Bks. G-172, I-338
6. Delaware Co. Deed Bks. L-18, P-463
7. Delaware Co. Deed Bks. P-465, X-87

Lot 92. John Gyger.

Acres: 40.

Description: Farm, old Lancaster Road.

By: Jesse Gyger, Lydia Evans and others.

House: 24 feet by 16 feet, old logs, 1 story, 5 windows, 31 lights (1 window with 9 panes, 3 with 6, and 1 with 4).

Weaver shop: 16 feet by 12 feet, old logs.

Assessment: 39 acres at \$605. House and 1 outbuilding at \$110, raised to \$123.75.

This was part of Jesse Gyger's 100 acres bought of Musgrove Evans (see lot 90). On 23 February 1787 "Jesly Giger" of Radnor and Mary conveyed all the property they then owned (91-93) to their sons Jesse (of Newtown, wheelwright) and John (of Radnor, farmer).¹ The sons assumed the mortgage due the widow Jackson of Philadelphia. They paid their parents 5s, agreed to assume all debts the father had contracted before that date, promised to pay £15 to each of their four sisters* within six months of the death of the last surviving parent, and to provide the parents with meat and apparel for the rest of their natural lives, the parents to inhabit one room of their dwelling house, presumably that very house occupied by John Gyger in 1798. Jesse Gyger Jr. and his brother John were mature men at the time of this deed, but had difficulty complying with its terms.² Jesse Sr. had died by 1793 when his property was divided by James Barnard, High Sheriff, John receiving 4½ acres and 11 perches of land, the westernmost portion adjoining the Conestoga Road.³

The next year, John Gyger, weaver, and Hannah (40), his wife, sold 106 perches of land to Samuel Evans (91) who bought another ¼ acre in 1803, and whose successor bought 113 perches in 1804.

Between 1802 and 1805 Gyger improved the property with a stone house. Bishop Asbury referred to this house 7 August 1805 as a "new house, which they are about to move into." (He had just dined with the Gygers.)⁴ The house remains as the nucleus of that at 765 Conestoga Road, Rosemont.

In 1806, immigrant Dennis Kelly and his young family halted their westward trek in Radnor, settling on John Gyger's property (in the old log house?). He worked, taxed as a Radnor inmate in 1808, until he had gathered friends and capital sufficient to enter business for himself. Later the owner of extensive mill properties, including the Nitre Hall area preserved by the Haverford Historical Society, he was

*Among them were Mary, wife of Griffith James (104), Elizabeth, wife of Henry Cline, and Catherine, wife of Benjamin Yard.

1802
John Gyger
40 acres @ \$9
1 log house \$40
1 log barn \$40
1 shop & spring house \$12
2 horses @ \$10
2 cattle @ \$9

1823
John Gyger
35 acres @ \$70
1 stone house \$350
Old log barn \$50

1805
John Gyger
39 acres @ \$15.67
1 frame house \$40
1 log barn \$50
1 log shop \$10
1 milch house \$2
1 stone house \$140
2 horses @ \$15
2 cattle @ \$12

1843
John Gyger
Daniel Gyger
35 acres @ \$60
Stone house \$300
Frame barn \$150
Spring house \$20

the founder of St. Denis Church in Haverford, the first Catholic Church outside Philadelphia.⁵

John Gyger died in 1848 at the age of 84, his wife in 1843 at 74, childless.⁶ At least one son had predeceased them. Gyger left his real estate to a great-nephew, Daniel Corbett Gyger,⁷ grandson of the disabled George (90), and, like most of his family, firm supporter of the Methodist Church of which he was a member for over 70 years. George H. McFadden bought from the Gyger heirs.⁸

Daniel Gyger established a brickyard on the farm before 1860. Traces of it were found when Brooklea Road was developed.

1. Chester Co. Deed Bk. C-2-68
2. Delaware Co. Admin. File 8
3. Delaware Co. Sheriff's Deed Bk. A-100
4. Quoted in William Fletcher, "The Radnor Methodist Church," *Bulle-*

- tin of Radnor Hist. Soc., 1961*
5. Barrett (St. Denis) Chapters I-III
6. Radnor Methodist Tombstone Rec.
7. Delaware Co. Will Bk. D-157
8. Delaware Co. Deed Bk. W-9-616

Lot 93. Jesse Gyger.

Acres: 49.
Description: On the Turnpike Road.
By: John Gyger, Thomas Paul and others.
House: 30 feet by 20 feet, stone, 2 stories, 10 windows, 100 lights, (6 windows at 12 panes of glass, 3 at 8, 1 at 4).
Assessment: 48 acres at \$720. House on 1 acre at \$350, raised to \$393.75.

See lot 92 for Jesse Gyger Sr.'s conveyance of 96 acres to his sons John and Jesse. In the sheriff's division of 1793, Jesse Jr. received the easterly 56 acres and probably erected the house upon them. The old Gyger house went to his brother. Why Jesse Gyger was assessed for only 49 acres in 1798 has not been ascertained. He married Sarah Davis, who married out of Meeting, in 1784. She was sister to Benjamin Davis (42).

1802
Jesse Gyger
50 acres @ \$9.50
1 stone house \$140
1 horse @ \$10
4 cattle @ \$9

1823
Jesse Gyger
78 acres @ \$70
(some from lots 98 and 100)
1 stone house \$300
1 stone barn \$200 (built 1805-1808)
1 spring house \$10

1805
Jesse Gyger
50 acres @ \$17.50
1 stone house \$140
1 stone milch house \$10
1 horse @ \$10
3 cattle @ \$9

1843
Philip Lowry
86 acres
(some from lots 98 and 100)
1 stone house \$300

In 1814 Jesse Gyger bought 29 acres of lots 98 and 100 from John Elliott.¹ On 30 March 1831, after the death of their parents, Jesse Gyger's children sold all his 86 acres of land to John Rudolph of lot 86.² The children included Mary Carear of Radnor (and husband Abraham), John Gyger of Lampeter Township, Lancaster County (and his wife Mary), Davis Gyger of Lancaster County (and Mary), Jesse Gyger of East Whiteland Township (and Rebecca), as well as Sarah, Tacy, and George of Radnor. The price was \$6487, the property going with one dwelling house and the reservation that John Gyger, the uncle of the grantors, have the right during the first four days of every week to use the stream of water running through a ditch on the property to water a meadow on lot 92. Jesse Gyger had

died intestate.

John Rudolph owned the farm only briefly, selling 11 December 1832 to Bernard Flynn, gentleman (and early Radnor Catholic), who in turn sold to Philip Lowry of Penn Township for \$7850.³ The first Hospital of the Good Shepherd operated on Gyger property 1875-1883 probably using Jesse Gyger's house which does not stand. Here Byron P. Moulton's estate,⁴ Old Oaks, became a housing development of the same name after World War II.

1. Delaware Co. Deed Bk. L-579
2. Delaware Co. Deed Bk. S-115
3. Delaware Co. Deed Bks. S-519, A-2-

671

4. Delaware Co. Deed Bks. G-6-281,
W-6-588, R-9-452

Lot 94. Robert Mather.

Acres: 100.

Description: Farm.

By: David Evans, Joseph Hoskins, and others.

House: 16 feet by 22 feet, part wood, part stone, 2 stories, 3 windows, 36 lights (3 windows at 12 panes each).

Kitchen: 18 feet by 18 feet, part stone, part wood, 1 story.

Assessment: 99 acres at \$1734. 1 house and 1 outbuilding on 1 acre, at \$150, raised to \$168.75.

Roger Hughes, gentleman, of the "parrish of Lanniangrydython" in Radnorshire, bought rights to 250 acres from Richard Davies (28) 19 and 20 June 1682. He sold half to Thomas Parry 24 and 25 March 1693 and Parry, of Huntington Township, Philadelphia County, yeoman, conveyed to Richard Moore 14 February 1701/2. The other half Hughes sold to David Meredith who sold to Moore (95,96) giving him all 250 acres.¹ Meredith from Llanbister, Radnorshire, stepfather to Richard, John, and Mary Moore, left Radnor for Plymouth township.²

Moore died before the western (Parry) half was actually conveyed. His will was proved 16 October 1715.³ Parry then (29 October) made formal conveyance of his 125 acres to the overseers of the will, David Meredith of "Plimouth," Philadelphia County, David Jones of "Plimouth," yeoman, John Moore of Radnor, carpenter, and John Moore of Blockley, blacksmith, who was probably the son of James and Jean Moore of lot 38, strip 4. One John Moore was the testator's brother, the other, his "cousin." Under the terms of the will Richard's son John, a minor, inherited the Radnor land but the widow Phebe received the use of it until John was 21, and some lifetime rights thereafter. John also inherited a saddle and a gun from his uncle John Stephens,⁴ one of the few Friends who could speak Indian well.⁵

Phebe Moore, née Stephens, daughter of Stephen ap Evan (109), married three times. Her first husband Philip Phillips (3,4) died 25 October 1697 leaving two daughters, one of whom married Thomas Parry's son Thomas Jr.; the other married David Morris, whose descendants owned lot 55. By Richard Moore, Phebe had not only John Moore but several daughters. Shortly after Richard Moore's death, she married Howell James,⁶ widower (27), and, as Phebe James, occupied lots 94-96, taxed in 1718 and 1719. John Moore was taxed for property on and off (some records are missing) from 1721 to 1741.

On 11 August 1733 John Moore and his mother Phebe James (widow) sold the westernmost 50 acres, a parcel of land by Radnor Street (a "reputed road") to Owen Nicholas of Radnor yeoman, for £50.⁷ The rest of the property (200 acres, including lots 95 and 96) they retained. Nicholas appears on the tax rolls from 1732 to 1735/6; he built upon the land. When he died in 1742, he ordered his real estate to be sold and left bequests to or for his nephew John Coil, niece Sarah Coil, and for Rachel Moore, cousins John Moore and John Price, and the Radnor graveyard. He also mentioned his brother Nichols, Owen Williams, and Edward, son of Edward Nichols.⁸ His executors sold the property in January 1746/7 to John Mathers (*sic*) of Radnor, husbandman, for £100. The deed was recorded in 1880, and almost overlooked.⁹

John Mather, who had married Mary Hooper in the First Presbyterian Church, Philadelphia, 11-14-37 Old Style, was probably the son of Thomas Mather. He rented this property before purchasing, appearing on the tax rolls in 1739. On 10 November 1749, he bought 55 acres more from John Moore of Philadelphia, late of Radnor, blacksmith, and Rachel his wife at a cost of £123-15-0.¹⁰ Mather then owned some 105 acres of what had been Thomas Parry's 125. Quitclaim deeds were received from Phebe James¹¹ (her dower right, £3) 11 November 1749, from John Moore's sisters Phebe, who had married Henry Hartley, Catherine who had married Jonathan Morris, Rebecca wife of Joseph Pugh,¹² and from Joseph Williams of Lower Merion, tanner, who held the mortgage.¹³

The Mather family occupied the property for a century and a half. The family account books belong to the Radnor Historical Society thanks to the generosity of John L. Mather Jr. Specific individuals worked for the Mathers for varying lengths of time: Joseph Phillips in 1767 (£10 for six months), Michael Gill (1759-1764), Jane Gill 1763 (3s a week), James McDaniel (1781), Ruth Jones 1787 (2s 6d a week for "board of the child"), Amely Gill 1798 (3s 6d a week), Samuel Derraugh (1789), Jesse Taylor 1794 (three months work at £2 the first month, £4-10-0 the last two—but he left May 12 having worked one month 10½ days when he quit), Steven Lewis and Jacob Fisher in 1795, Walter Batt in 1797, 1804 and 1805, David Field 1798, Griffith Ellis 1803, Patience Hayworth in 1816 and 1821, Charles Fisher 1820 (paid for 6 months work at \$6 a month, two months work at \$5 a month, two weeks work at \$4 a month). By 1822 Thomas Evans was paid \$84 for a year's work.

Joseph Phillips lost time from work in 1767 because he went to Philadelphia (one day), took pleasure (half a day), got a scythe mended (one day), gunned (1½ days), was bled for a sore arm (half a

day), mowed at Thomas Read's (58) (one day), nursed a sore finger in harvest (one day), broke Robert Elliot's filly (one day), had a sore foot (two days), was sick (four days)—all of this fun and trouble during the year 1767 after the 21st of April. In 1804 Walter Batt lost time too, for different reasons: "mustering" (two days), "batalion" (six days), gunning, and for being sick. In 1806 he missed 21½ days of work, 14 of them in August (he said he was sick ten days of that month). He also had October 13 free with a fine notation by Mr. Mather of "cash at lection 0-7-6" by his name. In 1807 he took three days at New Years and 1½ days at election.

The Mathers "kept" Nicholas Marchant for three weeks in 1767 at 5s a week, and bought him a jacket, all of which the Overseers of the Poor underwrote. They kept Hugh Samuel (2) for a week, arranged his funeral, and were reimbursed for their outlay. (The rum cost almost £3).¹⁴

Besides taking care of livestock, growing and processing crops, the man of the eighteenth century was repairing or creating buildings:

1766/7 Joseph Miles tended masons (two days in October).

1767 the back shed was shingled (one day) and a "seller" dug (2½ days), staves and shingles were rived.

1781 the back shed was shingled.

1790 John Evans tended masons (1½ days).

1795 another "seller" was dug.

In 1819 nails and planks and 458 bushels of lime were bought, shingles were laid and processed.

In 1820 a hog house was built.

There are no entries for the years 1791-94. During that time John Mather died, leaving a will dated 3 March 1791 and proved the same year.¹⁵ His son Robert, as residuary heir, inherited his father's plantation as well as some personal property. John Mather's grandchildren John, Thomas, and Robert Taylor (sons of his daughter Mary Taylor) were remembered as well as Deborah, John, Joseph, Sarah, Elizabeth, Jane and Mary Mather, children of his son John. Mary Mather "who lives with me" (and probably kept house for the widowed grandfather) received especial mention, inheriting bed and bed clothes, a case of drawers, a dining table, two large pewter dishes, five silver teaspoons, a tea table, and six pewter plates.

His inventory, made 2 June 1791, mentioned (among other things) the back lodging room, the furniture on the mantel shelf (£0-5-0), a small quantity of books, lumber in the garret and in the barn, a dining table in the kitchen, cash (£4-15-9) and a quantity of dry meat in the house. He also owned a hogshead of cider, 5 empty hogsheads, a barrel of metheglin (a spiced or medicated variety of mead originally

peculiar to Wales), 4 empty barrels, some tallow, 5 swine, an old black mare, 6 cattle, 5 hives of bees, and a flock of sheep, as well as tools.

1802
Robert Mather
100 acres @ \$9
Stone house \$90
Stone barn \$120
Spring house \$5
3 horses @ \$10
5 cattle @ \$9

1823
John Mather
100 acres @ \$60
Stone house \$175
Stone barn \$200
Spring house \$25

1805
Robert Mather
100 acres @ \$15.75
House \$90
Stone barn \$120
Log milch house \$5
Log house \$20
4 horses @ \$15
4 cattle @ \$12

1843
John Mather
House \$350
Barn \$450
Cart and hog house \$100
Spring house \$50

Robert Mather kept the later family account books. Pleasants says he married Susannah Watson, daughter of Peter.¹⁶ This may have been a copying error as she seems to have been daughter of Peter Matson of Upper Merion.¹⁷ Robert Mather died intestate in 1818 in his 75th year,¹⁸ leaving sons John, Peter, Samuel, Thomas and Robert Jr. (the last died young).

Samuel Mather of Atlanta, Georgia, carpenter, and his wife Mary sold his rights to his father's farm to his brother John Mather of Radnor, farmer, 23 September 1834 for \$2000,¹⁹ and Peter Mather and Eliza of Blockley sold his 8 May 1828 for \$1700.²⁰ Their brother Thomas had disappeared and was presumed dead. By 1833 it was known that he had died in 1822.

John Mather II, who served in the War of 1812, married Mary Ann Lindsay. The Mathers took an active part in the Radnor Library Company and supported St. David's Church where most of them are buried. The first John Mather served as Vestryman from 1748 to 1785, his son Robert from 1781 to 1814. Later Mathers continued this service until Charles T. Mather's death in 1960.

In 1883, after the death of John Mather II, Rodman B. Ellison bought the property from the Mather heirs,²¹ Thomas (and Hannah Ann), Andrew, Robert, Mary, and Jane Ann Miller and, moving there, called the place Lindenshade. The Ellisons sold to the Snowden family who demolished the old house and built a fine mansion used, for some years, by the Booth School and now by the Hilltop Preparatory School. Cushing Jr. College occupies part of the Mather farm today.

South Ithan Avenue, which wandered up the hill and past the front door of the Mather house, is now but a driveway, the main course of the road having moved nearer Ithan Creek. The only memento of the agricultural economy that supported the 18th century Mathers is a stone spring house built into the hillside and not constructed until after 1805.

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| 1. Penna. Archives III-1-14 | 12. Phila. Deed Bk. H-5-159, 160, 161 |
| 2. P. G. M. XIX-217-242, XX-66 | 13. Chester Co. Deed Bk. G-512 |
| 3. Phila. Will Bk. D-38 | 14. Radnor Twp. Poor Bk. |
| 4. Phila. Will Bk. D-311 | 15. Delaware Co. Will Bk. A-66 |
| 5. Phila. Friends Meeting Rec., 1700 | 16. Pleasants (St. David's) p. 349 |
| 6. Radnor Friends Meeting Marriages | 17. Montgomery Co. Will Files 4609, 4134, 4605 |
| 7. Delaware Co. Deed Bk. T-4-558 | 18. St. David's Tombstone Rec. |
| 8. Phila. Will Bk. F-329 (Abstracts) | 19. Delaware Co. Deed Bk. T-390 |
| 9. Delaware Co. Deed Bk. T-4-561 | 20. Delaware Co. Deed Bk. R-393 |
| 10. Delaware Co. Deed Bk. Z-5-131 | 21. Delaware Co. Deed Bk. Z-5-467 |
| 11. Delaware Co. Deed Bk. Z-5-132 | |

Lot 95. Joseph Hoskins. (See also lot 96.)

Acres: 193.

Description: Farm.

By: Robert Mather, Eleanor Jones, and others.

House: 18 feet by 36 feet, 2 stories, stone, 11 windows, 130 lights (two windows at 16, 2 at 15, 4 at 12, 2 at 8, 1 at 4).

Kitchen: 15 feet by 17 feet, 1 story, log.

Shed room to kitchen: 14 feet by 22 feet, 1 story, stone.

Spring and wash house: 34 feet by 14 feet, 1 story, stone.

Assessments: Another house at \$50, 192 acres with dwelling at \$50 for a total of \$3144. Dwelling and 3 outbuildings on 1 acre at \$500, raised to \$562.50.

See lot 94 for John Moore's inheritance of 250 acres in Radnor. In 1733 he sold 50 acres which became part of lot 94. He married Rachel Coppock of Springfield, daughter of Jonathan, deceased, on the 22nd of the 7th month 1737.¹ Attempting to sell his "180 acres of land, a good dwelling house and barn. . ." he placed an advertisement in the *Pennsylvania Gazette* for 23 February 1747/8. He and his wife received certificates to the Philadelphia Meeting from Radnor in 1748, sold 55 acres of land (94) in 1749, and were still in Philadelphia when Moore died, intestate, in 1750.

Rachel Moore, the widow, married David Rees (83) in Christ Church, Philadelphia 11 April 1754. Rachel Rees received a certificate to the Haverford Meeting in 1756. Chester County records include no deed to this property in the name of David Rees. However, he was taxed in Radnor for occupying land for a number of years beginning in 1753. In 1764 he was taxed for 150 acres, 40 of them woodland. As David Rees, innholder, he mortgaged lots 95 and 96 23 October 1766 to Joseph Norris, borrowing £484 at 6% interest and making no explanation as to how he acquired the 191½ acres mortgaged.² With Jonas Preston suing to collect a debt,³ David Rees and his wife sold the plantation 29 December 1769 to Joshua Thomas (79) of Radnor, cordwainer,⁴ who sold 16 September 1783 to Samuel Brooke of Radnor (16) for £880 to clear a mortgage of £370 due Mary Norris.⁵ Brooke's son Jesse (50) lived here in a house near the stream when Roberts Road was surveyed in 1791.⁶

Samuel and Margaret Brooke owned for a decade, selling 1 February 1793 to Benjamin Davis (42) of Radnor for £1100.⁷ On the same day, the Brookes bought part of lot 50 to which their son Jesse moved. Benjamin and Frances Davis (he was a "taylor") sold the house and land 23 March 1795 to Joseph Hoskins of Chester, gentleman, for \$4000.⁸ He and his wife Mary (Graham), married in 1793,⁹

were living here while he measured Radnor's houses. They bought another five acres from Aaron Smith (97) for Conestoga Road frontage. By 1814 they had improved the stone barn.

1802
Joseph Hoskins
192 acres @ \$8
1 stone house \$220
1 stone spring house \$35
1 stone barn \$90
3 horses @ \$20
12 cattle @ \$10
Shop or house \$20

David Young
1 acre @ \$8
Occupation .50

1823
Joseph Hoskins
197 acres (5 from lot
97) @ \$60
Stone house \$650
Spring house \$40
Stone barn \$500
Small stone house \$100 (lot 96)

1805
Joseph Hoskins
192 acres @ \$15
Stone house \$220
Milch house \$35
Stone barn \$90
2 log houses \$30
(one is on lot 96)
3 horses @ \$18
20 cattle @ \$9

1843
Joseph R. and
William G. Hoskins
195 acres @ \$54
Stone house \$450
Stone barn \$400
Cart house \$100
Spring house \$50
Tenement \$150 (lot 96)

Hoskins, first president of the Radnor Library Company, sent four children to the Westtown School. Son-in-law of Delaware County's leading lawyer, he died in 1827 intestate, his widow in 1836 testate,¹⁰ both buried from the Radnor Friends Meeting. Their sons Joseph R. and William G. Hoskins bought their sisters' rights to the plantation for \$7800 16 April 1839.¹¹ Their sister Dorothea, wife of John Tyler, lived in Salem, New Jersey; their sister Anna Maria, wife of Charles Roberts,¹² gentleman, lived in Philadelphia. The brothers occupied the northern half of the property, with access to the Conestoga Road, but sold the southern half to Dr. Edward Peace whose house, Annasdale, is pictured in Ashmead.¹³

C. J. Miller, William F. Fotterral and Robert Kelso Cassatt followed the Hoskins family after 1870. The Cassatt mansion, Beaupré, built c. 1902 in French manor style, was constructed of reinforced concrete, an early use of this technique. The Presbyterian Village occupies this house today. The Hoskins farm house has been razed; new streets and houses replace it.

1. Chester Friends Meeting Records
2. Chester Co. Deed Bk. P-43
3. Delaware Co. Misc. File, Chester
Co. Hist. Soc.

4. Recited in Chester Co. Deed Bk.
X-459
5. Chester Co. Deed Bk. X-459
6. Delaware Co. Road Docket 1-10

- 7. Delaware Co. Deed Bk. B-400
- 8. Delaware Co. Deed Bk. B-402
- 9. Ashmead (Chester) p. 116
- 10. Delaware Co. Will Bk. C-390

- 11. Delaware Co. Deed Bk. U-464
- 12. Jenkins (Gwynedd) p. 260 discusses Charles Roberts
- 13. Ashmead p. 699

Lot 96. Joseph Hoskins. (See also lot 95.)

Acres: 80 perches.
 Description: Tenement on Joseph Hoskins's farm, occupied by John Boyle.
 By: George Gyger.
 House: 24 feet by 11 feet, 1 story, logs, 2 windows, 20 lights (1 window at 12 lights, 1 at 8).
 Assessment: House on 80 perches at \$110, raised to \$123.75.

The land bears the same history as lot 95. The house stood at the north end of the property since the lot adjoined George Gyger's land (90).

1802	1805	1823	1843
Joseph Hoskins	Joseph Hoskins	Joseph Hoskins	See lot 95
(See lot 95)	(See lot 95)	(See lot 95)	

John Boyle's name does not appear in the 1800 Census for Radnor. A man of that name died in Upper Merion in 1799.¹

The small log house disappeared between 1805 and 1823, replaced by a stone house.

1. Montgomery Co. Will File 8444

Lot 97. John Smith.

Acres: 70.

Description: Farm, Old Lancaster Road.

By: Joseph Hoskins and Griffith James.

House: 24 feet by 20 feet, old logs, 1 story, 5 windows, 28 lights (4 windows at 6 panes each, 1 at 4). Another house at \$40.

Spring house: 8 feet by 10 feet, old logs, 1 story.

Assessment: 1 house at \$40 on 69 acres at \$1056. House and 1 outbuilding on 1 acre at \$125, raised to \$140.625.

David Meredith, weaver, of Llanbister in Radnorshire, bought 100 acres in rights from Richard Davies (28) 19 and 20 June 1682. He bought 250 more from the Commissioners, all of this land laid out in Radnor and patented the 26th of the 3rd month 1689. He sold 150 acres to Stephen ap Evan (106). The remaining land, considered 200 acres, was resurveyed in 1704 as 253 acres and patented to him (97-105).¹

Meredith sold this property 17 April 1718 to David James. An undocumented but generally accurate ms. in the keeping of the Radnor Methodist Church indicates that Meredith's daughter Sarah had use of the property for life and that her husband Rees Prees joined in the deed.

James lived here until his death 27 June 1739 at the age of 70.² By his will of 10 March 1738 "the plantation where I now live" descended to his son Evan James.³ He mentioned also a second wife, Jane, sons Isaac and Thomas and daughters Sarah Thomas and Rebecca Miles.

Evan James and his wife Margaret, daughter of Griffith John of Tredyffrin,⁴ were baptized in the Great Valley Baptist Church in 1733 and married 8 June 1739.⁵ Their son Griffith James occupied one 50 acre piece (roughly lot 97) by 1783. The plantation was so "plundered" by the enemy in 1777 that for a year Griffith James paid reduced taxes. On 11 December 1777 the British Army under General Cornwallis removed the following:

1 New Great Coat about 5 yrd Cloth	£4 2 6
1 Shirt and trowsers	0 15 0
2 Blankets	3 0 0
2 sheets 1 half Cotton	2 0 0
1 Broadcloth Cloak	2 0 0
1 Silk Bonnett 1 pair stays	3 15 0
1 Double Callico short Gown 2 do. Home Made	1 10 0

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2 Handkrs. 2 New. . . 1 pair linen Stockings	2 0 0
1 pair of Mittens & 2 Table cloths	1 0 0
2 yards of fine Linen	0 15 0
25 lbs. of pork taken 1. . . thread	0 16 6
2 Cows and 13 sheep	21 0 0
1 New Bagg of Flower supposed ½ hundred	0 12 6
1 Large pott of butter supposed 20 lbs.	2 10 0
1 Jacket of Drugget	0 10 0
50 Fowls	3 15 0
1 Cake of Fat supposed 10 lbs.	0 15 0
2 pillow Cases—1 full of Dryed apples the other of Beans	0 15 0
6 dozn. of Eggs	0 12 0
1 Dressing Basket	0 7 6
To Tea Cuppes & sausers—Tea pott & Glasses	0 15 0
2 Knives and 2 Forks—2 Candlestick Spoons and 1 pitcher	0 15 0
14 lbs. of Sugar @. . .	0 15 0
To ½ Galln of Spirits & Jug & sundrys	2 0 0

For some years the plantation contained two houses, one on lot 97 and one on lot 104. At times Griffith James was taxed for 50 acres and his father for the other 200; in other years the situation was reversed. The James family gave the land for the Radnor Methodist Church (99) in 1783.

In 1790 Margaret James died.⁶ On 30 April 1792 Evan James, gentleman, conveyed 200 acres of his plantation "the mansion part," to his nephew James Miles, carpenter and yeoman, for £300 and the maintenance of Evan James for the rest of his natural life.⁷ Fifty acres of lot 97 was called Griffith James's land and excluded from the deed. The deed to Miles was duly recorded but failed to rule. Did the nephew fail to support the uncle? Did the younger man die first? Did he find a better proposition somewhere else? Certainly the whole 250 acres belonged to Evan James when he died in 1794, intestate.

The five children of Evan James inherited the property and divided it 11 April 1794 along topographical lines. Lot 104's irregular outline can be traced easily on a contour map of Radnor. Both the Conestoga Road and the Turnpike cut through the property, offering logical boundary lines for later division.

John Smith of Lower Merion, mason, and his wife Rebecca (they were married in Swedes Church, Philadelphia, 22 June 1763) received two houses and 51 acres of Evan James's land from the other heirs Griffith James, Samuel James, Hannah James (who had married Robert Johnson), and Rachel James (who had married Robert Martin).⁸

1802
George Sheerer (sic)
68 acres @ \$6.67
Log house \$40
Spring house \$15
Stone barn \$70
1 horse @ \$10
2 cattle @ \$8

Rebecca Smith
2 acres @ \$8
Log house \$20
1 cow @ \$9

1823
Joseph Hoskins (A)
5 acres included in lot 95

John Smith
Charged to James Smith
14 acres @ \$50
House \$50 (B)
Barn \$50 (C)

Peter Pechin
11 acres @ \$80 (D)
Stone house \$400 (built 1810-14)
Frame stable \$10
Charge to James Smith

John Gravel (E)
10 acres @ \$50

James Smith (F)
9 acres @ \$50
House \$75 (built 1810-14)
Stable \$50

Mary Shuster & Jacob Baum (G)
2 acres @ \$125
Stone (house) \$250 (built 1811-14)

Amy Shuster (H)
12 acres @ \$55
Stone house \$200 (built 1814-23)
Stable \$40

Caleb Smith (I)
8 acres @ \$90
Stone house \$100 (probably built 1810-14)
Barn \$50
Shop \$20

1805
George Sheerer
68 acres @ \$12.25
Log house \$40
Log milch house \$5
Stone barn \$70
2 horses @ \$12
3 cattle @ \$8

Widow Smith (sic)
3 acres @ \$18
Log house \$20
Log stables \$5
1 cow @ \$8

1843
Mary Smith (B,C,I)
Andrew Watson
24 acres
Stone house \$250
Barn \$100
Spring house \$10

Joseph R. and William G. Hoskins (A)
See lot 95

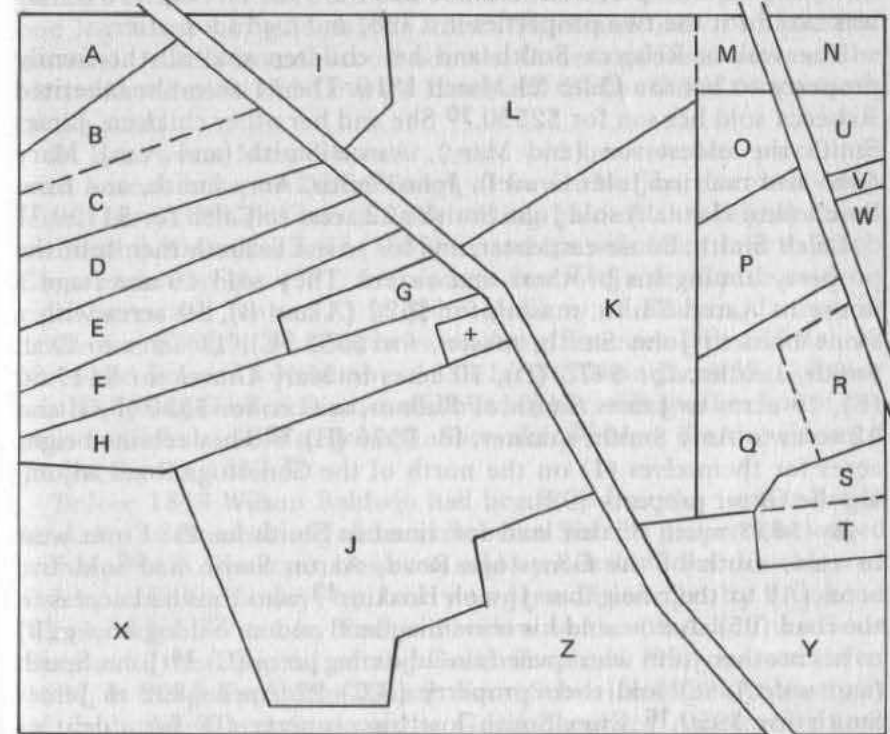
Jacob Gyger (G)
House and lot \$400
Stable \$50

J. G. Showaker (H)
11 acres
House \$200
Stable \$100

Peter Pechin (D)
11 acres—See lot 102

I. Moore & Wm. Thompson (E,F)
19 acres
House \$250
Stable and shop \$150

Lots 97-105, 1798-1843



Lot 97: A-I
Lot 98: L-K
Lot 99: +
Lot 100: M,N
Lot 101: O-Q,U,V
Lot 102: R
Lot 103: W
Lot 104: S,T,X-Z
Lot 105: J

Smith, an original trustee of the Radnor Methodist Church, bought 22 acres (F,G,H) of the portion allocated to Rachel Martin and her husband, storekeeper, at a cost of £147-1-3 on 17 May 1797.⁹ He was taxed for the two properties in 1798, and died soon after.

The widow Rebecca Smith and her children sold all the family property to her son Caleb 21 March 1810. The 51 acres she inherited Rebecca sold her son for \$2550.¹⁰ She and her other children, James Smith the oldest son (and Mary), Aaron Smith (and Ann), Mary (who had married John Gravel), John Smith, Amy Smith, and Evan Smith (and Hannah) sold John Smith's 22 acres to Caleb for \$1100.¹¹

Caleb Smith, house carpenter, and his wife Elizabeth then split the property among his brothers and sisters. They sold 10 acres and a house to Aaron Smith, mason, for \$622 (A and B), 10 acres with a stone barn to John Smith, mason, for \$553 (C), 11 acres to Evan Smith, saddler, for \$473 (D), 10 acres to Mary Gravel for \$447.80 (E), 10 acres to James Smith of Radnor, mason, for \$530 (F,G) and 12 acres to Amy Smith, spinster, for \$576 (H).¹² They retained eight acres for themselves (I) on the north of the Conestoga Road adjoining the Gyger property (92).

By 1823 much of this land remained in Smith hands. From west to east, south of the Conestoga Road, Aaron Smith had sold five acres (A) to their neighbor Joseph Hoskins¹³ who thus had access to the road (95). Aaron sold his remaining land and an old log house (B) to his brother John who owned the adjoining piece (C).¹⁴ John Smith (and wife Jane) sold their property (B,C) 22 April 1822 to James Smith for \$950.¹⁵ Evan Smith lost his property (D) for a debt of \$850 which Peter Pechin recovered against him, Pechin buying the 11 acres with a house 26 January 1822 at a sheriff's sale for \$1161.¹⁶

John Gravel's land (E) was still vacant in 1814 but James Smith had erected a house on eight acres (F) of his 10. The other two acres (G) he and his wife had sold (no house) to James Jackson of Lower Merion, tailor, 24 May 1811 for \$160.¹⁷ The Jacksons, taxed for a house in 1814, left town in 1819, selling their real estate 5 January of that year to Jacob Hoffman of Lower Merion for \$900¹⁸ and their household goods to Caleb Smith for \$100. Smith bought a cow, two beds and bedding, a ten plate stove, 12 chairs, a bureau, two tables, three iron pots or skillets (*sic*) and all other household and kitchen furniture as well as two shoats and one ton of hay.¹⁹ Within the year the sheriff had sold the stone house and two acres at a public sale to Mary Shuster.²⁰

Amy Shuster (H) had built a stone house near the Methodist Meeting. Her will (1836) mentions her late husband Jacob, her daughter Emily Shoester, and son Jacob (he was another house carpenter).²¹

Caleb Smith occupied a small stone house probably on the site of the second log house which was transferred to Rebecca Smith from Evan James's estate (I). Between 1810 and 1823 the Smith property lost one log house but gained four stone houses and one of unspecified material. All the houses stood near the Conestoga Road between the Methodist Church and Lowry's Lane, and all but Caleb's were south of the road.

In later years Mary Shoester, lady, sold her two acre parcel (G) with a stone house to Daniel Baugh of Lower Merion, doctor of medicine, for \$1000 (he was already taking care of the neighborhood medically). One year later (1835) he and his wife Mary sold to Jacob Gyger, wheelwright (90), for a slight loss.²² James Smith sold his eight acres and house (F) to John McElroy of Radnor, farmer, in 1826 for \$762.50.²³ The heirs of Amy Shoester (H) sold her 12 acres and house 18 November 1839 for \$1700 to Jacob W. Colladay of the Spring Garden District of Philadelphia, still another house carpenter. Colladay sold to John G. Showaker.²⁴ Mary Smith, widow of James, died in 1857.²⁵

Before 1848 Wilson Baldwin had begun to buy the former Smith land. By 1870 most of John and Rebecca Smith's property belonged to him.²⁶ On five acres, however, sold by Elizabeth Smith, widow of Caleb, to Philip Lowry, by Lowry to Jesse Brooke Jr., by Brooke to Virgil Eachus,²⁷ and by Eachus's widow to the Church of the Good Shepherd, the Hospital of the Good Shepherd (93) operated after 1884. It merged with the Church Farm School in 1922. At least part of its building remained as the Good Shepherd Apartments until 1975.

The log houses of 1798 are gone although some stone dwellings of 1810-1823 stand, notably the house built 1811-1814 on the Conestoga Road just east of Summit Terrace.

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|--|---|
| 1. Patent Bk. A-3-130, Penna Archives II-19-390 calls this 257 acres | 10. Delaware Co. Deed Bk. K-464 |
| 2. Baptist Church in the Great Valley, tombstone record | 11. Delaware Co. Deed Bk. K-471 |
| 3. Phila. Will Bk. F-117 | 12. Delaware Co. Deed Bks. K-466, 477, 128, 469, 627, L-509 |
| 4. Chester Co. Will Bk. C-462 | 13. Delaware Co. Deed Bk. K-475 |
| 5. This marriage certificate is printed in the <i>Memorial of Thomas Potts Jr.</i> , pp. 392-4 | 14. Delaware Co. Deed Bk. K-461 |
| 6. Baptist Church in the Great Valley, tombstone record | 15. Delaware Co. Deed Bk. P-42 |
| 7. Delaware Co. Deed Bk. A-462 | 16. Delaware Co. Deed Bk. O-678 |
| 8. Delaware Co. Deed Bk. B-179 | 17. Delaware Co. Deed Bk. L-41 |
| 9. Delaware Co. Deed Bk. B-242 | 18. Delaware Co. Deed Bk. N-253 |
| | 19. Delaware Co. Deed Bk. N-255 |
| | 20. Delaware Co. Deed Bk. N-536 |
| | 21. Delaware Co. Will Bk. C-376 |
| | 22. Delaware Co. Deed Bk. T-154, 155 |

23. Delaware Co. Deed Bk. R-495
24. Delaware Co. Deed Bk. V-124, 125
25. Lower Merion Baptist Church
Deaths

26. Delaware Co. Deed Bks. W-512,
615, U-245
27. Delaware Co. Deed Bks. A-2-673,
C-2-292, E-2-47

Lot 98. Robert Martin.

Acres: 50.

Description: Farm, Old Lancaster Road.

By: Griffith James and John Smith.

House: 26 feet by 20 feet, logs, 2 stories, 8 windows, 96 lights (8 windows at 12 panes each).

Spring house: 12 feet by 12 feet, logs, 1 story.

Assessment: 49 acres at \$804. House and 1 outbuilding on 1 acre at \$175, raised to \$196.875.

See lot 97 for earlier history. On 30 November 1774 Robert Martin, storekeeper, married Rachel James, daughter of Evan James (97-105) in St. Paul's Church, Philadelphia. In the 1794 division of the James plantation she received 58 acres of land (roughly F,G,H,J)¹ which they sold almost immediately. To John Smith (97) went 22 acres (F,G,H)² and to David James, the rest (J, lot 105). Robert Martin then bought from his wife's brother, Samuel James, weaver, of Harrison County, Virginia, the 55 acres allotted him (L,K)³ spending £410-10-0. Lot 98 was Samuel James's portion, sold by his attorney, Benjamin Davis.⁴

1802

Robert Martin

50 acres @ \$8

Log house \$85

Log spring house \$5

Log barn \$20

1 horse @ \$12

2 cattle @ \$9

1805

Robert Martin

50 acres @ \$15.75

Log house \$85

Log milch house \$5

Log barn \$30

2 horses @ \$12

2 cattle @ \$9

1823

Jesse Gyger 26 of his

78 acres (93) (L)

1843

Part covered by lot 104

Part covered by lot 93

The log house and the
other acres were included
in lot 104. (K)

The Martins sold their farm 30 May 1808 to John Elliott of Lower Merion, son of James Elliott (83 and 100), for \$3336.35.⁵ Elliott, a surveyor, also acquired the adjacent lot 100. On 14 April 1814 he and his wife Margaretta (Morgan) sold the log house and 29 of the Martin acres (K) to Isaac James of Radnor, merchant, for \$2900.⁶ They sold the remainder of the Martin land (L) and c. three acres of lot 100 (M) to Jesse Gyger of Radnor (93) for \$2948.75.⁷ These deeds place the Martin log house in the southerly portion of his land, probably on the Conestoga Road near lot 104.

Isaac James sold his 28 acres (K) with other land (104) in 1820 to

James Stokes of Philadelphia.⁸ See lot 104 for further history. The Gyger piece (L,M) belonged to Philip Lowry by 1848, sold by the Gyger family with lot 93.

The land along what is now Garrett Avenue, acquired by Lewis Garrett, was divided into small house lots which were sold in the 1870's to those who worked in the brickyards on Gyger land north of Lowry's Lane (92) and to others who plied a variety of trades. Jacob Seneff acquired Isaac James's holding (K) before 1870.

The Rosemont (public) School lies on lot 98, and on lot 98 Emlen Tunnell (1925-1975), football great, grew up. His autobiography, *Footsteps of a Giant*, gives a clear picture of youthful life in Garrett Hill.⁹

The log house has disappeared.

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| 1. Delaware Co. Deed Bk. B-226 | 6. Delaware Co. Deed Bk. L-506 |
| 2. Delaware Co. Deed Bk. B-242 | 7. Delaware Co. Deed Bk. L-579 |
| 3. Delaware Co. Deed Bk. B-175, 244 | 8. Delaware Co. Deed Bk. O-32 |
| 4. Delaware Co. Deed Bk. A-32 | 9. See Phyllis C. Maier, "Garrett Hill." |
| 5. Delaware Co. Deed Bk. I-226 | |

Lot 99. Radnor Methodist Church.

This property is omitted in the 1798 Return.

See lot 97 for the early history of the land.

Evan James and his wife Margaret gave half an acre of land 20 October 1783 to Isaac Hughes Sr., Edward Hughes Sr., Michael Cline, Griffith James (104), Abram Hughes, John Smith (97), Mark Evans (111), Jesse Yeokum (*sic*) and William Jennings for the use of the Methodists,¹ provided there be preached "no other doctrines than is contained in Mr. Wesley's notes upon the New Testament and the four volumes of his sermons." Amy Shoester sold one-quarter acre (97) to the church for \$25 in 1825.² Upon this land stands a fine stone church built in 1833 as a replacement for a log structure built fifty years before.

In 1847 Wilson Baldwin and Amy, who had bought from John G. Showaker and Sarah,³ conveyed four and one half acres to a committee⁴ which, in turn, transferred one half acre in 1848 to the then church trustees:⁵ Jacob Gyger (90), Dr. James Anderson, Isaac James (104), Michael A. Cline, painter, Robert Beatty (108), stone mason, Daniel C. Gyger (92), blacksmith, William A. Hervis (90), wheelwright, John H. Clemmans, and William A. Fisher. This committee conveyed the remaining four acres to Mary McClain, spinster.⁶ Most of the Methodist congregation lived near the church which adjoins a graveyard in which the first burial was made in 1791.⁷

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| 1. Chester Co. Deed Bk. Y-150 | 6. Delaware Co. Deed Bk. X-463 |
| 2. Deed filed in the church records | 7. William M. Fletcher, "The Radnor Methodist Church," <i>Bulletin of Radnor Hist. Soc.</i> , 1961 |
| 3. Delaware Co. Deed Bk. W-512 | |
| 4. Delaware Co. Deed Bk. X-462 | |
| 5. Delaware Co. Deed Bk. Y-530 | |

Lot 100. James Elliott. (See also lot 83.)

Acres: 8 of his 29 acres.

See lot 101 for Robert Johnson's acquisitions of 44½ acres of the James plantation. He and his wife sold eight acres of vacant land 14 March 1795 to James Elliott,¹ innkeeper (83), for \$166. Elliott may have considered this a potential inn site on the Turnpike.

1802 James Elliott 8 acres of land on Turnpike @ \$14.67	1805 James Elliott 8 acres of land @ \$27.25	1823 John Elliott (N) 5 acres of his 12½ at \$100 (72)	1843 Included in lot 93.
		Jesse Gyger (M) 3 of his 78 acres at \$70 (93)	

The heirs of James Elliott, his widow Sarah,* son James of Philadelphia, innkeeper, and daughter Mary Wining, widow of Jacob Wining, sold the eight acres to one of their number, John Elliott, 12 February 1813 for \$640.² John and Margaretta (Morgan) Elliott (he was a surveyor of Lower Merion) sold three acres (M) with other land to Jesse Gyger 14 April 1814.³ He retained the other five (N) until 25 March 1826 when he and his wife sold to Peter Pechin for \$450, calling the land something over four acres, the remainder piece of his father's eight, transferred by Elliott, surveyor, without a survey.

1. Delaware Co. Deed Bk. B-398
2. Delaware Co. Deed Bk. L-229

3. Delaware Co. Deed Bk. L-579
4. Delaware Co. Deed Bk. R-226

*Sarah's identity has not been established. She, her daughter Mary (Elliott) Wining and Mary's three daughters were remembered in the will of Bridget Ellis (82).

Lot 101. Robert Johnson.

Acres: 23.
House: 1 assessed at \$40.
Assessment: House at \$40 on 23 acres at \$408.

See lot 97 for the early history of the Evan James property.

On 11 April 1794 the other heirs of Evan James deeded Robert Johnson and his wife, formerly Hannah James, 44¼ acres of land (M-R and U,V,W). The deed makes no mention of a dwelling house.¹ The Johnsons proceeded to divide and sell the land which was bisected by the Turnpike. They sold 2 acres to Jonathan Miller of Haverford, innkeeper (W, 103); 3½ acres to William Streater (R, 102) and 8 acres to James Elliott (M,N, 100). In 1798 they still owned 30¼ acres (O,P,Q,U,V) albeit they were taxed for only 23 acres.

In 1798 Robert Johnson inhabited a small house, presumably log. On 15 June 1801 he sold John McCurdy of Lower Merion, cordwainer, 8 acres 5 perches of land for \$320 (P).² On the same day he sold William Streater, storekeeper, 11 acres 30 perches for \$100 (Q).³ The figure \$447.50 which sounds logical was crossed out of the deed. Finally, 7 April 1802, Robert Johnson of Radnor, yeoman, and Hannah sold their last land, 11¼ acres with a log messuage, to William Thomas of Lower Merion for \$646 (O,U,V).⁴

The Thomases, William and Naomi, turned this property over to Jesse Horton, house carpenter, 2 May 1802 for the same price.⁵ Before 1805 Horton constructed a stone house in place of the Johnsons' log dwelling. It shows on the Robert Brooke map of 1806. Jesse Horton of Radnor, carpenter, and Margaret sold 153 perches of land on the north side of the Turnpike adjoining lot 103 12 December 1803 to John Thomas of Lower Merion, blacksmith, for £47-16-3 (V).⁶ Not until 1853 did Horton (and wife Hannah) sell the rest of his holding to Joachim Bishop of Philadelphia for \$3200, (Bishop sold 4 years later for \$4000).⁷

John McCurdy built a stone house between 1802 and 1805, he and his wife Mary selling the property 1 November 1808 to John Phillips of Radnor, cabinet maker, for \$1655 (P).⁸

John H. Converse built his mansion on lot 101. A 1933 map of Radnor calls it "Chilwynde" but the name was Chetwynd,⁹ for an ancestor. The land now contains the Chetwynd Apartments. On William Streater's land (Q,R) the \$300 stone house of 1823 probably became the nucleus of the fine stone structure demolished in 1964, once the home of the Reverend G. W. Anderson (1816-1903) of the Lower Merion Baptist Church and, for a while, of General Tasker

1802
North to South
Robert Johnson (O,U,V)
William Thomas
Jesse Horton
10 acres @ \$12
Log house \$25

John McCurdy (P)
9 acres @ \$12 (sic)

William Streaper (Q)
11 acres 30 perches of his 15 acres
(See lot 102)

1823
North to South
Jesse Horton (O,U)
10 acres @ \$110
Stone house \$400
Frame barn \$80
Spring house \$100
Shop \$20

John Phillips (P)
8 acres @ \$88 (sic)
But assessed at \$640
Stone house \$300
Barn \$75
Joiner shop \$100
Spring house \$10

John Thomas (V)
Lot of land \$150

Peter Pechin (Q)
David Lewis
All in the 14 acres of lot 102 @ \$100

1805
North to South
Jesse Horton (O,U,V)
10 acres @ \$21
Stone house \$130
Milch house \$10
Log shop \$10
1 cow @ \$10
Carpenter .75

John McCurdy (P)
8 acres @ \$21
Stone house \$100
Log stable \$5
1 cow @ \$8
Cordwainer .50

William Streaper (Q)
11 of his 15 acres (See lot 102)

1843
Part in lot 102
Jesse Horton (O,U)
William H. Woolson
9 acres @ \$100
House \$250
Barn \$100
Shop and tenement \$150

Caleb West (P)
8 acres
Stone house \$200
Tenement \$150
Barn \$150
Spring house \$25

Peter Pechin (Q)
Covered in lot 102

Lot 102. William Streaper.

Acres: 3½.

Description: On the Turnpike Road.

By: Griffith James, Robert Johnson and others.

House: 24 feet by 17, logs rough cast (only example of a rough cast house in Radnor), 2 stories, 12 windows, 147 lights (4 windows at 15 panes each, 5 at 12, 3 at 9).

Assessment: 3 acres 40 perches at \$78. House on 40 perches at \$250, raised to \$281.25.

See lot 97 for earlier history.

William Streaper of Radnor, yeoman, bought 3½ acres of land from Robert Johnson (101) and his wife for \$186.67 13 September 1797 (R).¹ Streaper, storekeeper, whose family opened the General Wayne Inn c. 1776 in Lower Merion, bought another 11 acres 30 perches of land from the Johnsons for \$100 15 June 1801 (Q).² A William Streaper married Martha Helms 10 September 1795 in Old Swedes Church.

1802
William Streaper (R, Q)
15 acres @ \$10
Log house \$50
1 horse @ \$25
1 cow @ \$10
Storekeeper .75

1814
Peter Pechin
14 acres @ \$130
House \$500
Barn, etc. \$410

1823
Peter Pechin (R, Q)
David Lewis
14 acres @ \$100
Stone house \$300
Stone barn \$250
Spring house \$10

1843
Peter Pechin (R, Q, D)
23 acres
(some from lots 97, 101 and 104)
Stone house \$500
Stone house \$400
Stone barn \$300
Spring house \$20
Stable & smoke house \$100

1805
William Streaper (R, Q)
David Humphrey
15 acres @ \$20
1 house \$100
1 horse @ \$15
1 cow @ \$9
Storekeeper .75

If William Streaper maintained a store in his house (house probably built by him in 1797), the site should have been propitious, near the juncture of the Turnpike and the County Line Road and by the toll-gate which delayed traffic. On 13 April 1807 William and Martha Streaper sold both his lots to Peter Pechin of Lower Merion, tanner, for \$2000, the first Radnor purchase by any of that Huguenot family.³ Pechin, called "Pigeon" at least once in a phonetic deed, later owned lot 66 and parts of lots 65, 104 (S,T), 97 (D), and 100 (N).

1. Delaware Co. Deed Bk. C-213
2. Delaware Co. Deed Bk. E-532

3. Delaware Co. Deed Bk. H-844

Bliss.¹⁰ The Rosemont Plaza Apartments now occupy the ground.

Robert Johnson's log house of 1798 does not stand, nor do any of the houses listed on lot 101 in 1823.

1. Delaware Co. Deed Bk. B-230
2. Delaware Co. Deed Bk. E-561
3. Delaware Co. Deed Bk. E-532
4. Delaware Co. Deed Bk. E-719
5. Delaware Co. Deed Bk. F-166
6. Delaware Co. Deed Bk. H-223

7. Delaware Co. Deed Bk. D-2-473, 475
8. Delaware Co. Deed Bk. K-663
9. For a picture, see Ashmead, p. 676
10. Delaware Co. Deed Bk. D-9-598

Lot 103. William Thomas.

Acres: 2.
Assessment: 2 acres @ \$36.

See lot 97 for earlier history.

William Thomas of Lower Merion, yeoman, who owned adjoining land outside Radnor, bought this small pie-shaped piece of land from Jonathan Miller of Haverford, innholder, 1 April 1796 for \$160.¹ Miller had bought this splinter of the James plantation from Robert Johnson and his wife (101), but the deed seems not of record. In 1823 this lot carried the highest per acre assessment of any land in Radnor. William and Naomi (Walker) Thomas later bought and sold 11 contiguous acres in Radnor (O,U,V, 101).

1802
William Thomas (W)
2 acres @ \$12

1823
William Thomas (W)
John Bewley
2 acres @ \$150
Frame house \$60
Stone smith shop \$40

1841
Estate William Thomas
3 acres @ \$50
Frame house \$75
Stone tenement \$35
Stable \$20

1805
William Thomas
2 acres @ \$25
Frame house \$40
Stone smith shop \$30

1843
Jane Cleaver
3 acres @ \$133
Frame house \$100
Stone house \$100

Thomas consistently rented this property to others. In 1808 he advertised it as a two story dwelling and outbuildings and lot on the Lancaster Road ten miles from Philadelphia "late the residence of a doctor."² Later owned by Jane W. Cleaver, daughter of William Thomas, by Lewis Super, and by Joshua Ashbridge in turn,³ the small lot now contains a frame house said to have been moved here from Ardmore in 1850.⁴ In style, it resembles tollhouse architecture. The original tollgate at the entrance to Radnor stood east of this house on Robert Brooke's map of 1806 which shows both the tollhouse and the frame house of William Thomas. A portion of lot 103, called Ralph T. Unkefer Park, now greets the visitor as he enters the township on the Turnpike.

1. Delaware Co. Deed Bk. C-334
2. Quoted in *Bulletin of the Hist. Soc.*
of Montgomery Co. IX-89

3. Delaware Co. Deed Bks. E-2-17,
1-2-201
4. *Suburban and Wayne Times*, 6 October 1966

Lot 104. Griffith James.

Acres: 71.
Description: Farm, Old Lancaster Road, occupied by David and Isaac James.
By: Isaac Davis and Robert Martin.
House: 32 feet by 20 feet, stone, 2 stories, 7 windows, 86 lights (4 windows at 20 panes of glass each, 3 at 2).
Shed kitchen: 32 feet by 12 feet, stone.
Spring house: 17 by 14 feet, stone (one list says 12 by 14).
Assessment: 70 acres at \$1170. House and 2 outbuildings on 1 acre at \$450, changed to \$400 by the Principal Assessor and then, like all houses, raised 12½% to \$450.

See lot 97 for earlier history.

In the division of the James plantation (97-105) in 1794, Griffith James, as eldest son of Evan, received a double portion, acquiring 78¾ acres and the mansion house.¹ Robert Martin, who originally owned lot 105, was accorded the right to build a "two foot dam across the run 30 perches north of a stone fixed in the west side of a run at a corner, up said run or stream just below the joint of the stream from the spring with the main branch." The ditch was to be "not more than 2½ feet wide northwest of the run beginning just above the head of the said dam." These potential waterworks all stood on lot 104. David James bought the property the dam right would have benefited (J, 105).

The position of the mansion house is placed specifically by the 1741 survey of the Conestoga Road.² It stood 10 perches in from the road, on the north side, 72 perches from the County Line. By tradition, a large stone house at 138 Montrose Avenue is considered the James mansion. It stands where the survey placed the old house, but has been so altered, improved and enlarged as to raise doubt of its antiquity. It is now threatened by development.

To Mrs. Thomas Potts James, daughter-in-law of Isaac James, there was no question of the house's antiquity when she wrote the *Memorial of Thomas Potts Jr.* (Cambridge, 1874). She mentioned datestones hidden even in her day and assumed the first David James of Radnor (106) to have settled on the property in the 1680's and to have fathered Evan James. Since the first David James died before 1702 and Evan's father bought land (97-105) in 1718 they cannot be identical, although possibly related.

Griffith James, who married his next door neighbor Mary Gyger (90-93),³ sold Isaac James, tailor, 2 acres 20 perches of land (S) near the Turnpike for \$40 14 February 1807⁴ and sold the same Isaac James (then shopkeeper) 2½ acres and 10 perches (T) adjoining the

1802
Isaac James
110 acres @ \$8
(includes 35 acres of
lot 105 (J))
Stone house \$120
Stone spring house \$30
Log barn \$50
1 horse @ \$20
3 cattle @ \$9

1823
Godfrey Twells
110 acres @ \$60 (J, K, Y, Z)
(includes parts of lots 98 and 105)
Stone house \$500
Spring house \$30
Stone barn \$450
Log house \$50
(from lot 98)

Isaac Jones (sic) (X)
27 acres @ \$100

Isaac Jones (sic) and
Robert C. Arthur (S, T)
4 acres @ \$150
Stone house \$750
Stable \$40

1805
Griffith James
78 acres @ \$14
Stone house \$140
Milch house \$25
Log barn \$50

1843
Robinson Phipps
92 acres @ \$50 (J, Y, K)
Stone house \$350
Barn \$400
Spring house \$50

Wilson Baldwin
44 acres @ \$62 (X, Z)
Stone house \$300
Barn \$250
Spring house \$25
(some from lot 98)

Peter Pechin
See lot 102

Mrs. Thomas Potts James's account of the children of Isaac and Henrietta must be taken as accurate since she married one of them. Isaac James took a second wife, Huldah Wetherill, and moved to Bucks County.

Griffith James died in 1812. On 21 April 1820 his son Isaac, then of Nottingham Township, Burlington County, New Jersey, storekeeper, and his wife Henrietta sold 110¼ acres and 10 perches of land with appurtenances to James Stokes of Philadelphia, merchant, for \$9973.125.⁸ Mary, widow of Griffith James, released the same premises the next day for \$1.00.⁹ The proceeds were divided among the James heirs, the widow, sons David and Isaac, and grandchildren John W. Burrows and his sister Mary Ann who became the wife of Charles Humphreys.¹⁰ The land included much of lot 105 (J), much of lot 104 (Y,Z) and all of (K). Here Godfrey Twells lived in 1823.

In 1834 Isaac James lost the 28 acres of lot 104 (X) he had reserved for himself. The sheriff sold them for \$2375 to Henry Lawrence, tailor, who bought the adjoining 17½ acres of lot 104 in 1837 from Robinson Phipps for \$1216.25.¹¹ The following year Wilson Baldwin bought both lots (\$5200) which he sold in 1845 to Edward E. Wetherill (\$5700).¹²

The rest of lot 104 and much of J and K James and Hannah Stokes of Germantown sold to George W. Sargent in 1826 (\$7200 for 110 acres) and Sargent, of Philadelphia, gentleman, to Robinson Phipps of Philadelphia, hardware merchant, for \$10,000 in 1835.¹³ After selling the 17½ acres to Henry Lawrence, Robinson and Elizabeth Phipps sold the remainder of their purchase 30 March 1844 (93 acres and a house) to Alexander Johnson for \$8416.50.¹⁴

In 1848 lot 104 was divided between Edward Wetherill and Alexander Johnson, in 1870 between Alex H. Smith and Jacob Seneff. On the Smith portion Dr. Edward H. Williams developed his estate Wentworth,¹⁵ later occupied by his son-in-law William Frederick Dreer. Apartment houses recently erected on what was for some years the Vauclain estate, and St. Edmonds Home for Crippled Children, maintained on the former Dreer estate, occupy some of lot 104 today.

1. Delaware Co. Deed Bk. B-234
2. Chester Co. Road Docket A-82
3. Delaware Co. Will Bk. D-157
4. Delaware Co. Deed Bk. I-106
5. Delaware Co. Deed Bk. I-368
6. Ashmead, p. 688
7. Chester Co. Will Bk. 11-211
8. Delaware Co. Deed Bk. O-32
9. Delaware Co. Deed Bk. O-35

10. Delaware Co. Orph. Ct. File 477
11. Delaware Co. Deed Bks. T-131, U-23
12. Delaware Co. Deed Bks. U-245, W-511
13. Delaware Co. Deed Bk. T-123, 350
14. Delaware Co. Deed Bk. Y-735
15. Ashmead p. 380

other piece 12 May 1809 for \$102.50.⁵ By 1823 lot S contained a valuable stone house which was demolished 10 September 1970 along with a fine copper beech. Nearby in Lower Merion stood the Arthur boarding house at the southeast corner of Lancaster Avenue and the County Line Road, now a gas station site. Here Longfellow is said to have stayed in 1876, visiting the Centennial, and here to have written the ode which has made St. David's Church "Old St. David's."

Ashmead recounts the biography of Isaac James, son of Griffith, stressing his career as Methodist minister and doctor, and noting his long life of nearly a century (1777-1874).⁶ Land records make no mention of his religious activities but show him as a storekeeper, tailor, and merchant until 1834 when he emerges as a doctor of medicine at age 57. He attended both Jefferson Medical College and Columbia. His wife Henrietta (Potts)⁷ died in 1832 in her 52nd year shortly after their daughter Henrietta, aged 15 years, not 15 months as the WPA transcript of local tombstone records states. Both are buried in the Radnor Methodist cemetery. Isaac James left Radnor permanently at this time.

Lot 105. David James.

Acres: 35.

Assessment: 35 acres @ \$560.

Part of Evan James's estate (97-105), inherited by Rachel (James) Martin (98), this lot was sold by Robert and Rachel Martin to David James, joiner, 17 May 1794 for £265.¹ James, probably son of Griffith James (104), sold this still vacant land 14 May 1803 for \$1400 to Isaac James who was certainly son to Griffith.² James sold this land (J) with other property in 1820 to James Stokes.³ See lot 104 for further history.

1802 Included in lot 104	1805 Isaac James 35 acres @ \$14 1 horse @ \$18 5 cattle @ \$10	1823 Included in lot 104	1843 Carried in lot 104
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Of all Evan James's 250 acres, in his family since 1718, only one piece, owned by James Smith (part of lot 97) remained in the hands of his descendants by 1848. The community known as Garrett Hill, named for the Philadelphia and Western railroad station, lies on Evan James's land.

1. Delaware Co. Deed Bk. B-239

2. Delaware Co. Deed Bk. F-610

3. Delaware Co. Deed Bk. O-32

Lot 106. Mary and Hannah Lewis.

Acres: 100.

Description: Farm, occupied by William McClure.

By: John Jones, Eleanor Jones, and others.

House: 19 feet by 16 feet, stone, 2 stories, 4 windows, 45 lights (3 at 12, 1 at 9).

Kitchen: 18 by 16 feet, stone.

Spring house: 16 by 16 feet, stone.

Assessments: 99 acres at \$1639. House and 2 outbuildings on 1 acre at \$150, raised to \$168.75.

The property which became lots 106, 107 and 108 is depicted in Smith's *Atlas of Delaware County* as having been laid out in three horizontal strips, but both Smith and Browning in his *Welsh Settlement of Pennsylvania*¹ seem to have made its history more complicated than necessary. Of this land, 150 acres were laid out to David Meredith the 24th of the 3rd month 1687 and patented to him with other land (97-105) the 26th of the 3rd month 1689. He sold the 150 acres the 20th of the 5th 1691 to Stephen ap Evan. David James of Glascum, Radnorshire, bought rights to 100 acres from Richard Davies (28) 18 and 19 June 1682 and 100 acres of "Headland" on the 14th of the 1st 1683. His only child and executrix Mary sold both pieces 22 October 1702 to Stephen ap Evan, formerly of Llanbister, Radnorshire. In all, Evans acquired 350 acres.²

On the 7th of the 3rd month 1705 William Penn, by Edward Shippen, Griffith Owen, and James Logan, Commissioners of Property, confirmed the three pieces to Stephen ap Evan, late of Radnor, and measured them as 397 acres.³ Stephen conveyed 100 acres, part of all three strips, 14 February 1722 to his son Evan Stephen who, the next day, sold these 100 acres to David Harry but did not convey them. David Harry and Evan Stephen sold the land 1 March 1725 to William Lewis of Haverford, linen draper, son of David Lewis.⁴ William Lewis died intestate in November 1754, leaving a widow Hannah who died in April 1762 and one child Amy who died in her minority, four months after her mother.⁵ (The various deeds which mention these facts give slightly varying dates for the deaths.) John Lewis, only son of William's "succeeding eldest brother" Amos, deceased, inherited the property as next of kin.

John Lewis of Springfield, miller, and his wife Ann (said to be née Davis) sold to Isaac Davis of Radnor 9 April 1785.⁶ The land contained 104 acres 34 perches; the price was £937-15-0. The grantor was of Haverford, yeoman, with a wife named Jane (said to be née Farr) in 1774 when he sold other land.⁷

Isaac Davis "of Haverford," son of William Davis, deceased, of Darby married Rachel, daughter of David Lewis (53) of Radnor, on the 2nd of the 6th month 1768.⁸ Rachel Davis, widow of Isaac (he died in 1788) sold the plantation at public sale for £1290, conveying it to her own sisters Mary and Hannah Lewis 1 April 1796. By this time the land had been improved with a house, barn and spring house.⁹

Rachel Davis moved, wrote her will 1798 as of Brandywine Township, and died the same year, leaving sons Lewis and William, daughters Deborah and Jane.¹⁰ Mary and Hannah Lewis owned the property until their brother Lewis Lewis died, leaving them their father's plantation (53). The two spinsters sold the farm for £1475 to Isaac Abraham (5) 1 April 1802.¹¹ Abraham continued to rent the property to others.

1802
William McClure
100 acres @ \$9
Stone house \$80
Stone spring house \$40
Log barn \$40
3 horses @ \$12
9 cattle @ \$9

1823
Lemuel George
Eli Rogers
103 acres @ \$50
Stone house \$300
Spring house \$20
Log barn \$50

1805
James Crowley
100 acres @ \$16
Stone house \$80
Stone milch house \$40
Log barn \$40
2 horses @ \$15
10 cattle @ \$10

1843
William Sheaff, Jr.
100 acres
Stone house \$200
Stone barn \$400 (built 1838-41)
Spring house \$25

No definite information on tenant William McClure has been found.

After Abraham's death, his sons Enoch and Daniel quit-claimed the farm to their sister Sarah,¹² who had married Lemuel George (71), the document dated 22 June 1825. Sarah George, as a widow, sold half an acre 14 May 1836 on the corner of the current Mill Road and Roberts Road for \$65 to a school committee consisting of neighbors John Mather (94), Jesse Brooke (50), and John Evans (52).¹³ These men, among the few final members of the Radnor Library Company, carried out some of the company's business in the "Radnor School House No. One" constructed here shortly after this deed was signed. The school house stands, as a private dwelling.

The George plantation was sold the next year (1 April 1837)¹⁴ to William Sheaff Jr. of Roxborough for \$6750. He was taxed for "a very poor barn" (\$40) in 1838. As William Sheaff, mason, he and his wife Margaret sold to Jesse Brooke Jr. (50), miller, 24 March 1848

for \$8632.¹⁵

Part still open, the tract faces development, the type dependent upon access routes to the new Mid-County Expressway.

The 1798 house has disappeared.

- | | |
|---|-------------------------------------|
| 1. Browning, p. 106 | 8. Goshen Friends Meeting Marriages |
| 2. Penna. Archives II-19-341, 390 | 9. Delaware Co. Deed Bk. F-24 |
| 3. Patent Bk. A-3-195 | 10. Chester Co. Will Bk. 11-39 |
| 4. Chester Co. Deed Bk. X-329 | 11. Delaware Co. Deed Bk. F-74 |
| 5. Chester Co. Deed Bk. V-632,
Delaware Co. Deed Bk. N-620 | 12. Delaware Co. Deed Bk. O-28 |
| 6. Delaware Co. Deed Bk. E-747 | 13. Delaware Co. Deed Bk. T-607 |
| 7. Delaware Co. Deed Bk. N-640 | 14. Delaware Co. Deed Bk. U-197 |
| | 15. Delaware Co. Deed Bk. W-505 |

[Faint, mostly illegible text from the reverse side of the page, appearing as bleed-through or ghosting.]

Lot 107. Eleanor Jones.

Acres: 93.

Description: Farm, 91 acres occupied by Thomas Lewis, 2 acres, by Eleanor Jones.

By: Isaac Davis, Joseph Hoskins, and others.

House: (the Lewis house) 14 feet by 18 feet, logs, 1 story, 3 windows, 21 lights (1 window at 9 panes, 2 at 6).

Kitchen: 14 feet by 12 feet, part log, part stone, 1 story.

Spring house: 15 feet by 10 feet, stone, 1 story.

Assessment: 90 acres at \$1410. House and 2 outbuildings on 1 acre at \$125, raised to \$140.62%.

House: (the Jones house) 17 feet by 14 feet, part logs, part stone, 2 stories, 4 windows, 48 lights (4 windows at 12 panes each).

Kitchen: 18 by 14 feet, part stone, part logs, 1 story.

Stable: 12 feet by 12 feet, logs.

Assessment: house and 2 outbuildings on 2 acres at \$150, raised to \$168.75.

See lot 106 for Stephen ap Evan's acquisition of 397 acres. He gave 100 acres of land to his son David Stephen on the 14th of the 12th 1722. David and Sarah Stephen, late of Radnor, sold 4 December 1723 for £78 to David Jones¹ who was already in possession and whose family still owned in 1798. Jones married Ruth Dickenson (intentions Gwynedd, 28/12/1720) who transferred to the Radnor Meeting in 1725.

In a will dated the 10th of the 10th 1758 and proved 11 November of that year, he left the plantation to his son David Jr. and mentioned also wife Ruth, daughters Hannah and Sarah, as well as Sarah's children Amic, David, Ruth, and Margaret.² Ruth Jones, the widow, made her will the 10th of the 12th 1764 (proved 18 September 1765) mentioning son David, daughter Hannah Evans and her son Nathan (49) and daughter Sarah's children Ruth, Amy, David, Margaret, and Aquilla.³ Sarah had married John Evans (52) of Radnor in 1746.⁴

David Jones Jr. married Eleanor Lawrence, daughter of Henry Lawrence of Haverford, deceased, the 17th of the 12th 1766.⁵ When he wrote his will in 1790 he left his real estate to his wife for life, instructing his executors to sell after her death, left £20 for the use of the Radnor Preparative Meeting and made provision for the children of his sisters, Sarah's daughter Amy and Hannah's son Nathan to have double portions. He also mentioned cousin Morgan David.⁶ In 1798 most of the land was rented to Thomas Lewis (son of Evan Lewis of lot 60?) but two acres and the finer house were set aside for the use of David's widow.

On the 25th of the 3rd 1805 Thomas George and Evan Lewis, Executors of the estate of David Jones, conveyed his "stone messu-

age" and plantation to Daniel Kinsey (Kinzie) who had bid \$4457.85 for the property at a public sale the previous December.⁷ There

1802

Joseph Ratliff

Evan Roberts

100 acres @ \$8

1 stone house \$100

1 stone spring house \$30

1 log barn \$75

1 horse @ \$20

4 cattle @ \$10

Catherine Stackler

2 acres @ \$8

1 cow @ \$7

Log house \$30

Log stable \$8

1823

Daniel Kinsey

110 acres @ \$70

Stone house \$450

Spring house \$30

Stone barn \$400

Cart house \$40

1805

Daniel Kinsey

100 acres @ \$15

House \$80

Stone milch house \$30

Log barn \$60

3 horses @ \$18

1 cattle (sic) @ \$10

John Gravel*

4 acres @ \$16

House \$30

1843

Daniel Kinsey

105 acres @ \$60

Stone house \$400

Barn \$450

Cart and grain house \$100

Spring house \$50

*Gravel owned no land at that time. This placement is probable.

proved to be 111 acres 71 perches. By 1814 the stone house had been improved and the stone barn built.

This property, later of Jesse Gyger, Kinsey's son-in-law, was sold by Jesse Gyger Jr. to George W. Childs to form a part of his great estate Wootton. Child's mansion, designed by John McArthur, architect of Philadelphia's City Hall, is now the central building of St. Aloysius Academy.⁹

The 1798 buildings have not been found.

1. Chester Co. Deed Bk. I-460

2. Phila. Will Bk. L-191

3. Phila Will Bk. N-401 (Abstracts)

4. Radnor Friends Meeting Marriages

5. Radnor Friends Meeting Marriages

6. Delaware Co. Will Bk. A-10

7. Delaware Co. Deed Bk. H-213

8. Delaware Co. Deed Bks. W-640, D-2-48, 628, Z-4-89

9. Ashmead, p. 695 covers this estate and gives a biography of George W. Childs. See also Francis James Dallett, "Notable Visitors in Radnor," in *Bulletin of Radnor Hist. Soc.*, 1962

Lot 108. Isaac Davis.

Acres: 180.

Description: Farm.

By: Griffith James, Eleanor Jones, and others.

House: 30 feet by 20 feet, stone, 2 stories, 6 windows, 50 lights (4 at 12, 2 at 1).

Kitchen: 20 feet by 20 feet, 1 story, stone.

Spring house: 15 feet by 15 feet, 1 story, stone.

Assessment: 1 house at \$30 on 179 acres at \$3342. Main house and 2 outbuildings on 1 acre at \$300, raised to \$337.50.

See lot 106 for Stephen ap Evan's acquisition of 397 acres of land. One hundred of them became lot 106, another hundred, lot 107. This, the remainder piece, came into the hands of Jenkin David although no pertinent deed is recorded in Chester or Delaware counties. He occupied the property from 1719 through 1727 (assessment records),¹ his son Evan following from 1729 through 1779 and, thereafter, Isaac Davis who was son to Evan.

A Jenkin David of Richland died in 1728 leaving a widow Martha, children David, Evan, and Martha and brothers-in-law Evans and Thomas Edwards.² The will of Evan David of Radnor was written in 1775 but not proved until after the death of his son Isaac when both wills went through the usual legal channels. Evan David provided for his widow Thamar, for various grandchildren and for children Margaret Williams (112), Isaac Davis, helpless son David Davis, and daughter Susannah Roberts³ whose baptism is recorded in St. David's Church in 1737. A Susannah Davis received a licence to marry John Roberts in 1765. The real estate descended to Evan's son Isaac.

Like his father before him, Isaac Davis (yeoman) was for many years an official of St. David's Church. He died in 1814 with neither wife nor child, leaving a will dated 12 August 1807 specifying life use in his real property for his sister Margaret Williams (she was to have use of the east room of the house) and sale of the property after her death.⁴ The eventual beneficiaries he listed as his nieces and nephews Evan and Davis Roberts, Mary Smith (wife of James) (97), Margaret Davis (wife of David Davis), Jane Folk and Mary George (wife of David George), the two last each to receive £60 less than the others.

On 19 April 1817 Margaret Williams released all rights in her brother's plantation to her nieces and nephews with the provision that she be paid £1000 upon the sale so as to receive £60 a year for life.⁵ Here the grantees were listed as Evan Roberts and Margaret, David Davis and Margaret, James Smith and Mary, Davis Roberts and Sarah, Stephen Folk and Jane, and David George. Davis Roberts and

1802
Isaac Davis
180 acres @ \$10.67
1 stone house \$175
1 stone barn \$75
1 stone spring house \$20
1 horse @ \$15
4 cattle @ \$8

1823
Evan Roberts
123 acres @ \$55
House \$300
Barn \$100
Spring house \$20
Small house \$20

Jonathan Miller
Joseph Super
83 acres @ \$50
Stone house \$300 (built 1819-23)
Stone barn \$350

Benjamin Humphreys
8 acres @ \$70

John Miller
House and lot \$150 (built 1822-23)

John Coulter
9½ acres @ \$60
House \$100
Frame house \$40
Stable \$10

1805
Isaac Davis
180 acres @ \$18.67
Stone house \$150
Stone barn \$75
Stone milch house \$20
Log house \$15

1843
Evan Roberts
William Dickenson
105 acres
House \$200
Barn \$200
Spring house \$50

Henry Lawrence
J. G. Henderson
Store, dwelling & lot \$1500
Tenement \$200
Frame tenement \$150
Stable \$100
2 small buildings \$50

William Esrey
4 acres @ \$100
Stable and house \$150
New house \$200

John Miller
House and lot

15 acres in lot 112

Robert Beatty
5 acres @ \$90
Stone house \$200 (built 1820-25)
Stable \$100

James Knox
85 acres @ \$42
Stone house \$250
Stone barn \$350
Spring house \$25

Margaret Williams were then living on the land.

The executors, Evan Roberts and Isaac Davis of Earl Township, Lancaster County (a cousin), arranged for a public sale 22 October 1818, at which the property was sold in two parcels. The easterly portion, adjoining the County Line, was sold to James Anderson of Lower Merion, physician, for \$72.50 an acre or \$8968.25 with a house and 123½ acres and 32 perches.⁶ The westerly 101 acres 57 perches Jonathan Miller of Haverford, innkeeper, bought for \$95.75 an acre or \$9704.85.⁷ The conveyances were dated 1 April 1819.

Isaac Davis's house apparently stood on the Anderson (easterly) portion of the plantation. Not only did a house go with the sale but also the responsibility for paying Margaret Williams's £60 a year. This accounts for the lesser price. The difference of \$23.25 an acre amounted to approximately the equivalent of £1000. The house stood near the stream not far from Roberts Road; not on the Old Lancaster Road, or the return would so have specified. Dr. Anderson immediately sold (for his purchase price) to Evan Roberts.⁸

Jonathan Miller sold portions of his property and built a house on the rest. He sold the southerly eight acres adjoining Dr. Anderson to Benjamin, Samuel and Thomas Humphreys of Lower Merion.⁹

He sold a 10 acre piece of meadow and woodland 1 April 1820 for \$1800 to John Coulter, mason, who built on it.¹⁰ The tract adjoined Roberts Road and lot 107 in the opposite corner from the Humphreys land. Coulter and his wife Hester sold three pieces of the 10 acres, one a ¼ acre corner piece by lot 107 1 April 1822 to John Miller, cooper, on condition that Miller build a frame house within the year and thereafter pay Coulter 12 silver minted dollars annually as rent. Miller had the right at any time to buy the property outright for \$100. He complied with the requirements, being taxed in 1823 for house as well as lot.¹¹

Another piece, 2½ acres, Coulter sold to John Preston who lost it to Henry Sparks for a debt of \$812. Sparks paid \$25 buying it in at the sheriff's sale, and then, as Henry Sparks, grocer, of Philadelphia, with the acquiescence of his wife Christian, sold it back to John Coulter for \$140.39 26 January 1825, subject to mechanics' liens, an expression first found here.¹² Coulter added another 2½ acres, selling the house and five acres to Robert Beatty, mason, and John Hayworth, blacksmith, 12 April 1828 for \$600.¹³

In later years Evan Roberts sold a portion of the Anderson lot, 15 acres, to his son-in-law John Stanley, yeoman,¹⁴ and left another five acres of woodland to his daughter by will.¹⁵ Some three and one-half acres of the woodland was held in trust after 1848 for Margaret McBride, wife of Patrick, and her children.¹⁶ The rest of the lot came into the hands of Charles Leedom, another son-in-law of Evan Roberts, and later John R. Whitney who there established Glenbrook Farm.

Roberts sold the two acre triangle formed by the Conestoga Road, Roberts Road, and the County line to Henry Lawrence of Marple in 1831 with a house (the small \$20 house of 1823?) for \$700.¹⁷ Here Lawrence erected the shell of the large stone building now known as the Conestoga Mill restaurant. The interior has burned out more than

once. Inspired by the railroad which ran by it, the building has been used at various times for a railroad freight station, for a warehouse, and for a general store and post office. It was not, as some have claimed, the Rose and Crown Inn, nor the Seven Stars, both of which preceded it and stood in Lower Merion Township.

By 1843 Lawrence and Henderson, who ran the store, owned seven buildings on their small lot. Behind the restaurant today, facing the Conestoga Road, stands an old stone house (the \$200 tenement of 1843?) with low ceilings, occupied until recently by a tall tenant whose mother was born in the house in 1875 and whose grandfather farmed the Whitney estate for its owners. The Whitney's field across the road holds the Broadlawn Apartments, named for the estate of Samuel Vauclain, a later owner.

A century ago, after ownership by James Knox¹⁸ and John Rigby, the westerly part of Isaac Davis's farm was bought by the Rawle family, still in Radnor, who there established Castlefinn Farm.¹⁹ A stone farm house (Jonathan Miller's of 1823), a spring house, and a fine bank barn converted into a dwelling stand near Bryn Mawr Avenue on the most peaceful portion of the Davis land.

- | | |
|---|---|
| 1. Chester Co. Deed Bk. I-460, in a deed of 1722, calls the property Jenkin David's | 10. Delaware Co. Deed Bk. O-518 |
| 2. Phila. Will Bk. E-79 | 11. Delaware Co. Deed Bk. R-359 |
| 3. Delaware Co. Will File 399 | 12. Delaware Co. Deed Bk. P-13, 520 |
| 4. Delaware Co. Will Bk. B-260 | 13. Delaware Co. Deed Bk. R-360 |
| 5. Delaware Co. Deed Bk. N-178 | 14. Delaware Co. Deed Bk. V-234 |
| 6. Delaware Co. Deed Bk. N-323 | 15. Montgomery Co. Will Bk. 8-498 |
| 7. Delaware Co. Deed Bk. N-407 | 16. Delaware Co. Deed Bks. Y-161, 162, Y-2-86 |
| 8. Delaware Co. Deed Bk. N-326 | 17. Delaware Co. Deed Bk. S-67 |
| 9. Delaware Co. Deed Bk. N-410 | 18. Delaware Co. Deed Bk. Y-683 |
| | 19. Ashmead, p. 699 |

Lot 109. John Cornick of Philadelphia (Cornog, Cornogg).

Acres: 36.

Description: Farm, occupied by Joshua Parsons.

By: Mary and Hannah Lewis, Philip Sheaff of Haverford, and others.

House: 22 feet by 22 feet, stone, 1 story, 7 windows, 62 lights (3 windows at 12 lights, 2 at 8, 2 at 4).

Spring house: 10 feet by 10 feet, old logs, 1 story.

Assessment: 35 acres at \$510. House and 1 outbuilding on 1 acre at \$225, raised to \$253.125.

David Cornog (26,27,28,32,59) bought 237 acres of land spanning the Haverford-Radnor line. He gave part to his son Abraham (59) and part to son Thomas. This is the Radnor portion of Thomas's plantation and is composed of part of the 52 acres Samuel Rees sold William Lewis in 1728 (110) and of part of the 100 acres Evan Stephen sold to William Lewis in 1725 (106). John Lewis, heir to William Lewis, divided his property along topographical lines, which accounts for the irregular eastern boundary.

Thomas Cornog received a licence to marry Margaret Edwards in 1756, went on the Radnor tax rolls in 1778 and suffered from the British during the Revolution, losing four horses, 12 cows, 14 sheep, 23 swine, and 1085 panels of fence.

On 26 August 1796 the heirs of Thomas Cornog (who had died intestate) agreed that his oldest son John, innkeeper of Philadelphia, should have the tract, appraised at £1000.

The widow Margaret (daughter of John Edwards of Providence),¹ daughters Hannah (who had married James Forrest of Uwchlan), Catherine (who had married Nathaniel Davis of Philadelphia, innkeeper), Ann Cornog of Willistown, Elizabeth Cornog of Philadelphia, Jane (who had married Samson Davis of Philadelphia, house carpenter), son David Cornog of Willistown (blacksmith), and Daniel Cornog of Willistown (yeoman), who was brother of Thomas and guardian to Mariah and Sarah Bean, orphan children of Thomas's daughter Sarah (who had married the late Joshua Bean), conveyed the property.²

John Cornog, a veteran of the Revolution, lived in Philadelphia in 1798. On his Haverford land stood a larger stone house (2 stories, 30 by 20 feet, with 7 windows), a stone kitchen and stone spring house on 110 acres rented to John Dickenson. In the year 1798 he erected another stone house on the Haverford land. This stood 2 stories high, 20 by 22 feet in size, near a new 14 by 16 foot stone spring house.

Joshua Parsons, the tenant, had married Rebecca Evans, daughter of John and Phebe of Upper Providence, in 1786.³ She and her child-

ren Rachel, Mahlon, John, Naomi, and William were received in the Radnor Friends Meeting in 1798.

1802

Joshua Parsons
30 acres @ \$7.33
Stone house \$80
Log barn \$10
2 horses @ \$12
4 cattle @ \$8

1823

Daniel Cornog
30 acres @ \$40
Stone house \$150
Stone barn \$250 (built 1805-1814)
Stone cart house \$40
Spring house \$10

1805

Joshua Parsons
Nathan Scott
Daniel Cornogg (sic)
30 acres @ \$12.75
Stone house \$80
Log barn \$20
2 horses @ \$18
2 cows @ \$12

1843

Daniel Cornog
130 acres @ \$40 (why?)
Stone house \$300
Stone barn \$300
Cart and spring house \$50
Tenement \$50

John Cornog moved to his Haverford property where he made his will 20 March 1821, proved 15 April 1828. The "plantation I now live on" was divided between his sons Thomas, who received the southerly portion, and Daniel, who received "all the land lying north of the road leading from his house to Coopertown." Daniel was already living on his bequest. Although there was a provision for Cornog's wife Nancy, probably née Ann Lindsay, she died at 64, five years before her husband.⁴ The Cornog inventory included painted chairs, white in the White Room, red in the Red.⁵ Both Cornogs are buried in the Lower Merion Baptist Church yard.

Daniel Cornog died in 1843. His executors sold his property which lay in Radnor and Haverford to Thomas Powell in 1846.⁶ Powell sold to Jesse Brooke Jr.⁷ Owned still later by John K. Valentine and, of recent years, by the family of Robert E. Strawbridge, the land has been the focus of zoning struggles. The house of 1798 has not been found.

1. Montgomery Co. Will Bk. 1-267

2. Delaware Co. Deed Bk. C-613

3. Chester Friends Meeting Marriages

4. Delaware Co. Will Bk. C-155

5. Delaware Co. Will File 709

6. Delaware Co. Deed Bk. K-2-501,
503

7. Delaware Co. Deed Bk. K-2-518

Lot 110. Philip Sheaff.

Acres: 20.

In all, Philip Sheaff bought 291 contiguous acres, most of them in Haverford. On 36 Radnor acres (111) his son William lived in 1798. This lot (110) covers the remaining Radnor land.

The 100 acre right Richard Davies (28) conveyed to Peter Edwards in 1682 Edwards sold 10 and 11 March 1692 to Thomas Parry, who sold to Thomas Rees on the 10th of the 5th 1701. Thomas Rees by will of the 7th of the 7th 1713 left them to his son Samuel.¹ He also mentioned daughters Sarah, Mary, and Miriam, and sons Daniel, David, Isaac, Philip, Thomas and John. Samuel Rees married Letitia Davis, daughter of Hugh Davis of Haverford, carpenter, and Joan his wife.²

Samuel and Letitia sold 52 acres of the 100 to William Lewis of Haverford, linen dyer, on 13 January 1728.³ Lewis collected five contiguous properties between 1725 and 1739, only two in Radnor. Of the Radnor purchases, one became part of lot 109 and the major part of 106, the other, part of 109 and all of 110. By the time he died he owned 536 acres, only 152 of them in Radnor (106, 109, 110). His widow Hannah died in April of 1762 (one deed says 1760) and his only child in August of that year.⁴ The property fell to John Lewis, only son of William Lewis's eldest surviving brother Amos, deceased. In 1771 his "50 acres" in Radnor (109, 110) was called "all meadow." He sold 265 acres (almost all in Haverford) to John Morris Jr. 4 November 1774 for £1270.⁵ John Morris Jr. of Philadelphia, attorney at law, and his wife Mary sold the 265 acres with a house to Philip Sheaff of Newtown, yeoman, 12 April 1779 for £7000 (inflation).⁶

Philip Sheaff's own house stood in Haverford in 1798, 30 by 30 feet in size, 1½ stories tall, made of stone and characterized as "old." He owned as well an old stone kitchen, a stone spring house, and two log houses, one occupied by his son-in-law Andrew Frederick and the other by Mahlon Haworth. The Haverford assessor described the Haworth house as 20 by 18 feet in size, one story tall, with five windows and 45 panes of glass, but failed to assess it as it stood in Radnor. Radnor officials overlooked it entirely.

All 1798 assessors were men of more than average substance in their own communities. Philip Sheaff was Haverford's assessor; he was 58 years old.

Sheaff died in 1829 at 88, shortly after his wife Mary, and was buried in St. David's churchyard near his mother-in-law Catherine

Tanger. His will, dated 21 January 1824, left all real estate except what his son William occupied (111) to be sold for the benefit of five of his children:⁷ William, Mary (who had married Moses Taylor in 1801), Elizabeth Fisher, Sabinah (who married George Bishop in 1802), and Deborah (who was to receive £100 more than the rest). The will also mentioned his daughter Catherine Frederick's five children: Catherine, Mary, William, John and Temaris as well as son Philip's seven children.

1802
Philip Sheaff
30 acres @ \$9
(Deduct .35 rent)
Log house \$30
(This includes 10 acres
used in 1798 by William
Sheaff)

1823
Philip Sheaff and
John McElroy
22 acres @ \$55
House \$100
Stable \$25

1805
Philip Sheaff
30 acres @ \$16
Log house \$30
(Deduct 9 acres)

1843
(Not listed)

The property was divided by the heirs but was reassembled by a later Philip Sheaff,⁸ all but William's land (111). The younger Philip Sheaff's estate still owned the property in 1881. The line shift between Haverford and Radnor, following a resurvey 3 January 1881, added some acres of land to Radnor mostly from the Sheaff holdings in Haverford (110 and 111). Old houses, relics of Sheaff ownership, stand now in Haverford and Radnor. Mahlon Haworth's log house is gone.

1. Phila. Will Bk. C-356

2. See Delaware Co. Deed Bk. N-616

3. Chester Co. Deed Bk. X-329

4. Chester Co. Deed Bks. Y-303, N-620

5. Chester Co. Deed Bk. S-441

6. Chester Co. Deed Bk. V-632

7. Delaware Co. Will Bk. C-173

8. Delaware Co. Deed Bks. R-618,
675, S-1

Lot 111. William Sheaff.

Acres: 37.

Description: Farm.

By: Philip Sheaff Esq. of Haverford, Isaac Davis and others.

House: 20 feet by 25 feet, stone, 2 stories, 11 windows, 116 lights (7 windows at 12 panes of glass, 3 at 4, 1 at 20).

Spring house: 15 feet by 18 feet, stone, 1 story.

Assessment: 36 acres at \$604. House and 1 outbuilding at \$300, raised to \$337.50.

See lot 110 for Samuel Rees's acquisition of 100 acres in Radnor. He sold 52 acres to William Lewis in 1728 (109, 110) and received a patent for the remaining 56 $\frac{3}{4}$ acres (*sic*) 4 December 1735, (111, 114).¹ He died intestate, his widow marrying William Bell 29 September 1742 in Philadelphia's First Presbyterian Church. The 56 acres of Rees land were sold to Edward Humphreys 19 May 1748 to help pay debts. William Bell retrieved them from Humphreys 14 September 1748 for £63.²

William Bell of Philadelphia, innholder, and Lettice his wife sold the 56 acres to Patrick Miller of Haverford for £50 19 June 1750 (lots 111-114).³ Miller mortgaged the holding to Joseph Parker the following August,⁴ and wrote his will 22 July 1751, proved 13 November 1751. He specified that his 56 acres in Radnor be sold (this was not the land he lived on). He mentioned his wife and children Joseph, Ruth, Mary, Patience (69), Susannah, and Anne.⁵ Miller's widow then married John Gregory (licence 1758). Ashmead prints a harrowing list of her medical bills.⁶

As John Gregory of Haverford, innkeeper, he and his wife Anne and Edward Humphreys, clothworker (an executor of Miller's will), sold the 56 acres with appurtenances for £113 to Griffith Evans (49) of Radnor, yeoman, 6 May 1761.⁷ Evans paid off the mortgage.

Ashmead, listing the licensees of the Buck Tavern in Haverford, names the succession of people above, each with his own misfortune.⁸ In 1732 Samuel Rees wanted a licence because he had been ailing for some time, his widow in 1740 had a parcel of children to support. William Bell applied for the licence in 1743, Patrick Miller in 1748. He was followed by his widow Anne and then John Gregory until 1761 when Llewellyn Barry took over. Through all the years and all the changes the Buck's owners also owned lots 111-114 in Radnor. A *Gazette* advertisement of 7 January 1755 calls them four fields.

Griffith Evans and Mary sold 26 acres 100 perches (the westerly portion) of the property 27 February 1771 to their son Mark Evans for £21-4-0.⁹ Mark Evans and Jane in turn sold 14 April 1784 (he

was of Philadelphia, house carpenter) to Philip Sheaff of Haverford, tanner, for £150.¹⁰ Sheaff, who had arrived with his parents from Germany as a small boy, turned the use of the tract over to his son William. William married in 1787 (at 19) and fathered 12 children. Taxed only for land in 1788, he was taxed for land and buildings in 1791.

1802

William Sheaff

27 acres @ \$8

Stone house \$160

Spring house \$40

Stone barn \$100

1 horse @ \$10

3 cattle @ \$8

1823

William Sheaff

32 acres @ \$50

Stone house \$250

Spring house \$30

Stone barn \$200

1805

William Sheaff

27 acres @ \$15

Stone house \$150

Stone milch house \$40

Stone barn \$100

1 horse @ \$20

2 cows @ \$12

1843

William Sheaff

Stone house \$200

Barn \$150

Spring house \$50

William Sheaff lived here until his death in 1848. He and his wife Mary (Miller) are buried at St. Paul's Lutheran Church in Ardmore. On former Sheaff land Michael J. Erickson built the Italianate mansion Glenays for Richard R. Montgomery in 1859. Here the large Montgomery family was raised. Not until 1925 was the house sold (with 14 acres). William Ellis Scull and his descendants owned the property until 1973, changing the name to Leighton House.¹¹

On the 1913 map of this area there is a notation that a house on the property was built in 1722. 1772 would be a more logical date. Certainly William Sheaff's house of 1798 remains as a major portion of the house at 300 Landover Road today. Surrounded by 18 open acres even now, its appearance is less changed than that of most of its contemporaries. The westerly (oldest) part of the house once had two rooms downstairs and two rooms up. The staircase has been moved, and the house was doubled in size about a century ago. The spring house remains, dug into a hillside, and even a fine stone barn

bearing a datestone $\begin{matrix} S \\ W \ 1791 \ M' \end{matrix}$

1. Patent Bk. A-7-389

2. Chester Co. Deed Bk. Y-157

3. Chester Co. Deed Bk. X-461

4. Chester Co. Deed Bk. H-47

5. Phila. Will Bk. I-462

6. Ashmead, p. 256

7. Chester Co. Deed Bk. X-463

8. Ashmead, p. 575

- 9. Chester Co. Deed Bk. X-464
- 10. Chester Co. Deed Bk. Y-3
- 11. Delaware Co. Deed Bks. R-618,

D-2-48, F-2-212, 613-210, 824-124
and Phyllis C. Maier, "Leighton
Farm," typescript, 1974

Lot 112. William Williams.

Acres: 29.

Description: Farm, occupied by Evan Roberts.

By: Isaac Davis, William Sheaff, and others.

House: 23 feet by 28 feet, stone, 2 stories, 10 windows, 111 lights (5 windows at 15 panes of glass, 3 at 12, 2 at 0).

Assessment: 28 acres at \$422. House on 1 acre at \$200, raised to \$225.

See lot 111 for Griffith Evans's acquisition of 56 acres.

Griffith Evans of Radnor and Mary gave their son Daniel Evans 31 acres, with a house, 3 May 1775, for natural love and affection.¹ Daniel Evans of Radnor, yeoman, and his wife Anna sold 29 acres with buildings to John Carr (Care) of Philadelphia, saddler, 4 March 1779 for £30.² Evans conveyed the other 2 acres 22 perches to Caesar Waters of lot 113. Waters was using it in 1798 but the actual deed is dated 22 September 1804.

John Kerr (*sic*) of Radnor, saddler, and Mary sold the 29 acres and buildings 2 April 1787 to William Williams of Radnor, yeoman, for £300.³ In 1786, in Christ Church, Philadelphia, Williams had married the sister of Isaac Davis of lot 108, next door.

1802

Evan Roberts
29 acres @ \$7.33
Stone house \$200
Log barn \$40
1 cow @ \$9
Miller .30

1805

William Williams
29 acres @ \$12.75
Log house \$160 (*sic*)
Log barn \$10
2 cows @ \$14

1823

Evan Roberts
Margaret Williams
29 acres @ \$40
Stone house \$300
Barn \$20
Spring house \$10

1843

John Stanley
45 acres (some from lot 108)
House \$250
Barn \$350 (built 1823-37)
Spring house \$50

Margaret Williams, as a widow, made her will 12 January 1819 but only after the Pennsylvania legislature had decreed 22 January 1817 that her late husband's plantation vested in her. She bequeathed it to her nephew Evan Roberts.⁴ The will was proved in 1822 and in 1835 Roberts and his wife Margaret sold this piece (and part of lot 108) to John Stanley⁵ who had married Roberts's daughter Catherine. John Stanley owned through 1848.

By 1870 the property was owned by W. G. Thomas in whose fam-

ily's hands it remained until after 1960 when sold and "improved" with apartments. The old house on the Thomas estate was used as a chauffeur's cottage, standing until the apartments replaced it.

1. Chester Co. Deed Bk. Y-1
2. Chester Co. Deed Bk. Y-2
3. Chester Co. Deed Bk. D-2-378
4. Delaware Co. Will Bk. C-17
5. Delaware Co. Deed Bk. V-234

Lot 113. Caesar Waters.

Acres: 5 acres 22 perches.

Assessment: 5 acres, 22 perches of land, exempt. House at \$50, exempt.

See lot 111 for Griffith Evans's acquisition of 56 acres. He sold 10 acres in the easternmost corner of the township to Charles Humphreys of Haverford in May, 1765 for £3 an acre.¹ The owner of substantial Haverford properties, Humphreys became a member of the Continental Congress but failed to sign the Declaration of Independence. Rather than have his slaves freed automatically under the Pennsylvania law of 1780, he registered their names in the County Court House. His list of eight (some belonged to his sisters) included a Negro man "Cezar" who was 36, a Negro man "Tone" (Tom?), 34, and a Mulatto woman "Judy," 25, all slaves for life.² "Judy" seems a simple misreading for "Indy" or "India" but the various handwritings in which it has been seen can be interpreted either way.³ Humphreys officiated for some years as Collector of Negro Import Duties for Philadelphia County.⁴

Charles Humphreys wrote his long will 8 November 1785 conveying mills, plantations (including Pontreading, still standing in Haverford), and other property to nieces and nephews.⁵ Toward the end of this meticulous document he wrote "I give and devize unto my servant man Cezar three acres of land in the Twp of Radnor being part of ten acres of land I bought of Griffith Evan to be laid out by my Executors next adjoining his own so that it will not deprive the other part of the land of the Spring of Water & I give and bequeath the remainder of sd. ten acres of land unto my two servants Tom and Indy. . ." (or Judy). Later deeds show a property line drawn straight through the spring.

Waters, slave or no, already owned and lived on 2 acres 22 perches of land which were mentioned in a 1779 deed as belonging to him although the actual conveyance, from Daniel Evans, was dated 1804 (the price \$25).⁶

When Richard Allen, who became the first Black Bishop of the Methodist Church, walked through Pennsylvania in 1784, he stayed at the Waters house where Mrs. Waters not only fed him but ministered to his weary feet (she washed them in water and bran; they were better next day). He preached before a Radnor congregation, remaining in Radnor some weeks. He spent half the winter of 1785-6 also in Radnor at George Gyger's house (90) again preaching to the new Methodist organization (99).⁷

In July of 1786, six months after Charles Humphreys's death,

Caesar Waters received his freedom (a stipulation of the owner's will). He also received a bequest of 20 silver dollars which the executors paid bit by bit, perhaps as needed, beginning with 15s 11 March 1786.⁸

Both Waters and James Miller (114) were assessed for Radnor property in 1790 but spent some time in Germantown where, side by side, they were enumerated in the 1790 Census.

1802	1805	1823	1843
Unmentioned (Exempt?)	Unmentioned (Exempt?)	Caesar Waters, (sic) Color ^d . House & lot \$100	Daniel McGintee Barton Black House & lot 5 acres @ \$400

Exempt in 1798, and probably in 1802 and 1805, the holding was lost for a debt of \$175.16 owed Daniel Evans. John Lindsay of Haverford, a near neighbor who bought the property at the sheriff's sale 17 October 1809 for \$401, apparently returned it to the aging Waters but held the mortgage until his (Lindsay's) death in 1824.⁹ A younger John Lindsay, as administrator of Caesar Waters's estate in 1829, sold the real estate for \$380 to Jonathan Miller of Haverford (another neighbor).¹⁰ Personal items were inventoried as worth \$32. The widow Phebe Waters and one child Charlotte, married to Henry Smith, survived.¹¹ No more is known of the Waters family.

The third Negro Bishop of the Methodist Church was named Edward Waters. An Edward Waters served in the War of 1812 with the Radnor and Haverford contingent.¹² The Bishop is said to have been born in Maryland in 1780. No connection with Caesar Waters has been proven.

The house and lot were sold as one parcel of Jonathan Miller's estate in 1842 for \$750 to Daniel McGinty of Lower Merion, miller.¹³ McGinty sold in 1852 to Nathan Moore who owned in 1881.¹⁴ Moore Street adjoins the property, now well settled. The Waters house has not been found.

1. The deed is not recorded but is noted in Charles Humphreys's account book in the Hist. Soc. of Penna.

2. Ashmead, p. 204

3. See Katharine Hewitt Cummin, "The Blacks in Radnor Before 1850," *Bulletin* of Radnor Hist. Soc., 1973

4. See Darold D. Wax "Negro Import Duties in Colonial Pennsylvania,"

P. M. H. B. XCVII, January 1973, p. 27 ff

5. Chester Co. Will Bk. 8-32

6. Delaware Co. Deed Bks. Y-2, H-212

7. Allen, Richard *The Life Experiences and the Gospel Labors of the Rt. Rev. Richard Allen*, pp. 20, 23

8. Day Book of Charles Humphreys

9. Delaware Co. Deed Bk. 1-453

10. Delaware Co. Admin. File 906

11. Delaware Co. Orph. Ct. File 1193

12. Ashmead, p. 90

13. Delaware Co. Deed Bk. V-397

14. Delaware Co. Deed Bk. A-2-176.

Moore's account book, thanks to John L. Mather Jr., belongs to the Radnor Hist. Soc.

Lot 114. James Miller et al.

Acres: 7.

Assessment: 7 acres of land, exempt. One house at \$30, exempt.

See lot 113 for Charles Humphreys's bequest of seven acres of land to his servants Tom and Indy (Judy?). Indy married James Miller in whose name the property was listed in 1798.

Humphreys also freed these servants (the effective date six months after his death), but left Indy's children in bondage for their own protection until they became adults. He directed his executors to use estate money to build Tom and Indy a good sawed log house with a stone chimney and to care for his "old Servant woman named Nancy" and support her well (she was born in 1710). Nancy received 20 silver dollars for clothing, Tom 20 silver dollars, and Indy 10 as well as the testator's "old walnut dressing table" and a pair of silver shoe buckles.

The executors used the Day Book Charles Humphreys opened in 1772 (now in the possession of the Historical Society of Pennsylvania) for writing their accounts. They outfitted Tom and Caesar (113) for freedom with £1-7-6 worth of clothes made by John Jones and, by April 1 of 1786, were paying £1-11-6 for 27 bushels of lime for "Tom's House." Five "pains" of glass cost 3s 1½d. and putty 2s 1d. Perhaps "Tom's House" and "Indy's House" were one; the will calls for one house, the Return shows only one.

Miller was assessed for property in 1790 as "Black James" but was tax exempt in 1798. He was listed in Germantown in the 1790 Census and in Haverford in 1800.

1802	1805	1823	1843
Unmentioned	Unmentioned	James Miller, Color ^d	Phillip Sheaff
Tax exempt?	Tax exempt?	House and lot \$100	Patrick Kerraguin, Labourer
		John Elliott and	5 acres
		Isaac Keller	House and lot \$400
		House and lot \$200	Estate John Miller (coloured)
			House and lot \$300

Thomas Craill (the "servant Tom") and his wife Effie, of Philadelphia, sold his half of the seven acres to Anthony Smith of Delaware County for \$80 23 March 1799.¹ Craill and Smith were both called "free Mulattos." Smith left all of his property, real and personal, by will of 29 July 1802, to Anthony Miller, son of James and India

(Julia?). Delaware County Deed Book A-2-368 claims erroneously that Smith left the property directly to Judy Miller.

Because Anthony Miller died young and intestate, his parents inherited this other half of the seven acres. Another son, Jesse, married, built a house on the northerly corner of the property near the County line, fathered a son John, and also died young. James and India Miller then entrusted that house and one acre to John Elliott of Lower Merion, surveyor (83, 100) to hold for their grandson John Miller until he reached the age of 21. Elliott was to use the (rental) income to pay the debts incurred by Jesse Miller in building the house, to pay for house repairs, and to support and educate John Miller.²

By 1827 Jesse Miller's widow had remarried and disappeared and John Elliott had died. Samuel Garrigues took over as guardian. John Miller was still under 14. Garrigues made his final accounting in 1839, transferring \$223.61 to young Miller; the greatest expense had been fencing.³ An 1847 deed calls the house lot "land of the heirs of Jess, a Coloured man,"⁴ and an 1852 deed land "late of John Miller deceased."⁵ In 1840 the personal estate of a John Miller ("colored man"), late of Haverford, probably this John Miller, newly come into his inheritance, was inventoried as \$88.13 including fishing nets and guns.⁶ Miller's cousins the Newlins (or Newells) apparently inherited the piece. J. Newlin lived here in 1870.

James Miller died intestate in 1829. His Administration papers could not be found in Media. Later, when India Miller died (also intestate), she was survived by one child only, a daughter Rebecca Newlin or Newell (the name is written both ways) who inherited. When Rebecca's husband Henry died, and was buried in June, 1830, his became the first burial "in the colored ground" in Lower Merion. His small inventory included three fowling pieces and household furnishings in the keeping of seven different people.⁷ The administrator, Charles Kugler (grandson-in-law of William Sheaff (111)), paid one Eliza Miller \$10 for nursing the deceased, paid Daniel Baugh M.D. \$25, and paid Fanny Hiselman for boarding Henry, a child of the deceased. Charles Humphreys had listed one female Mulatto child named Fanny, aged 13 months, in his 1780 slave list.⁸ Justice Edward Hunter of Newtown married a Frances Miller of Radnor to Charles Hiselman 13 March 1800. Fanny Hiselman may have been James and India Miller's daughter. Charles Hiselman, who lived on lot 39 in 1805, died there in 1812.

John Smith and John Danly both paid rent to the Newlin estate, Danly \$35 for the year 1831. When India Miller died, or Rebecca Newlin, is unclear, except that India outlived her husband. By 1843

the property belonged to Rebecca and Henry Newlin's sons George, Henry, and James when George Newlin of Reading, boatman, sold his one third interest in the house and six acres to Philip Sheaff (110) of Haverford for \$100.⁹ Sheaff and his wife Harriet (Foreman) immediately sold their interest to the other brothers, James of Lower Merion and Henry of Marple (he was later of Reading) again for \$100.¹⁰ The brothers (Newlin or Newell) sold in 1852 to Isaac M. Young of Philadelphia, innkeeper, for \$1100.¹¹ Between 1860 and 1870 the six acre parcel changed hands five more times until Haydock Garrigues became the owner, and the Newell (Newlin) family owned only John Miller's acres.¹²

In 1894, rightly or wrongly, James Newlin's widow Sophia (he died in 1872) sold James G. Adams for \$150 the small triangular plot cut from the John Miller property by Bryn Mawr Avenue.¹³ Mrs. Newlin still lived in Radnor. In 1907 all the Newlin descendants, having moved away to Philadelphia, Chicago, and Atlantic City, prepared to sell the final piece. The heirs of James Newlin (five children—their mother had died in 1900 and a sixth child died unmarried) disputed the claim that his brother Henry's heirs owned rights here. Since Henry (died 1874) had married his own niece, one of James's extant five children, the squabble, like most family hassles, waxed pointed and emotional. As a compromise, they finally agreed that each of the six heirs (Henry had left two daughters but one had married, disappeared, and was presumed dead) would benefit equally from the sale.¹⁴ The heirs of James outnumbered and outtalked the heirs of Henry. George Newlin (or Newell) had presumably died childless.

They conveyed the property (minus the triangle earlier sold by Sophia) to the Wayne Title and Trust Company to sell for their account. In all, Henry's heirs received 33 1/3% of the proceeds instead of the 60% logic would dictate (50% from Henry's interest and 10% from Rebecca A. (Newlin) Newlin Rodley's share of her father's half). Rebecca, twice widowed, lived in Chicago.¹⁵

The family of James and Indy (Judy?) Miller owned this Radnor piece longer than most of the 1798 families.

Lots 113 and 114 trail the assessment list of 1823 because the owners were Black; they were not in proper alphabetical order as they were in 1798. Here again, in 1976, they trail the list of Radnor's lands but only because the reader of English scans from left to right, from top to bottom, and the properties were numbered accordingly on the master map.

- | | |
|--|---|
| 1. Delaware Co. Deed Bk. Z-701 | 10. Delaware Co. Deed Bk. Z-702 |
| 2. Delaware Co. Deed Bk. Y-159 | 11. Delaware Co. Deed Bk. A-2-368 |
| 3. Delaware Co. Orph. Ct. Files 1066, 1684 | 12. Delaware Co. Deed Bks. H-2-87, R-2-197, W-2-367, X-2-635, 636 |
| 4. Delaware Co. Deed Bk. Y-161 | 13. Delaware Co. Deed Bk. R-8-202 |
| 5. Delaware Co. Deed Bk. A-2-368 | 14. Delaware Co. Deed Bk. F-13-80 |
| 6. Delaware Co. Admin. File 2169 | 15. For further information on James Miller's descendants see "The Blacks in Radnor Before 1850," <i>Bulletin of Radnor Hist. Soc.</i> , 1973 |
| 7. Delaware Co. Admin. File 945 | |
| 8. Ashmead, p. 204 | |
| 9. Chester Co. Deed Bk. W-125 | |

The Sources

Barring marriage licences, which even the most devout pessimist must agree denote some happiness, however temporary, all early public records chronicle misery, death, and taxes. The Radnor Poor Book audits problems not only of the poor but also of the Overseers: Frederick Bittle, *ex officio*, perforce removed two aged poor outside of Radnor, no joyous task. Collected muster rolls and lists of British booty (1777) signify war, hardly pleasure. Courts deal with grievances oftentimes unredressed. Their records picture the contentious, the lawless, the casual miscreant, and those deprived of property (sometimes for the public good). Neither the term plaintiff nor the term defendant depicts a happy man. At best, courts render only semi-triumph as some side loses every suit. When, adjudged at fault, a litigant lost his farm, he lost his livelihood as well, as long as land and the means of production were identical.

Wills anticipate death. Assessments, however laboriously made, culminate in the collection of taxes. Those fortunate enough to be tax-exempt achieve that state through misfortune. Nor were all officials happy; so unpopular was early government service that any man refusing office paid large fines instead, the largest for the office of tax collector.

Not all land records signify that happy meeting of the willing buyer with the willing seller. Sheriff's sales, deeds to bar an entail, marriage agreements, and property divisions made in lieu of wills explain their purpose. For the rest, the record is silent on whether the grantor was smugly overjoyed to unload a barren tract, or whether, sadly and somberly, he sold his soil for debt or disability. And were all parties always pleased with the negotiated price?

This book leans on public records and, like them, neglects the personality of the individual. Those who cared for property sufficiently to record deeds, cared sufficiently to use the legal forms honed by centuries of lawyers. Census records indicate only color, sex, and relative age of household members. A personal signature on deeds (few originals are available) or in the Poor Book *may* reflect the character of the signer but actually shows only that he could write. Records depict men by the value of their property, their age, or occupation, not their appearance, their influence, or their humor. Men become stereotypes: the yeoman, the tavern keeper, the wheelwright, the deceased, the relict, the oldest son, the weak child, the claimant, occupant, orphan, beloved wife, testator.

Church and Meeting minutes are more generous, where they exist, giving baptisms as well as marriages and deaths but also recounting steps seriously taken to reform the erring and errant. Radnor's primary sources lack the personal accounts that describe life's light or comfortable moments.

THE PUBLIC RECORDS Land Records

Radnor was laid out in Philadelphia County where the first deeds (not consulted) were recorded on pain of forfeit. The Minutes of the Board of Property published in the *Pennsylvania Archives* (Series II Vol. 19) refer to Radnor. Later deeds, recorded in Chester or Delaware Counties, often show the chain of title from the Proprietor or his agents. Credit belongs to William Penn who divided and sold with the aid of actual surveys when even longer-settled regions, such as New England, used cursory bounds. Dutifully copied into the volumes of the land records, and these volumes often again copied by later generations as the originals became dim, deeds form the basis for this book. They show who sold what to whom, and when. They give the price involved, what each man did, the first names of the grantors' wives (if any), and sometimes a list of previous owners.

The chain of title is easily interrupted: by failure to record a deed, by loss for debt (sheriff's sales give no account of how the loser got his land), by marriage which placed a woman's property in her husband's name, by death and inheritance unnoted in the land records, by vagaries of spelling and of indexing. In both Chester and Delaware County Court Houses, indices require knowledge of a man's first name; knowledge of the last name narrows the search only to one or two volumes of index, not to one to ten pages. Montgomery County's index relies as well upon a phonetic system which exasperates the new researcher. Delaware County indices list the township involved but not the date of the deed; in Chester County the township is rarely given and the deed's date, recorded in early indices, is often omitted in a new typed copy. When names were still amorphous, Evan or Bevan, or ap Evan referring to the same man in different deeds, and when the spelling was unformed, Cyder and Siter being interchangeable, or even Cephus and Eusebius, the alphabet is of little help. Montgomery County's land records are available in the Court House now only on microfilm, protecting the records but delaying the browser. The early deed books have been stored in the Historical Society of Montgomery County, where they may be consulted. Appreciation is surely due all the individuals of all the generations who have tended, preserved, and produced the many volumes (and films) for the benefit of the public and the profit of title companies.

Neither deed nor will books are original documents. Once copied, deeds returned to Radnor with their owners, occasionally to reappear in an attic or library or even safe deposit box long after property had been sold. The *Bulletin* of Radnor Historical Society (1971) contains a series of unrecorded deeds, annotated by Lucile Lewis Simler, from the files of the Montgomery family now of Radnor. Other unrecorded deeds may yet appear in other hands to link loose ends of chains of title and complete the record of Radnor owners.

Wills

Of all the records, wills best reveal the individual because they show his attitude toward people and toward property: what he cherished, whom he trusted (reluctantly, perhaps, or wrongly), how serious his responsibility toward land and family (even education and religion). The later researcher, of course impartial, approves (or laments) bequests he knows conserved (or squandered), duties carried out (or unfulfilled), and provisions for a family he knows to thrive (or falter) as the welfare of his subjects becomes his own.

The first Radnor wills, and some later ones, appear in the Philadelphia records. For the most part these have been seen only in abstract form in the Collections of the Genealogical Society of Pennsylvania. Chester and Delaware County will abstracts (as well as others) have also been devotedly inscribed by genealogists and preserved by the same organization. Copied from will books which themselves contain only copies of wills, and noted for relationship rather than property, the abstracts, like this book, are subject to human error in copying or reproduction. The recent *Index to Chester County, Pennsylvania, Wills and Intestate Records*, compiled by Bart Anderson, Dorothy B. Lapp and Marwood Darlington, and *Index of Wills and Administration Records Philadelphia, Pennsylvania 1682-1782, 1783-1810, 1811-1831, 1832-1850*, compiled and published by Richard T. and Mildred C. Williams (Danboro, Pennsylvania 1971-1972) have all proved of convenience. The latter compilers have recently published indices to wills and administrations of other Pennsylvania jurisdictions including Montgomery and Delaware Counties.

In most instances the will books have been consulted, especially in Delaware County. Use of original documents, always advisable, was necessary for unrecorded wills, for some recorded ones, and for information (usually not found) on intestacies. These papers, folded and filed perhaps for centuries, have been read although their fragility, as well as the cautious County Clerk, intimidates the searcher.

Assessment Records

The earliest extant assessment list (1693) has been widely reprinted and, like others of the eighteenth century series, shows not who owned land in Radnor but who farmed there for himself. This fact has misled many students. James T. Lemon's *The Best Poor Man's Country* (Johns Hopkins Press 1972) forms a recent example. His many demographic charts give fine documentation of social conditions in southeastern Pennsylvania in the eighteenth century but he erred in conclusions on land ownership because he made the natural assumption that those taxed for land owned land. The chart on page 95, for instance, shows Radnor with 11-23% of its real estate taxpayers as non-land owners. The actual figure was 49.4%.

Succeeding assessment lists, preserved in the Chester County Historical Society, most of them lovingly copied for the Radnor Historical Society by Frances Hughs Sausser, cover the period 1715-1789 with some gaps, notably 1742-1747. After 1789 assessments are listed in volumes in the Delaware County Court House with an occasional volume missing. The United States Direct Tax Record of 1798, which inspired this book, rests in the Federal archives and was consulted on microfilm.

No list before 1798 is complete. The assessors often omitted properties in litigation, properties tax-exempt, properties owned elsewhere by Radnor men, properties in Radnor owned by non-residents. Some list the tax involved, some a property's assessed valuation, and only some the number of acres occupied. A man's trade appears only if subject to tax or if noted to distinguish one resident from another of the same name. A larger tax does not necessarily indicate a larger farm as the sum included the levy on other taxables such as livestock. Besides, the County collected 50 percent more in taxes from non-residents (when listed) than from their Radnor counterparts.

The first extant return in any detail was made in 1764 when assessors made

clear which tracts remained undeveloped and rated a man's (cleared) acres and buildings (no description), his woodland, servants, Negroes, mills, tanneries, inns, horses, cattle, sheep, out-of-town holdings, and some occupations. Because they omitted the property of non-residents, presumably taxed at home, no accurate totals can be reached.

These records are best viewed as guides to names of families settled in Radnor, as indicators of when a son took over management of his father's property, or as the basis for voting lists. Futile hours can be spent seeking deeds in the names of persons who were not owners. Some occupants can be placed accurately on the properties they rented, but many cannot because they moved from farm to farm or used differing amounts of land from year to year. Because Freeman (always listed after 1762) paid a specific tax, a marriage date may sometimes be inferred.

Some assessors listed taxpayers alphabetically by their last names, some alphabetically by their first. Only occasionally (and it seems by chance) were the names of next-door neighbors placed one above the other. Rarely was one name substituted for another to indicate a change of occupant or owner. Assessment lists of the eighteenth century are of greatest value if the ownership of a property is already known. Not until the nineteenth century do county lists show both occupant and owner. Because assessment levels change from list to list (the 1814-1816 assessment is notably high for everyone) one cannot assume a building to have been altered or enlarged simply because its assessment rises.

Census Records

Assessment records give the names of heads of households but not the number of people each sheltered. The 1783 local assessment list provides the first total census figures. The United States Census for 1790, published by the Government Printing Office in 1908 and reprinted *verbatim* by the Reprint Co. of Spartanburg, South Carolina, in 1963, counts heads for apportionment of congressional districts and for military purposes. The route the assiduous census-taker followed can be tracked through the township by the order of the names he listed. The United States Census for 1800, seen on microfilm, is more detailed but remains an enumeration, not an economic treatise. Not until the 1850 Census (again seen on microfilm) are the names of all residents listed.

Other Public Records

Transcripts of the records of the Chester County Court (Colonial Society, 1910) and of its predecessor, the Upland Court (Harrisburg, 1860), have been published. A copy of further Chester County Court records (1697-1710), diligently transcribed by Miss Dorothy Lapp, was consulted in typescript in the Chester County Historical Society, which has since published these records. The same Society preserves some Chester County Court records, the official lists of claims for losses caused by British raids in 1777, and the original tavern licence requests. Road records of Chester and Delaware Counties remain in their respective County Court Houses where the papers include some maps, the most illuminating for roads in townships other than Radnor.

The records of the Orphans Courts provide the names of minors who are heir to property, not necessarily the names of all of a man's heirs. Only where land is involved will the full set of heirs of an intestate be listed, and then also in the land records when the property is sold. The first four volumes of the Chester

County Orphans Court minutes, transcribed by Miss Dorothy Lapp, are recent publications of the Chester County Historical Society. Although the dockets of these courts have been microfilmed, the original files can still be consulted in Delaware County (in a storage building), in Chester County, and in Montgomery County where early files have recently been placed in a new repository some distance from the County Court House.

W. P. A. employees who indexed land records up and down the Atlantic coast, to the joy of many a small-town clerk, also explored cemeteries. Their typed compilation of Delaware County interments was helpful. Their manuscript on historic sites in the county contains some errors of fact, if not of myth, but was of interest.

The Radnor Township Poor Book (1765-1807), held by the Radnor Historical Society, gives detailed financial statements during its first years, but later only summaries. Tavern licence applications owned by the Chester County Historical Society and some original licences owned by the Radnor Historical Society show how seldom the property owner was also innkeeper. Marriage licences listed in *Pennsylvania Marriages Prior to 1790*, a 1966 reprint by the Genealogical Book Company from the *Pennsylvania Archives*, Series II, Volume II, and *Pennsylvania Marriages*, a similar reprint (1968) from Series II, Volumes VIII and IX, gave genealogical aid. Other entries of interest from the published *Archives* were found in Series III (Welsh land transactions), Series V (muster rolls) and from the Colonial Records.

PRIVATE RECORDS Church and Meeting Records

The Radnor Monthly Meeting Minutes were examined at the Friends Historical Library in Swarthmore both in volumes and on microfilm, and in abstracted form in the Collections of the Genealogical Society of Pennsylvania where abstracts of other local Meeting Minutes were also seen. William W. Hinshaw's monumental *Encyclopedia of American Quaker Genealogy*, Volume II (Philadelphia), contains little on Radnor, and the Quaker death notices filed in number in the Friends Library at Haverford College begin too late for most of the people of 1798. The members of the Baptist Church in the Great Valley were followed through records in the Genealogical Society of Pennsylvania and through articles in the Tredyffrin-Easttown History Club *Quarterly* (Volume V). Printed church histories by Henry Pleasants (*Old St. David's Church*, Philadelphia, J. C. Winston Co., 1915), Joseph P. Barrett (*The Sesquicentennial History of Saint Denis Parish*, Havertown 1975), Harold Donaldson Eberlein and Cortlandt Van Dyke Hubbard (*Church of St. Peter in the Great Valley*, Richmond, Va., 1944), and David Wilson (*Through Two Hundred Years*, St. Paul's Lutheran Church of Ardmore, Philadelphia, Clark Printing Co., 1965), and related books such as Pleasants's *Old Eagle School* (J. C. Winston Co., 1909) mention Radnor families, the work on St. David's offering far more specific detail than is usually found. Julius F. Sachse's *German Pietists of Provincial Pennsylvania* (Philadelphia, 1895) and Marion D. Learned's *Francis Daniel Pastorius* (Philadelphia, W. J. Campbell, 1908) cover the Keithian schism. J. Davis's *History of the Welsh Baptists* (Pittsburgh, 1835) concerns Radnor men as well as others, a reminder that not all of Pennsylvania's Welsh were Quakers.

Other Private Records

The Mather family account books are owned by the Radnor Historical Society, as are the minutes of the Radnor Library Company and of the local Society for the Detection and Prosecution of Horse Thieves. Their memberships overlapped, active individuals always following more than one interest. The Penn-Gaskell correspondence, Charles Humphreys's account books, and the Levi Lewis grist mill records, which give valuable pictures of local commerce, belong to the Historical Society of Pennsylvania. Extraordinary files of local family papers are held by Mrs. N. James Simler (Lewis and Brooke), Mrs. Henry Pemberton (Siter), R. Alexander Montgomery (Darby Creek mill properties), and the heirs of the late Mr. Benjamin Chew (Morgan, Johnson, Brown). For the opportunity to consult these files the author is grateful.

PRINTED WORKS

General

General histories of the area are uneven in quality. Sherman Day's *Historical Collections of Pennsylvania* (Philadelphia, G. W. Gorton, 1843) covers Chester and Delaware Counties briefly, with good illustrations. George Smith's *History of Delaware County* (Philadelphia, Henry B. Ashmead, 1860) forms the basis for later and expanded volumes such as Henry G. Ashmead's *History of Delaware County* (Philadelphia, L. H. Everts and Co., 1884) where the first detailed Radnor history can be read. Charles H. Browning's *Welsh Settlement of Pennsylvania* (Philadelphia, 1912, reprinted by the Genealogical Publishing Co., 1967), with its admirable index, emphasizes the early years and the Welsh complaints. Thomas Allen Glenn's *Merion in the Welsh Tract* (Norristown, 1896), more Merion than Radnor, lingers over Welshmen whose descendants settled here. His *Welsh Founders of Pennsylvania* (Oxford, England, 1911-1913, reprinted Genealogical Publishing Co., 1970) should be entitled "Welsh Founders of the Earle Family." The pages on early settlers contain discernible errors. John F. Watson's *Annals of Philadelphia* (Philadelphia, John F. Stoddart and Co., 1877, and many more editions), enjoyable reading, only occasionally touches Radnor or Radnor people as does Dora Harvey Develin's *Historic Lower Merion and Blockley* (Bala, 1922). Recent pamphlets on Newtown (*A Brief History of Newtown Township*, Susan L. Lucas, 1970) and on Marple (*Marple's Heritage 1684-* by Elizabeth C. Lodge) as well as Charles P. Keith's *Provincial Councillors of Pennsylvania* (Philadelphia, 1883), J. Smith Futhey and Gilbert Cope's *History of Chester County* (Philadelphia, Louis H. Everts, 1881), Theodore W. Bean's *History of Montgomery County* (Philadelphia, Everts and Peck, 1884), John H. Martin's *History of Chester* (Philadelphia, W. H. Pile, 1877), Henry G. Ashmead's *Historical Sketch of Chester*, (1882), Howard M. Jenkins's *Historical Collections Relating to Gwynedd* (Philadelphia, Ferris Bros., 1897, later reprinted), Ralph Strassburger and Charles J. Hinke's *Pennsylvania German Pioneers* (Pennsylvania German Society, 1934; also reprinted), and John Frederick Lewis's *An Old Philadelphia Land Title* (Philadelphia, 1934) contain small entries on Radnor families.

Specific

More specific information can be found in *Historic Wayne* (Wayne Graphics Center, 1975), in *Quaker Arrivals at Philadelphia* (Albert Cook Myers, a reprint

of the Genealogical Publishing Co., 1969), in *Passengers and Ships Prior to 1684* (Walter Lee Sheppard Jr., Ed., Publications of the Welcome Society of Pennsylvania, No. 1, Baltimore, Genealogical Publishing Co., 1970) where, among others, Marion Balderston's painstaking articles on early immigration are assembled, in Barbara Alyce Farrow's *The History of Bryn Mawr 1683-1900* (Bryn Mawr 1962) where inaccuracies stem from her secondary sources (recent newspaper articles), in William B. Sipes's *The Pennsylvania Railroad* (Philadelphia, Pennsylvania Railroad, 1875) which advertises communities along the rails, in the Delaware Valley Regional Planning Commission's *Inventory of Historic Sites* (1969) which includes some Radnor buildings, and in the Reverend S. F. Hotchkin's *Rural Pennsylvania* (Philadelphia, George W. Jacobs Co., 1897), a rambling account of the estates of the 1890's. The *Brief of Title to the Estate Called Wayne* (Philadelphia, Lewis Redner, 1886), a report by the Drexel and Childs lawyers, provides a shortcut to the history of Wayne land. Patricia Talbot Davis used the fine files of the Curwen family for her *A Family Tapestry* (Livingston Publishing Co., 1972).

Personal

Recollections of local life, each of a different area of the community, appear in J. W. Townsend's *The Old Main Line* (1922), Emlen Tunnell's *Footsteps of a Giant* (New York, Doubleday and Co., 1966), Horace Binney Montgomery's *Return the Golden Years and How Dear to My Heart* (Philadelphia, Franklin Publishing Co., 1965 and 1975), and in Harry C. Creutzburg's *Life Was Simpler Then* (Anro Inc., n. d.). Phyllis Maier's thorough research is evident in her studies of Radnor houses such as Harford, Leighton House, The Willows, and Woodstock and in her monograph on Garrett Hill.

Genealogical

Genealogies were consulted as guides to relationships. Of all, the compendious *Smedley Genealogy*, compiled by Gilbert Cope (Lancaster, Wickersham Publishing Co., 1901) was the most useful for Radnor. The *Jones (Genealogy of David Jones by Mrs. Ellen M. Beale, 1903)*, Walker (*Lewis Walker of Chester Valley and his Descendants* by Priscilla W. Streets, Philadelphia, Alfred J. Ferris, 1896), Livesey (*The Livesey Family* by Charles Harper Smith, Philadelphia, 1934), Sharpless (by Bart Anderson, 1947), and Paul (*Joseph Paull of Ilminster, Somerset, England, and Some of his Descendants* by Henry N. Paul, Philadelphia, 1933) was each briefly of help. Others consulted omitted Radnor (the usual discovery) or were so undocumented as to be useless. George F. McCracken's *The Welcome Claimants Proved, Disproved, and Doubtful* (Publications of the Welcome Society of Pennsylvania No. II, Baltimore, Genealogical Publishing Co., 1970), notable for listing sources, mentions a few Radnor residents, almost all "disproved."

Periodicals and Articles

The *Bulletins* of Radnor Historical Society and The Historical Society of Montgomery County and the Tredyffrin-Easttown History Club *Quarterly*, concentrating on the history of Radnor and adjacent townships, were of especial help. Emma Patterson's series of articles in the *Suburban and Wayne Times* (1949-1956) discuss Radnor, its people and buildings, with documentation. Irma Flood's more recent columns in the same newspaper have evoked some valuable

local reminiscences. The pamphlets published by the Wayne Business Association in 1945 and 1948 give local background. *Some Delaware County History*, papers presented before the Eastern Chapter of the Delaware County Historical Society (1954), contains entries on the Welsh Tract, on mills, taverns, and Indians. *The Pennsylvania Magazine of History and Biography* occasionally mentions Radnor as in Charles I. Landis's important article on the Philadelphia and Lancaster Turnpike (Vols. XLII and XLIII). *The Pennsylvania Genealogical Magazine* and the earlier *Publications of the Genealogical Society of Pennsylvania* contain notable articles such as that on the Penn family by Hannah Benner Roach and Francis James Dallett (Vol. XXV). Richard W. Barringer's "Radnor Township's History" in the *Township Commissioner* (Vol. X, No. 1, 1951) and Sarah Tongue's pamphlet on Radnor, long used in the local public schools, offer overall history. The first local newspaper was printed in 1871. Some earlier notices of Radnor events can be found in *The Village Gazette* (West Chester) and in Philadelphia newspapers.

Maps

No contemporary and detailed map of Radnor before 1848 has been found, despite assiduous search. Thomas Holme's 17th century map only outlines the township with the notation "Radnor Township of 40 Settlements." Scull's 18th century map of Philadelphia and environs ends at Radnor's border. In 1880 Benjamin H. Smith published his *Atlas of Delaware County* (Philadelphia, Press of Henry B. Ashmead) showing the early land divisions to which later deeds can be related. Without this assiduous work the local land search would have occupied more time. Robert Brooke's survey and map of the Philadelphia and Lancaster Turnpike (1806), in the possession of the Historical Society of Pennsylvania, depicts a narrow but important strip of Radnor. The Taylor papers, also owned by that Society, contain early surveys of many Delaware County properties but few lay in Radnor. The Elijah Brooke surveys, owned by the Historical Society of Montgomery County, include some Radnor properties of the 1830's. The first map to cover the township in detail was made by Joshua Ash in 1848. After that time, county maps and railroad and real estate atlases clarify land ownership.

For specific topics the following sources were also used:

Architecture:

- Kimball, Fiske, *Domestic Architecture of the American Colonies and of the Early Republic*, New York, Scribners, 1923.
- Morrison, Hugh, *Early American Architecture*, Oxford University Press, 1952.
- Schiffer, Margaret Berwind, *Survey of Chester County, Pennsylvania, Architecture*, Schiffer Publishing Co., Ltd., 1976.

Barns:

- Shoemaker, Alfred L. ed., *The Pennsylvania Barn*, Lancaster, Franklin and Marshall College, 1955.

Biography:

- Allen, Richard, *The Life Experiences and Gospel Labors of the Right Reverend Richard Allen*, New York, reprt., Abingdon Press, 1960.
- Dictionary of American Biography* (Richard Allen, John Fries, Enoch Lewis).

Harshberger, John W., *The Botanists of Philadelphia and Their Work*, Philadelphia, John Evans, 1899.

Foxhunting:

- Mather, Charles E., *Master of Radnor*, Philadelphia, A. G. Smith Co., 1947.
- Reeve, J. Stanley, *Foxhunting Recollections*, Philadelphia, Lippincott, 1928.

Fries Rebellion:

- The Two Trials of John Fries*, Philadelphia, William Woodward, 1801.
- Davis, W. W. H., *The Fries Rebellion 1798-9*, Doylestown, 1899.

Furniture:

- Schiffer, Margaret Berwind, *Furniture and Its Makers of Chester County, Pennsylvania*, Philadelphia, University of Pennsylvania Press, 1966.

Geology:

- Gordon, Samuel G., *The Mineralogy of Pennsylvania*, Philadelphia, Academy of Natural Sciences, reprt., 1950.
- Lesley, J. P., *Geological Hand Atlas of the Sixty Seven Counties of Pennsylvania*, Harrisburg, 1885.

Inns:

- Sachse, Julius F., *The Wayside Inns on the Lancaster Roadside*, Lancaster, 1913.

Law:

- Blackstone, William, *Commentaries on the Laws of England*, Oxford, 1766.
- The Statutes at Large of Pennsylvania*.
- The Statutes of the Realm*, London, 1810, reprt., Dawson of Pall Mall, 1963.

Revolution:

- Dallett, Francis James, *The War of the Revolution in Radnor*, 1976.

Roads:

- Faris, John T., *Old Roads out of Philadelphia*, Philadelphia, Lippincott, 1917.
- Searight, Thomas B., *The Old Pike, a History of the National Road*, Uniontown, 1894.

Taxation:

- Adams, Henry Carter, *Taxation in the United States 1798-1816*, Johns Hopkins University, 1884.
- Home, Frederick Clemson, *Taxation and Taxes in the United States under the Internal Revenue System*, New York, Thomas Y. Crowell & Co., 1896.
- Ratner, Sydney, *A Political and Social History of Taxation 1789-1913*, New York, W. H. North & Co., 1942.

Travels:

- Benson, Adolph B., Ed., *Peter Kalm's Travels in North America*, New York, reprt., Dover, 1966.

Trees:

- Robinson, Mark, *Notable Trees of Delaware County*, Delaware County Insti-

tute of Science, 1965.

Wildman, Edward E., *Penns Woods 1682-1932*, reprinted, 1944.

Veterans:

Linn, John Blair and Egle, William H., *Pennsylvania in the Revolution*, Harrisburg, 1880.

Hannah Benner Roach, "The Pennsylvania Militia in 1777," *Pennsylvania Genealogical Magazine*, Vol. XXIII, pp. 161-229.

Villanova University:

Middleton, Thomas C., *Historical Sketch of Villanova*, Villanova College, 1893.

Westtown School:

A Brief History of the Westtown Boarding School, Philadelphia, Sherman & Co., 1872.

Tangents led to other books on other counties, topics, and families, but those of most use for Radnor are listed above. On all these sources the book depends. To their authors, as well as to the public recorders, this author is grateful.

Katharine Hewitt Cummin

Credits

Cover, griffin, Herbert S. Henderson

Frontispiece, Mrs. Walter Lucas

Page 72-73, map, Herbert S. Henderson

Township maps, Marian Meschkow

Lot maps, Tom Reamy

Photographs were provided by the author with the following exceptions:

Buildings Standing in 1798

Plate 1. Lot 2, Spread Eagle Tavern, Radnor Historical Society

Plate 2. Lot 5, lot 7, and lot 8, log cabin, Radnor Historical Society

Lot 8, outbuildings, Francis James Dallett

Plate 3. Lot 12, lot 13, and St. David's Church, Radnor Historical Society

Lot 14, Francis James Dallett

Plate 4. Lot 16 and lot 19, panorama, Francis James Dallett

Plate 5. Lot 25 and lot 26, Radnor Historical Society

Plate 6. Lot 31, Francis James Dallett
Lot 33, William M. Fletcher

Plate 7. Lot 38, Francis James Dallett

Plate 8. Lot 51, Radnor Hunt, Radnor Historical Society

Plate 9. Lot 53, Radnor Historical Society

Lot 58, Mrs. Leighton Stradley

Plate 10. Lot 65, Francis James Dallett
Lot 68, Radnor Historical Society

Plate 11. Lot 69, house and barn, Francis James Dallett

Lot 69, interior, Katharine Dana Cummin

Lot 69, datestone, Robert I. Cummin

Plate 12. Lot 72, farm, and lot 73, Radnor Historical Society

Lot 72, outbuilding and the Hall of Nantmell, Francis James Dallett

Plate 13. Lot 79, barn, Paul MacDonald

Plate 14. Lot 83 and lot 87, Radnor Historical Society

Lot 84, Francis James Dallett

Plate 15. Lot 104, Radnor Historical Society

Lot 110, Francis James Dallett

Plate 16. Lot 111, house, Francis James Dallett

Buildings Erected 1798-1823

Plate 17. Lot 2 and lot 4, Radnor Historical Society

Plate 18. Lot 24, Radnor Historical Society

Plate 19. Lot 29, panorama and smoke house, Francis James Dallett

Lot 38, Radnor Historical Society

Plate 20. Lot 48, barn, Mrs. Stephen Graves

Plate 21. Lot 52, stream, Mrs. Walter Lucas

Lot 70, Francis James Dallett

Plate 22. Lot 71, James C. Massey Jr., Radnor Historical Society

Lot 72, Radnor Historical Society

Plate 23. Lot 72, Golf Club Cottage, Francis James Dallett

Sampler, Radnor Historical Society

Plate 24. Lot 76, the Ithan Store, Mrs. Walter Lucas

Map, John H. Grant

Plate 25. Lot 84, Chuckswood, and lot 86, Radnor Historical Society

Plate 26. Lot 101, Radnor Historical Society

Buildings Erected 1823-1848

Plate 27. Lot 4, spring house, Francis James Dallett

Lot 4, house, and lot 8, Radnor Historical Society

Plate 28. Lot 8, outbuildings, Francis James Dallett

Lot 36, Mrs. Walter Lucas

Plate 29. Lot 38, Radnor Historical Society

Lot 50, James C. Massey Jr., Radnor Historical Society

Plate 30. Lot 72, Morgan's Corner, Radnor Historical Society

Plate 31. Lot 72, house built 1835-1837, Francis James Dallett

Plate 32. Lot 86, lot 91, and lot 99, Radnor Historical Society

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RADNOR TOWNSHIP
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UPPER MERION

LOWER MERION

